
Meeting	Cabinet
Date	17 July 2012
Subject	The Spires Shopping Centre, Market Site and Territorial Army Centre, Chipping Barnet– Draft Planning Framework for adoption
Report of	Cabinet Member for Planning
Summary	<p>The Planning Framework will provide a structure for managing change and guiding future development to ensure that this supports the long term vitality and viability of the town centre and protects and enhances this part of the borough. Following a period of public consultation the draft framework is being brought to Cabinet for formal adoption.</p>

Officer Contributors	Lucy Shomali – Assistant Director – Strategic Planning and Regeneration
Status (public or exempt)	Public
Wards affected	High Barnet
Enclosures	Appendix 1 – Consultation responses Appendix 2 – The Spires Shopping Centre, Market Site and Territorial Army Centre, Chipping Barnet – Draft Planning Framework
Reason for urgency / exemption from call-in	Not applicable
Key decision	No

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1. RECOMMENDATIONS

- 1.1 Note the outcome of the public consultation on the draft Planning Framework for The Spires Shopping Centre, Market Site and Territorial Army Centre, Chipping Barnet as set out in Appendix 1, and**
- 1.2 Formally adopt the draft Planning Framework for The Spires Shopping Centre, Market Site and Territorial Army Centre, Chipping Barnet attached as Appendix 2.**

2. RELEVANT PREVIOUS DECISIONS

- 2.1 Cabinet, 3 April 2008, Decision 10 (Vibrant and Viable Town Centres – A Suburban Town Centre Strategy for Barnet).**
- 2.2 Cabinet, 3 February 2010, Decision 6 (Responding to the Recession – Suburban Town Centres).**
- 2.3 Cabinet, 29 March 2011, Decision 6a (Core Strategy, Pre-Submission Amendment for Public Consultation).**

3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 3.1 The three priority outcomes set out in the 2012/13 Corporate Plan are: –**
 - Better services with less money**
 - Sharing opportunities, sharing responsibilities**
 - A successful London suburb**
- 3.2 Through the preparation of a Planning Framework, the Council can deliver the Corporate Plan strategic objective of ensuring that Chipping Barnet town centre is a vibrant place where business can thrive.**

4. RISK MANAGEMENT ISSUES

- 4.1 Failure to sustain and enhance Barnet's town centres will impair their key contribution to the social, economic and environmental well-being of the borough.**

5. EQUALITIES AND DIVERSITY ISSUES

- 5.1 Pursuant to the Equality Act 2010 (“the Act”), the council has a legislative duty to have ‘due regard’ to eliminating unlawful discrimination, advancing equality and fostering good relations in the contexts of age, disability, gender reassignment, pregnancy, and maternity, religion or belief and sexual orientation.**
- 5.2 Town centre strategies and frameworks aim to create the right environment for vibrant and viable town centres in Barnet. Integral to this is the need to respect the diversity of the town centre network and to take into account the different requirements of each town centre, and the different needs and preferences of those who use them.**
- 5.3 The individual Town Centre Strategies and frameworks will identify opportunities to enhance the public realm and improve accessibility for all users and will seek to support the provision of a wide range of shops and services to meet the needs of diverse local populations.**

- 6. USE OF RESOURCES IMPLICATIONS (Finance, Procurement, Performance & Value for Money, Staffing, IT, Property, Sustainability)**
- 6.1 The costs of preparing the Chipping Barnet Planning Framework have been contained within the Strategic Planning Service budget.
- 7. LEGAL ISSUES**
- 7.1 The development of Town Centre Strategies or Planning Frameworks are currently not a statutory requirement in the United Kingdom. However, the London Plan emphasises the strategic importance of town centres and contains a series of specific policies for London's town centres, which all local authorities must be in general conformity with. This includes maximising choice in town centres and promoting sustainable access to goods and services.
- 7.2 Upon adoption the Planning Framework would become a material planning consideration when determining planning applications in this area.
- 8. CONSTITUTIONAL POWERS**
- 8.1 Decisions relating to the Town Centre Strategies and Planning Frameworks are for the Executive as a whole. Responsibilities of the Executive are set out in Section 3 (Responsibility for Functions) of the Council's Constitution.
- 9. BACKGROUND INFORMATION**
- 9.1 Chipping Barnet is one of Barnet's 14 district town centres and is broadly comparable in size with North Finchley, Burnt Oak and Finchley Church End. It is one of the most historic town centres in the borough known for the Barnet Market which has been established since the 12th Century.
- 9.2 Whilst it is an established local town centre, it is recognised that its character, appearance and facilities could be further enhanced and the area could be more cohesive and interconnected. The vacancy rate has increased from 4.5% in summer 2010 to 8.7% in 2012. Half the increase is accounted for by The Spires with 6 vacant units in April 2012 compared to 1 unit in 2010. The rest of the vacancy increase has come mainly on the primary frontage with the closure of a number of convenience stores, a Bar and two high street names – WHSmith and Claires Accessories, although WHSmiths has consolidated into one store in The Spires.
- 9.3 The Town Centre Floorspace Needs Assessment prepared for the Council by GVA Grimley in 2009 found that Chipping Barnet was a centre which offers a good range of comparison, convenience and service goods provision from a mix of multiple and independent retailers. The focus of the centre is the Spires Shopping Centre which provides a modern yet sympathetic centre, largely occupied by multiple high street retailers and anchored by the Waitrose food store.
- 9.4 A considerable amount of research has been undertaken into the issues and opportunities for the town centre, both within the Council and by external bodies. This work has highlighted a development opportunity that exists around the Spires Shopping Centre/Market Site/Territorial Army (TA) centre that if pro-actively managed could provide the potential to initiate and support the rejuvenation of the wider town centre.

- 9.5 The town centre is identified in Barnet's Local Plan as a Priority Town Centre with potential for future growth. The draft Planning Framework attached to this report is intended to provide a structure for managing anticipated change and guiding future development to ensure that this supports the long term vitality and viability of the town centre and protects and enhances this part of the borough. The strategy will be a material consideration in the determination of future planning applications within the town centre.
- 9.6 The Planning Framework has four key objectives:
- Respect for and celebration of the town's history;
 - Enlargement of the retail offer with the re-provision of the historic Barnet Market at its heart ;
 - Provision of high quality public realm and improved appearance of this part of the town centre; and
 - Improved transport facilities and services for all road users including in particular enhanced traffic and parking management measures.
- 9.7 **Public Consultation:** The Planning Framework was subject to public consultation during March and April 2012 via a local exhibition and circulation of information to local resident and amenity groups. Over 130 responses were received from individuals, resident and amenity groups and landowners. The outcome of the consultation is set out in detail in Appendix 1.
- 9.8 Four key themes have emerged from the consultation.
- Very strong support for the retention and enhancement (both in the short and long term) of the Market in Chipping Barnet and improvement of the connection between the Market/The Spires and the High Street.
 - Concern that the increased cost of parking and the change to the pay by phone system are having a significant impact on the number of visitors to the town centre.
 - A strong aspiration from key stakeholders to work collaboratively in considering the future of the wider town centre, either through the creation of a Neighbourhood Forum as provided for by the Localism Act or through reviving the Town Centre Strategy Board which met during 2010.
 - The need for the development of a Masterplan or site specific briefs to ensure that the opportunities provided by each of the three key sites within the Planning Framework are considered comprehensively
- 9.9 Key landowners, in particular UBS the owners of the Spires, also commented on the framework and were generally supportive of the vision for a town centre that is economically, commercially and environmentally viable and provides a vibrant destination. Specific comments were made in relation to their site specific aspirations, in particular the need for flexibility in how development comes forward and the form that it could take. The outcome of the consultation and specific issues that were raised has helped shape the development principles within the planning framework and the strategy for delivery.

9.10 Consolidation of the Town Centre

Expanding retail floorspace within the existing defined town centre will help achieve a ‘critical mass’ of development that will generate a level of activity which is financially viable. However, it is vital that this is achieved without harming the character of the area, impacting on Chipping Barnet’s local distinctiveness or damaging the vitality and viability of either the wider town centre or centres elsewhere in the borough.

9.11 Creation of a ‘Retail Triangle’

The creation of a retail triangle between The Spires/Barnet Market/the High Street will enhance permeability and linkages between uses. Barnet Market is currently located to the rear of the High Street. By enhancing access and improving visibility or relocating the Market closer to the existing retail uses there is an opportunity for a well supported community asset to be revitalised and enhanced.

In parallel to the public consultation period, UBS have commenced a series of meetings with key stakeholders to begin to explore in more detail the opportunities provided by their recent acquisition of Barnet Market and how these could inform their proposals for the area.

9.12 Enhancing the vitality and viability of the town centre

Whilst Chipping Barnet is an established town centre, recent surveys indicate that the vitality and viability of the town centre has been affected by the current economic recession with vacancy rates having nearly doubled in the last two years. This could be addressed by:

- enhancing and expanding the offer provided by The Spires through opening up its current frontage and improving pedestrian linkages through the facility.
- exploring opportunities to incorporate Barnet Market into The Spires thereby creating a retail triangle between the High Street/The Spires and Barnet Market and enhancing accessibility and visibility of all three retail offers.
- Improving the layout of units to encourage take up by established retailers thereby providing further anchor attractions to encourage footfall to this part of the centre.

9.13 Residential led development on the Territorial Army Centre site

Residential development within and on the edge of the town centre can help strengthen its vitality and viability. To achieve this it is envisaged that the TA site would not be an appropriate location for retail use but should it come forward for development it should be for a residential led use – with a particular focus on family housing. There may also be opportunities for appropriate community or leisure elements to be included in any scheme on the site.

The redevelopment of this site would need to be the subject of a further detailed planning guidance and any development would need to reflect the surrounding established residential grain.

9.14 As a result of the consultation the following key changes have been made to the final framework:

- a) Updated explanation of the planning policy framework which forms the background to the strategy, to reflect changes since the document was written.
- b) Greater emphasis on the retention of the Barnet Market and measures to improve its visibility and connectivity to the rest of the town centre

- c) Inclusion of reference to the need to improve the current Market site in the short to medium term
 - d) Removal of reference to The Spires being open at night
 - e) Inclusion of a reference that the TA site could be used for community/leisure uses as well as housing
 - f) Greater emphasis on the potential to relocate/reprovide bus stops and enhance the public realm in Stapylton Road (comments from various bodies and individuals).
- 9.15 The issues of the cost of parking and the method of payment for parking which were raised during the consultation are not issues that can be addressed through a planning framework. These are being considered by the council as part of a wider review of the approach to parking in town centres across the borough.

10. LIST OF BACKGROUND PAPERS

10.1 None.

Legal – CH

Finance – JH/MC

Appendix One - Consultation Feedback

Responses received to the consultation

A total of 128 responses were received in response to the public consultation on the Planning Framework. These comprised:

- 29 responses submitted online through the portal Engage Space/Spires email.
- 95 feedback forms were completed and left at the exhibition in Chipping Barnet library.

In addition to the above comments the Barnet Society; Barnet Residents Association; Hadley Residents Association; The Friends of Barnet Market; UBS; Waitrose; the trustees of The Stables submitted responses to the consultation.

Of the public sector agencies consulted Transport for London provided a response.

Online responses and feedback forms:

Table 1, at the back of this section, provides a summary of the responses received. The top ten issues are as follows:

1. Retention of market in Chipping Barnet.
2. Cost of parking deters people from visiting the town centre.
3. The Market offer (i.e. number of stalls, range of goods sold) should be improved.
4. The current market site should be improved in the short term while its long term future is resolved.
5. The connection between the Market and the Spires should be improved.
6. The method of payment for parking deters people from visiting the town centre.
7. The Spires should not be open at night.
8. The TA site should be a mixed residential development with different unit types to meet the needs of the community.
9. The bus stands on Stapylton Road should be moved.
10. The TA site should not be a supermarket.

The responses provided on the questionnaires demonstrated a general agreement with the four development principles. There was very strong support for the retention and enhancement (both in the short and long term) of a market in Chipping Barnet.

The impact of increases in the cost of parking and the change to payment by mobile phone were both highlighted as having a significant impact on visitors to the town centre. However, this is not an issue that can be addressed in a Planning Framework.

Responses from Amenity Bodies/landowners and Public sector agencies:

Table 2, at the back of this section provides a summary of the comments received and a formal response.

Table 1: Online responses and feedback forms

Issue	Respondents
Parking	
Restrictions	3
Cost	35
Problems with method of payment	17
Additional parking needed	5
Market	
Refurbishment in short term – improve surface/remove hoardings	25
Retention of market	46
Provision of farmers market	8
Improve Market offer	25
Improve visibility	11
Covered market	9
Improved Connectivity	
Hoppa buses from High Barnet station	3
Improve connection between the market and the Spires	20
Move the Bus stands on Stapylton Road	12
Improve public transport links to the area	2
The Spires	
Provide small units for local businesses	5
Retain traditional design/courtyards	8
Retain bandstand	4
Remove bandstand	3
Improve High Street entrance	2
Create additional entrances	1
Should not open at night	12
Should be open at night	3
More choice of shops	7
Loss of Fern Room and Ipop	4
TA Centre	
Housing and community facilities	2
Community/educational use	5
Mixed residential development with different unit types	12
Retirement development	3
No flats	4
No supermarket	11
Retain the TA centre	2
The High Street	
Too many charity shops	8
Retain traditional shop fronts	1
Other Sites	
Retain Stapylton Road as a car park	1
Other	
Litter/general appearance	7
Narrow pavements	5
Improve cycling facilities	1
More responsive traffic lights for pedestrian crossing	3
Make High street one way and reduce speed to 20mph	4
Retention of historic buildings	3

Retention/improvement of green areas	3
Expand retail triangle to touch Hadley Common	1
Maximise history/heritage	6
Reduce business rates/rents	8
Improved signage	4
Impact on infrastructure including schools if there is additional housing	3
Loss of two local charities by sale of site to the Spires	2
Have community activities/events	1
Enhance access/facilities for the disabled/visually impaired	2
Area of study should be widened	1

Table 2: Responses from Amenity Bodies/landowners and Public sector agencies:

Consultee	Summary of representation	Council's Response	Councils Recommendation
Cllr John Hart	<p>Goods offered by small producers at markets 'spread' the economy outwards.</p> <p>Markets add to the 'joie de vivre' of town centres.</p> <p>From markets sometimes large business grows.</p> <p>Markets are impervious to the kind of internet/electronic marketing that is sapping traditional retail shopping.</p>	The Planning Framework emphasis the importance of the Market as a potential catalyst for improving the area covered by the framework.	Document changed to place greater emphasis on the importance of the Market.
Cllr David Longstaff	Development of retail triangle with reborn Market and enhance Spires is vital.	Noted	No change
	TA should be residential if ever sold.	The Planning Framework (para 6.6.6) advocates that should the TA centre come forward then the site should be used for residential purposes.	No change
	Parking in the area needs to be reviewed.	A review of parking is not deliverable through a Planning Framework.	No change
The Rt. Hon. Theresa Villiers MP	Broadly welcomes the draft framework which contains a useful analysis of the relevant issues and sets out some sensible proposals for improving and enhancing the town centre.	The Council welcomes this support.	No Change
	The best results will be achieved by a collaborative approach with key stakeholders.	Noted	Section 9 amended to refer to the aspiration to work collaboratively with key stakeholders.
	Supportive of the Barnet Society's response in particular the production of an over-	The Planning Framework (para 8.2.3) makes reference to the	No change

Consultee	Summary of representation	Council's Response	Councils Recommendation
	arching masterplan would be the most effective way to ensure proposals are considered as a whole rather than on a piecemeal basis.	need for either site wide masterplan or a series of site specific planning briefs to deliver a cohesive development.	
	It is vital that any future for the town centre includes a permanent site for the market.	This is recognised throughout the document	Document changed to place greater emphasis on the importance of the Market.
	The requirement to run a stall market must be maintained by any future planning consents.	The Planning Framework emphasis the need to maintain a market in Chipping Barnet.	No change but the matter should be considered more fully at detailed planning application stage
	Key is the inter-connection between the Market, the Spires and the High Street by enhancing this everyone will benefit. Supportive of the concept of a 'retail triangle'.	Noted	No change
	Strongly supportive of making the market more visible and linking it with both the Spires and the High Street.	Noted	No change
	The current site should be resurfaced and the hoardings removed as a matter of urgency.	Agree	The Planning Framework has been amended to make reference to the need for some short to medium term measures to enhance the current market offer.
	The use of the area to the back of the Spires (around the bandstand) and the large areas of staff parking could be better used.	Noted	Section 6.4 of the Planning Framework has been amended to highlight potential improvements to the public realm around the rear of the Spires.
	Residential use is more appropriate than retail for the TA site and this should be modestly sized family housing.	The Planning Framework (para 6.6.6) advocates that should the TA centre come forward then the site should be used for residential	No change

Consultee	Summary of representation	Council's Response	Councils Recommendation
	Concern that the proposals for an evening economy could lead to anti-social behaviour.	Purposes. Noted	Document amended to remove references to the opening of The Spires in the evening.
	Supports enhancements to the public realm and in particular 'decluttering'.	Noted	Section 6.4 of the Planning Framework has been amended to highlight potential improvements to the public realm.
	Welcome the draft and eager for it to be adopted.	The Council welcomes this support.	No change
The Barnet Society	Concern that there isn't a wider strategy for the whole of the Town Centre as had begun to be worked up by the Chipping Barnet Town Centre Strategy Board	Noted	No change
	The requirement for a masterplan for the whole site, including peripheral sites should be strengthened.	The Planning Framework (para 8.2.3) makes reference to the need for either site wide masterplan or a series of site specific planning briefs to deliver a cohesive development.	No change
	The requirement to re-provide Barnet Market or space for it needs to be strengthened.	Agreed	Document changed to place greater emphasis on the importance of the Market.
	Number of specific amendments and corrections.	Agreed	The Planning framework has been amended to include these changes
	Document should be adapted so that further planning briefs for individual sites are not necessary as resources are not available to do this work. Suggest that the document needs the addition of a further section to set out urban design principles for the development of the three sites and the inclusion of clear diagrams to illustrate	The Council does not have the resource given the current timescales to amend the document to include this information.	No change

Consultee	Summary of representation	Council's Response	Councils Recommendation
Barnet Residents Association	<p>the points.</p> <p>Support document as gives a clear direction as to what is trying to be achieved with key sites but feel it could be expanded to look at these sites in the context of the wider town centre.</p>	<p>A considerable amount of research has already been undertaken into the issues and opportunities for the town centre, both within the Council and by external bodies. This work has highlighted a development opportunity that exists around the Spires Shopping Centre/Market Site/Territorial Army (TA) centre that if pro-actively managed could provide the potential to initiate and support the rejuvenation of the wider town centre. The Planning Framework therefore focuses on this area.</p>	No change
	<p>Concern over the decline of comparison shopping in the town centre and the knock on effect that this is having on convenience shopping. Recognition that the Spires needs to provide units that retailers want, to attract them back into the centre and reverse the current decline.</p>	<p>Any proposals for new/additional retail floorspace would need to accord with the adopted Development Plan.</p> <p>Policy CS6 – Promoting Barnet’s town centres advocates the distribution of retail growth to meet the capacity for an additional 2,200sqm of convenience floorspace in North Finchley and Edgware and support additional comparison goods provision in Edgware, North Finchley and Chipping Barnet. Para 5.5.2 makes reference to this policy.</p> <p>Policy DM11 – Development</p>	<p>Section 5 of the planning framework has been amended to strengthen the reference to the policies in the Development Plan.</p>

Consultee	Summary of representation	Council's Response	Councils Recommendation
		Principles in the town centres advocates that new development will be expected to provide a mix of unit sizes.	
	Number of specific amendments and corrections.	Agreed	The Planning framework has been amended to include these changes
Hadley Residents Association	Concern that the present draft framework cannot be assessed against a vision for the wider context because of the absence of a wider town centre strategy.	The purpose of the Planning Framework is to pro-actively consider a development opportunity that exists around the Spires Shopping Centre/Market Site/TA centre. The Framework has been compiled in the context of work done on the wider town centre by the Council and other external bodies.	No change
	Document needs editing as there is a lot of repetition and duplication.	Agreed	The Planning framework has been amended to address this issue
	More detail on landownership would be useful (para 5.4).	This information is not available to the Council and therefore can not be included in the document.	No change
	A previous document in July 2011 included embryonic diagram plans. It would be helpful if these could be developed to illustrate preferred solutions for parking, pedestrian connections, open public space etc.	The Council does not have the resource given the current timescales to amend the document to include this information.	No change
	In taking framework forward urge the Council to work with key stakeholders either by reviving the Strategy Board or encouraging the formation of a neighbourhood forum as provided under the Localism Act.	Noted	Section 9 amended to refer to the aspiration to work collaboratively with key stakeholders.

Consultee	Summary of representation	Council's Response	Councils Recommendation
Friends of Barnet Market	Clear from the work that they do that Barnet residents love their market. Although document covers a number of sites they are only commenting on the market.	The Council welcomes this support.	No change
	Welcome the framework and its recognition of the historic nature of the market and the future potential that a market could have for the wider area.	The Council welcomes this support.	No change
	Endorse the creation of a retail triangle and improving the visibility of the market.	Noted	No change
	Request that a specific mention be made of the current state of the market.	Agree	The Planning Framework has been amended to make reference to the need for some short to medium term measures to enhance the current market offer.
	Future planning consents for the site should require the provision of a stall market.	Noted	No change but the matter should be considered more fully at detailed planning application stage.
	The Council should work towards publishing a non-statutory planning brief for the market site at the earliest opportunity.	The Council is looking at a number of options for more detailed work on sites. It will work in partnership with key stakeholders and the community in identifying the right choices for Chipping Barnet. This could include individual planning briefs.	No change
Barnet Borough Arts Council	The Market should be more visible and linked to the town centre.	Noted	Framework has been amended to strengthen this objective in light of the results of consultation.

Consultee	Summary of representation	Council's Response	Councils Recommendation
	The space used by the market could be used for other events outside of market days.	Agree	No change but the matter should be considered more fully at detailed planning application stage.
	A new hotel would enable visitors to explore local history and could be located on the TA site along with housing. This would allow for the development of history and literary festivals which would attract visitors.	London Plan policy 4.5 states that development should contribute towards achieving a strategic target of 40,000 net additional hotel bedrooms by 2031. It states that new visitor accommodation should be in appropriate locations and where it is outside the Central Activity Zone, should be focused in town centres, where there is good public transport to central London and international and national transport termini.	No change but the matter should be considered more fully either when a detailed planning brief is compiled for the site or at detailed planning application stage.
	There is enormous potential around the Battle of Barnet which is the only battlefield accessible to central London by tube.	The purpose of the framework is to consider opportunities around the framework area, the battlefield falls outside of this area.	No change
	A heritage trail should be visible from High Barnet tube through and round the town centre and Hadley Green.	Noted	No change but the matter should be considered more fully when any new signage is proposed for the town centre.
	There is a need for small workshops with affordable rents which may be used by artists and craftsmen.	Noted	No change but the matter should be considered more fully either when a detailed planning brief is compiled for the site or at detailed planning application stage.
	Creative industries are one of the fastest growth areas in the country and in Barnet could maximise on this with the links with Barnet College.	Noted	No change but the matter should be considered more fully at detailed planning application stage.

Consultee	Summary of representation	Council's Response	Councils Recommendation
	The long term development of Barnet Museum and The Bull theatre which have the potential to pull in visitors should be encouraged.	Noted	No change
	The potential for development of the museum and arts centre should be recognised and encouraged as part of the overall strategy of improving the quality of life in High Barnet, providing a cultural quarter in conjunction with Barnet College and in the process generating business opportunities.	The purpose of the framework is to consider opportunities around the framework area, this sites fall outside the framework area.	No change
Barton Willmore on behalf of Waitrose Ltd	Waitrose supports the Town Centre strategy but is concerned that the framework does not adequately adopt a strict enough town centre first approach and requests that reference is made to this in accordance with the NPPF is made.	In order for a planning strategy to be considered sound and relevant it needs to be in accordance with national guidance and the development plan for the area. Section 5 of the framework considers the planning policy framework.	Section 5 of the planning framework has been amended to strengthen the reference to the NPPF and the town centres first approach.
	Concerned that there is limited guidance on the scale and form of future development.	The purpose of the framework is to set out key development principles which support the potential for future growth while managing anticipated change.	No change but the matter should be considered more fully either when a detailed planning brief is compiled for the site or at detailed planning application stage.
	The framework should ensure that any future development proposals seek to protect and enhance the existing role and function of the Centre.	The vision for the framework is to provide a town centre that is economically, commercially and environmentally viable that is a vibrant destination with quality shopping, well designed housing and a high quality sustainable environment that serves the needs of the local community (para	No change

Consultee	Summary of representation	Council's Response	Councils Recommendation
	<p>The framework should clarify that any major new retail development outside the primary shopping area will be restricted to comparison goods only in accordance with the LDF evidence base and convenience goods floorspace should be focused on the expansion of existing convenience stores within the Primary Shopping Area.</p>	<p>4.1.3)</p> <p>Any proposals for new/additional retail floorspace would need to accord with the adopted Development Plan. Policy CS6 – Promoting Barnet's town centres advocates the distribution of retail growth to meet the capacity for an additional 2,200sqm of convenience floorspace in North Finchley and Edgware and support additional comparison goods provision in Edgware, North Finchley and Chipping Barnet. Para 5.5.2 makes reference to this policy</p>	Section 5 of the planning framework has been amended to strengthen the reference to the policies in the Development Plan.
	Concern that the reference to a new anchor store within the Spires could be interpreted as supporting a new foodstore anchor.	The framework makes reference to 'anchor attractions' to encourage footfall	No change
	The wording of the Framework should be strengthened to address the threat of speculative supermarket development on the TA site.	Noted	The framework has been amended to reflect the consultation responses aspiration that the TA site should not be a supermarket.
	Concerned that the site plan identifies a wider town centre boundary than defined in the Development Management DPD and therefore the document is not in accordance with the emerging Development Plan.	The site plan in Appendix 1 includes the TA centre within the Chipping Barnet Town Centre Boundary whereas the boundary runs along the eastern and southern perimeter of the site.	Map boundary amended.
	Request that the document is amended in light of the above comments.	Noted	See above
Savills on behalf of UBS Global Asset Management (UK) Ltd	Supports the wider vision to provide a town centre that is economically, commercially and environmentally viable that is a vibrant	The Council welcomes this support.	No change

Consultee	Summary of representation	Council's Response	Councils Recommendation
owners of the Spires	destination with quality shopping, well designed housing and high quality sustainable environment that serves the needs of the local community.		
	Supports the enlargement of the retail offer of the town centre and acknowledges the contribution that the market can make to the overall vitality and viability of Chipping Barnet.	The Council welcomes this support.	No change
	The Framework is too prescriptive in terms of the height/massing of buildings and the need to reflect the historic nature of the town centre. The document should be amended to include flexibility to allow for alternative development schemes that are not necessarily in accordance with existing townscape. The current wording could stifle or prohibit innovative design as found elsewhere e.g. Barnet College.	The purpose of the framework is to set out key development principles which support the potential for future growth while managing anticipated change. The matter of detailed design will be considered more fully with either the development of a masterplan or site specific planning briefs. An example of where this has worked successfully to enable an innovative design solution is at Barnet College where the Council in conjunction with college drew up a planning brief to inform the redevelopment of the site.	No change
	The framework should acknowledge that the Spires acts as key anchor for the town centre as a whole and it is an appropriate location to accommodate an increase in development mass.	The framework acknowledges in para 2.1.5 that the focus of the centre is the Spires shopping centre. The NPPF adopts a town centre first approach for retail development.	Section 5 of the planning framework has been amended to strengthen the reference to the NPPF and the town centres first approach.
	In order to create the higher levels of footfall envisaged by the Framework it is important to enhance the overall attraction	Noted	No change

Consultee	Summary of representation	Council's Response	Councils Recommendation
	of the Spires. UBS supports the use of the TA centre for residential and supports the approach that this is not a suitable location for retail. The framework needs to make reference to the fact that it is outside the core and the harm that would result to the town centre if this site were to be used for retail.	Noted	The framework has been amended to include a reference to the TA centre does not fall within the Primary Retail frontage.
	Request that the reference to limited extensions be replaced with extensions.	Agreed	Amend reference
	Advises that the opening of the Spires at night would create a series of wider management and land use considerations which would need further thought.	Noted	The framework has been amended to delete the reference to the Spires opening in the evening.
	Acknowledges that the centre is inward facing but points out that this is a characteristic of most centres and should be acknowledged by the framework.	Policy DM11 of the Development Management DPD advocates that new retail development should avoid an inward looking layout, maintain a street frontage and provide suitable and convenient linkages for shoppers to access other town centres. The framework is therefore considered to reflect emerging policy	No change
	Acknowledges that there is limited accessibility between the Spires and the rest of the town centre which could be improved.	Noted	No change
	However, do not consider that enhancing the offer at the Spires is a threat to the wider town centre given the role that it plays in the area.	The Spires is an inward facing centre with limited linkages to the surrounding town centre. If the offer at the Spires is enhanced so that shoppers can get everything they need within the centre this will limit the opportunities for	No change

Consultee	Summary of representation	Council's Response	Councils Recommendation
		linked trips to the detriment of the wider town centre. This may be addressed by enhancing permeability and linkages as advocated by the framework.	
	The opportunities for Barnet Market should include an explicit reference to the potential benefits for the market of an extension to the Spires to create a more attractive retail core.	The purpose of the framework is to set out key development principles. The potential benefits of linkages between Barnet Market and the Spires are referred to throughout the framework.	No change but the matter should be considered more fully either when a detailed planning brief is compiled for the site or at detailed planning application stage.
	UBS consider it critical that the framework acknowledges that development can come forward as individual proposals provided that such schemes accord with the Development Principles and overarching objectives of the framework.	The purpose of the framework is to develop a comprehensive approach to development within the framework area to ensure a high quality of design; an integrated layout; the delivery of the development principles and that opportunities provided by the adjacencies of the three key sites are maximised. The framework acknowledges that this could be done either through the delivery of a site wide master plan or the development of site specific planning briefs.	No change
	Planning obligations should include a reference to viability and the benefits that schemes would have in delivering the aims of the framework.	The NPPF advocates that where planning obligations are being sought the LPA should take account of changes to market conditions over time and where appropriate be sufficiently flexible to prevent planned development being stalled. Section 5 of the framework makes reference to the	No change

Consultee	Summary of representation	Council's Response	Councils Recommendation
		need for future development to accord with the NPPF.	
Savills on behalf of the Hanover Housing Trust owners of St Martha's school on Union Street	Supports the principles of the framework and in particular that commercial and residential needs should be encouraged to create a sustainable town centre and on that basis consider that St Martha's School site should be included in the framework and considered as a development site.	St Martha's School whilst within the town centre is not located within the area covered by the Planning Framework which focuses on the potential created by the Spires/Market/TA centre it is not considered appropriate to extend the framework area to include this site.	No change
Transport for London	Supports the principal to improve linkages, enhance pedestrian connections and improve bus services and facilities.	The Council welcomes this support.	No change
	Cumulative impact assessments should be carried out for individual development to comply with London Plan Policy 6.3.	Noted	No change but the matter should be considered more fully at detailed planning application stage.
	Servicing facilities should be provided off site where possible.	Noted	No change but the matter should be considered more fully at detailed planning application stage.
	TfL have a major concern regarding the proposed relocation of the existing bus layover area in Stapylton Road as this would have a major impact to bus operation in the area any changes need to be done in consultation with TfL.	Noted	TfL will be consulted on any site specific planning briefs or detailed planning applications that affect the bus layover area.
	A way-finding strategy should be developed for the town centre as well as routes between the tube and the town centre.	Noted	No change but the matter should be considered more fully either at detailed planning application stage or when compiling site specific planning briefs.
	The document currently does not mention	Noted	Para 6.5 has been amended to

Consultee	Summary of representation	Council's Response	Councils Recommendation
	cycling. Adequate cycle infrastructure and facilities should be provided to encourage cycling.		include reference to improvements to cycling facilities.
David Ellis on behalf of the Stables	An alternative option for the Stables comprising of retail, residential, community uses, landscape and public realm.	Mr Ellis is in dialogue with UBS and their consultants who will be taking forward this site over his alternative proposals.	No change but the detail of how this area should come forward should be considered when compiling site specific planning briefs.