

	<h2>Environment Committee</h2> <h3>14 March 2018</h3>
<p style="text-align: right;">Title</p>	<p>Cophall Sports Hub and Mill Hill Open Spaces Draft Masterplan</p>
<p style="text-align: right;">Report of</p>	<p>Chairman of Environment Committee</p>
<p style="text-align: right;">Wards</p>	<p>All</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>No</p>
<p style="text-align: right;">Key</p>	<p>No</p>
<p style="text-align: right;">Enclosures</p>	<p>None</p>
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<h2>Summary</h2>
<p>As reported to the 13th July 2017 meeting of the Environment Committee, external consultants were appointed to produce a masterplan for the Cophall Recreation Ground and adjoining open spaces in Mill Hill; in line with the recommendations in the Council’s adopted Parks and Open Spaces Strategy and the Playing Pitch Strategy for Barnet</p> <p>The consultants have developed a draft masterplan for the sites and this is accessible at Open Barnet.</p> <p>The Environment Committee is invited to endorse the draft masterplan as the first stage in the definition and implementation of the longer-term vision for the sites; maintaining and enhancing their nature conservation and biodiversity contributions whilst increasing opportunities for wider recreation and developing Cophall as a major Sports Hub.</p> <p>The draft masterplan will then be subject to public and stakeholder consultation with the outcome being reported to a future meeting of the Committee.</p>

In addition to and considering the outcome of the public and stakeholder consultation, there is a requirement for Officers to develop outline delivery and funding plans together with an Outline Business Case (OBC) for the development and operation of the sports hub and to report these to a future meeting of the Committee for approval.

Officers Recommendations

- 1. The Environment Committee endorses the draft masterplan for the Cophall Sports Hub and the adjoining Mill Hill Open Spaces and agrees that the draft masterplan is subject to public and stakeholder consultation with the outcome being reported to a future meeting of the Committee together with the Outline Business Case for its development and operation.**

1. WHY THIS REPORT IS NEEDED

- 1.1 The Council's Parks and Open Spaces Strategy (POSS) and the Playing Pitch Strategy for Barnet (PSS), respectively adopted at the 12th May 2016 and 15th March 2017 meetings of the Environment Committee, both recommend the development of a major sports Hub at the Cophall Recreation Ground. The Policy and Resources Committee at its 1st September 2016 meeting, approved a Planning Brief for Cophall which facilitates the development of the site as a sports hub. This report addresses the initial phase of delivering the POSS and PSS recommendations within the context of the Planning Brief.
- 1.2 In addition to its intrinsic benefit, the creation of the Sports Hub will also support wider corporate and community objectives.
- 1.3 The Council's Corporate Plan says: -
 - Barnet's parks and green spaces will be amongst the best in London;
 - resident feedback consistently shows that Barnet's parks and green spaces are amongst its biggest assets and a strong influence for people deciding to live here
 - the council recognises this, and will continue to ensure that the borough's parks and green spaces are looked after;
 - the council will develop more innovative ways of maintaining its parks and green spaces, including through greater partnerships with community groups and focus on using parks to achieve wider public health priorities for the borough.
- 1.4 The Joint Health and Wellbeing Strategy says: -
 - Barnet is now the largest borough in London by population and is continuing to grow. The highest rates of population growth are forecast to occur around the planned development works in the west of the borough, with over 113% growth in Golders Green and 56% in Colindale by 2030.
 - Barnet Sport and Physical Activity Needs Assessment (2012) highlighted that whilst health behaviours and outcomes are more favourable in Barnet than in

England as a whole, sport and physical activity rates and the use of outdoor spaces are below the national average

- A breadth of evidence demonstrates that a more active lifestyle is essential for physical and mental wellbeing. Regular physical activity helps to reduce the risk of stroke, type II diabetes, development of dementia, incidences of heart disease, cancers and high blood pressure. Physical activity supports the prevention and management of long term conditions as well as being a component of achieving and maintaining a healthy weight;
- Physical inactivity currently costs the UK economy £7.2 billion. Additional costs are incurred via the wider economy; through sickness absence, premature death of productive individuals and increased costs for individuals and their carers;
- Within Barnet, the health costs of physical inactivity currently cost £6.7 million. This is approximately £1.9 million per 100,000 of the Borough population. However as measured by the Sport England Active People Survey Data (APS9 Quarter 2) 43.8% of the Borough are currently inactive and would like to do more;
- The number of people with mental health conditions is predicted to increase as the population grows. In November 2014, the Health and Wellbeing Board identified prevention of and early intervention in mental health problems as a priority. Mental health is our key priority in year one4 of the JHWP Strategy with partners coming together to make a positive impact for all of our residents;
- maximise the potential of improvements to and changes in the management of open spaces, where this could support improved mental wellbeing.

1.5 The Local Plan (Policy CS7) says the Council will create a greener Barnet by: -

- enhancing open spaces to provide improvements in overall quality and accessibility;
- meeting increased demand for access to open space and opportunities for physical activity,
- by tackling deficiencies and under provision.

1.6 The adopted Borough Wide Parks and Open Spaces Improvement and Investment Programme, including the masterplanning of Copthall will result in the delivery of a range of outcomes linked to the following Council's strategies: -

- Growth Strategy: creating the environment for growth;
- Regeneration Strategy;
- Joint Health and Wellbeing Strategy;
- Sport and Physical Activity Strategy;
- Parks and Open Spaces Strategy;
- Playing Pitch Strategy;
- Community Safety Strategy;
- Entrepreneurial Barnet Strategy.

1.7 External consultants were engaged through a competitive process to develop

a draft masterplan for the creation of a sports hub in line with the POSS and PPS recommendations and the Planning Brief. The draft masterplan was developed following extensive consultation with tenants and users of Copthall and adjoining sites including Saracens Rugby Club and Middlesex University, as well as residents' groups, National Governing Bodies of Sport (NGB's) and Sport England.

- 1.8 The draft masterplan sets out an ambitious and exciting long-term vision for the future of the Copthall site, together with the linked and adjoining sites: Mill Hill Park, Sunny Hill Park, Arrandene Open Spaces and Bittacy Park. It also proposes new pedestrian and cycle routes to make the sites more accessible to regeneration and population growth areas such as Colindale which are currently cut off from the sites by the M1 corridor.
- 1.9 The draft masterplan recognises and seeks to enhance the contributions to nature conservation and biodiversity made by the site. However, individually and collectively the sites have potential to provide additional facilities and opportunities, including play, informal recreation, mountain biking and events, as well as enhancing and improving facilities for team sports; including the provision of artificial grass pitches
- 1.10 The delivery of the draft masterplan will result in increased use of the sites, both for sports and non-sports activities. The consultants' proposals recognise the need to develop cycle ways and footpaths into and through the sites, in addition to improving public transport links, improved access for motor vehicles and increased parking within Copthall. Further points include improving the access to Copthall from the Middlesex University Hendon campus through Sunny Hill Park and proposals for improvements to facilities at Mill Hill Park.
- 1.11 The proposals also recognise the need for the operation of the sites to achieve cost neutrality. To achieve this, it is proposed that a major chargeable attraction within the new hub building will be developed in the centre of the Copthall site. The hub building will also include further income generating activities such as treatment rooms, retail and hire opportunities and catering, together with fees for the hire of pitches.
- 1.12 The draft masterplan in full and summary versions is accessible at Open Barnet. In summary it proposes: -
 - Enhanced nature conservation and biodiversity support across the sites with particular focus on Arrandene;
 - Forest activity and woodland play trails across the sites;
 - Improved connections from Middlesex University Hendon campus through Sunny Hill Park into Copthall; including a new bridge over the M1;
 - Improved accesses to Copthall from the Colindale and Graham Park regeneration areas;
 - A redeveloped hub building at Mill Hill Park to accommodate the Bowls Club, a cafeteria, public toilets and changing accommodation to support improved sports facilities;

- Artificial grass pitches, a hub building, improved grass pitches, BMX tracks, play facilities and improved footpaths/cycleways and nature trails within Copthall;
 - Improved public transport links and entrances to Copthall;
 - Improved public transport, footpath and cycle routes between the sites including an improved access to Copthall from Mill Hill East station.
- 1.13 The draft masterplan constitutes an exciting and ambitious vision for the future development of the sites and initial feedback from the National Governing Bodies of Sport, Saracens Rugby Club, Middlesex University site users and stakeholders has been positive.
- 1.14 To progress the initiative, Environment Committee is requested to endorse the draft masterplan as the first stage in the definition and implementation of the longer-term vision for the sites and to agree that it is subject to public and stakeholder consultation; with the outcome of the consultation being reported to a future meeting of the Committee.
- 1.15 In addition to and considering the outcome of the public and stakeholder Consultation, there is a requirement for Officers to develop outline delivery and funding plans as part of an Outline Business Case (OBC) for the development and operation of the Sports Hub and to report these to a future meeting of the Committee for approval. As the creation of the Sports Hub is a major initiative, its realisation will require phasing over a number of years and the report back to a future meeting will reflect this.
- 1.16 Initial and informal estimates indicate that the total cost of the project, including new bridges and other traffic and transport enhancements is likely to be in excess of £50M, with such expenditure being phased over a number of years and being supported by a number of funders. Opportunities and eligibility for partnership funding from a variety of sources which will be further investigated as part of the OBC development process.

2 REASONS FOR RECOMMENDATIONS

- 2.1 **Recommendation 1** – It is recommended that the Environment Committee endorses the draft masterplan for the Copthall Recreation Ground Mill Hill Open Spaces and agrees that the draft masterplan is subject to public and stakeholder consultation with the outcome being reported to a future meeting of the Committee, together with the Outline Business Case for its development and operation.

3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The option of not implementing the draft master plan has been considered and discarded as it would result in failure to deliver the recommendations of the Parks and Open Spaces and Playing Pitch Strategies and the wider corporate and community strategy outcomes outlined in this report

4 POST DECISION IMPLEMENTATION

- 4.1 If Environment Committee approves the above recommendations Officers will undertake the public and stakeholder consultation and Outline Business Case development as described in Section 1 to this report.
- 4.2 The outcome of the consultation together with the initial Outline Business Case work will be reported to a future meeting of the Environment Committee for consideration prior to the project being further developed and any bids being made for funding.

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Corporate Plan 2015 – 20 is based on the core principles of fairness, responsibility and opportunity to make sure Barnet is a place:
 - Of opportunity, where people can enhance their quality of life
 - Where people are helped to help themselves, recognising that prevention is better than cure.
 - Where responsibility is shared, fairly.
 - Where services are delivered efficiently to get value for money for the taxpayer.
- 5.1.2 The development of the Copthall and Mill Hill Open Spaces draft masterplan will enable people to enhance their quality of life through the sporting and wider leisure offer that will be within the Copthall site.
- 5.1.3 The development of the Copthall and Mill Hill Open Spaces draft masterplan will help to ensure that Barnet is a place where people are helped to help themselves, recognising that prevention is the cure. The sporting and wider leisure offer within the site will provide a base for people to develop their health and wellbeing.
- 5.1.4 Barnet's Joint Health & Wellbeing Strategy 2015-20 sets out a key theme as *'how we live'*. Within this, the objective is to encourage healthier lifestyles through a *'focus on reducing obesity and preventing long term conditions through promoting physical activity'*.
- 5.1.5 As such, the development of the Copthall and Mill Hill open Spaces will provide a strong base for the Council to promote physical activity for residents of the borough.
- 5.1.6 Barnet's Joint Strategic Needs Assessment (JSNA) identifies that the wards with the lowest satisfaction in relation to parks and open spaces are all based

within the Hendon constituency. As such, it is aspired that the redevelopment of the Copthall and Mill Hill Open Spaces will lead to an increase satisfaction in parks and open spaces in these areas.

5.1.7 Furthermore, within the JSNA, it was identified that many residents to the west of the borough are living in flats and as such, there needs to be the development of parks and open spaces for these residents to use. As a component of the redevelopment of Copthall, and Mill Hill Open Spaces there will be the development of greater transport connectivity, to ensure residents from the west of the borough can access the site.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

Finance & Value for Money

5.2.1 It is intended that once the redevelopment of the Copthall site is complete, it will be revenue neutral, taking alternative delivery and funding mechanisms into account.

5.2.2 Value for money will be achieved by use of competitive tendering for the appointment of organisations to undertake improvements to the sites, in accordance with the Council's Contract Procedure Rules. The funding for this project will be through a blended approach, with funding being provided by a variety of different partners and bodies.

Procurement

5.2.3 Individual aspects within the redevelopment of the Copthall and Mill Hill Open Spaces will be procured as needed, in accordance with the Council's Contract Procedure Rules.

Staffing

5.2.4 Any impact on staff will be assessed as the project for the redevelopment of the Copthall and Mill Hill Open Spaces is initiated.

IT

5.2.5 There are no IT implications at this time.

Property

5.2.6 There are no property implications at this time.

Sustainability

5.2.7 The Parks and Open Spaces Strategy seeks to protect, improve and enhance the natural environment of Barnet. The development of the Copthall and Mill Hill Open Spaces will be delivered in accordance with both environmental and financial sustainability and outcomes.

5.3 Social Value

5.3.1 The Public Services (Social Value) Act 2013 requires people who commission

public services to think about how they can also secure wider social, economic and environmental benefits. Before commencing a procurement process, commissioners should think about whether the services they are going to buy, or the way they are going to buy them, could secure these benefits for their area or stakeholders.

5.4 Legal and Constitutional References

5.4.1 Local authorities have several different statutory powers in relation to parks and open spaces, including the Public Health Act 1875 which permits the purchase and maintenance of public walks or pleasure grounds and the Local Government (Miscellaneous Provisions) Act 1976, which gives wide powers to provide recreational facilities. The Open Spaces Act 1906 provides that local authorities shall hold and administer open space in trust to allow the enjoyment of it by the public and shall maintain and keep the open space in a good and decent state.

5.4.2 This is in line with the Council's Constitution (Article 7) which sets out the terms of reference of the Environment Committee.

5.4.3 Significant proportions of the sites are designated as either Green Belt or Metropolitan Open Land. The future development of the proposals included in the draft masterplan will need to fully comply with the requirements arising from those designations. Having said that, the draft master plan has been developed in accordance with the adopted Planning Brief relative to the Copthall site.

5.5 Risk Management

5.5.1 The management of risk is undertaken on a continual basis and reported as part of the Council's Quarterly Performance regime and considered as part of the Performance and Contract Management quarterly monitoring report.

5.6 Equalities and Diversity

5.6.1 The Equalities and Diversity Act 2010, outlines the provisions of the Public-Sector Equalities Duty which requires Public Bodies to have due regard to the need to: -

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010
- Advance equality of opportunity between people of different groups
- Foster good relations between people from different groups

5.6.2 Relevant protected characteristics are: - age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

5.6.3 The redevelopment of Copthall will ensure that the broad diversity of Barnet's residents and communities continue to benefit from this community asset, and that their needs and aspirations are reflected in the provision within Copthall.

5.6.4 Agreement by the Council to implement the Copthall draft masterplan will trigger the commencement of the planning to put in place the resources required to undertake this. Equalities Impact Assessments will be developed as the part of the implementation of the Copthall draft masterplan. This will ensure compliance with the requirements of the 2010 Act, also ensuring that the needs of the communities and groups are fully considered.

5.7 Corporate Parenting

5.7.1 There are no implications on children in care at this time.

5.8 Consultation and Engagement

5.8.1 Consultation and engagement with site users, non-users and key stakeholders has been undertaken as part of the development of the Copthall draft masterplan.

5.8.2 If agreed by Environment Committee, wider public consultation of the Copthall draft masterplan will be undertaken. The final masterplan (incorporating feedback from the public consultation) is targeted for submission to the October 2018 meeting of the Environment Committee for final approval.

5.9 Insight

5.9.1 Insight data has not been used to inform the decision required.

6 BACKGROUND PAPERS

6.1 Environment Committee 12th May 2016

6.2 Environment Committee 13th July 2017

6.3 Parks and Open Spaces Strategy

6.4 Playing Pitch Strategy for Barnet

6.5 Copthall Sports Hub and Mill Hill Open Spaces draft masterplan: full version and summary.