

LOCATION: Phase 3 (POS), Phases 3, 4a, 4b, 5, 10, 11 and part of Phase 7 of Millbrook Park (site of former Inglis Barracks), Mill Hill East, London, NW7 1PZ

REFERENCE: H/00668/13 **Received:** 12th February 2013
Accepted: 12th February 2013

WARD: Mill Hill **Expiry:** 14th May 2013

APPLICANT: Inglis Consortium

PROPOSAL: Reserved matters application seeking approval for construction of associated advanced infrastructure works and landscaping associated with Phase 3 (public open space OS4) of Mill Hill East development to create 'Panoramic Park' and advance infrastructure works in relation to Phases 3, 4a, 4b and 5, pursuant to Conditions 5 and 5b of Outline planning permission reference H/04017/09 dated: 22/9/2011, together with details to discharge the requirements of conditions 26 (Pedestrian and Vehicular Access Points), 48 (Design of Open Space) and 52 (Children's Play Space). Ground re-profiling works to Phases 10, 11 and part of Phase 7.

SUMMARY

Outline planning consent was granted on 22nd September 2011 for the redevelopment of Inglis Barracks situated in Mill Hill East. Consent was granted for a residential-led mixed use development, involving the demolition of all existing buildings (excluding the Officers' Mess building) and ground re-profiling works, to provide 2,174 dwellings, a primary school, GP surgery, 1,100sqm of 'High Street' (Class A1, A2, A3, A4 and A5) uses, 3,470sqm of employment (Class B1) uses, a district energy centre and associated open space, means of access, car parking and infrastructure.

This application site covers an area approximately 14 hectares (Ha) and comprises a parcel of land which covers the northern section of the Mill Hill East regeneration site (land identified as Phase 3, 3 (POS), 4a, 4b and 5 on the approved phasing plan), plus a 'strip' of land that extends south to a further area of land within the central southern section of the site (Phase 10 and 11 land). The proposed development is for the advanced infrastructure works to be undertaken prior to the sale of Phase 3, 4a, 4b and 5 land to developers for residential development. This comprises: Laying of sub-surface utility infrastructure; construction of roads; and construction of Sustainable Urban Drainage System (SUDS) infrastructure and are works that are necessary to support the development of the above phases.

The proposed development would also involve constructing and landscaping works to create the 'Panoramic Park'. The advanced infrastructure works necessary to serve these phases include works that form an integral part of the landscaping of the Panoramic Park. In addition, site preparation works are proposed to the southern section of the land (Phases 10 and 11 and part of Phase 7) and includes demolition of remaining existing buildings, ground re-profiling and ground remediation.

The Panoramic Park is to be accessible to the public, but will eventually be managed and maintained by the Residents Management Company for Millbrook Park.

This application is being reported to Committee as the London Borough of Barnet has a substantial interest in the land (as a member of the Inglis Consortium).

RECOMMENDATION: APPROVE SUBJECT TO THE FOLLOWING CONDITIONS;

1. This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

PROPOSED BLOCK PLAN SHEET 1 OF 2, 5106655/MB/GE/0415 Rev P02
PROPOSED BLOCK PLAN SHEET 2 OF 2, 5106655/MB/GE/0416 Rev P02
PROPOSED LEVEL PLAN SHEET 1 OF 2, 5106655/MB/GE/0417 Rev P01
PROPOSED LEVEL PLAN SHEET 2 OF 2, 5106655/MB/GE/0418 Rev P01

ROAD LONG SECTIONS SHEET 1 OF 2, 5106655/MB/GE/0419 Rev P01

ROAD LONG SECTIONS SHEET 2 OF 2, 5106655/MB/GE/0420 Rev P01

ROAD CROSS SECTIONS, 5106655/MB/GE/0421 Rev P01

PROPOSED DRAINAGE PLAN SHEET 1 OF 2, 5106655/MB/GE/0424 Rev P01

PROPOSED DRAINAGE PLAN SHEET 2 OF 2, 5106655/MB/GE/0425 Rev P01

PROPOSED LIGHTING LAYOUT SHEET 1 OF 2, 5106655/MB/GE/0426 Rev P03

PROPOSED LIGHTING LAYOUT SHEET 2 OF 2, 5106655/MB/GE/0427 Rev P03

EARTHWORKS SHEET 1 OF 2, 5106655/MB/GE/0440 Rev P03

EARTHWORKS SHEET 2 OF 2, 5106655/MB/GE/0441 Rev P02

ROAD CROSS SECTION SHEET 1 OF 2, 5106655/MB/GE/0442 Rev P02

ROAD CROSS SECTIONS SHEET 2 OF 2, 5106655/MB/GE/0443 Rev P01

PLANTING PROPOSAL, 2133-3Ai-PP-01 Rev C

GREEN SWALES DESIGN DETAILS, 2133-3i-DT-01 Rev D

PHASE 3A SOUTHERN LINK ROAD DETAILS, 2133-3i-DT-02 Rev B

PHASE 3A NORTHERN LINK ROAD, 2133-3i-DT-03 Rev C

PHASE 3A NORTHERN LINK ROAD DETAILS, 2133-3i-DT-04 Rev A

PHASE 3A LINK ROAD PLAN, 2133-3i-LA-01 Rev D

PANORAMIC PARK PLANTING PLAN, 2133-PPK-PP-01 Rev D

PANORAMIC PARK GENERAL ARRANGEMENT DRAWINGS, 2133-PPK-LA-01 Rev D

ATTENUATION POND SECTIONS, 2133-PPK-SE-01 Rev A

PANORAMIC PARK LONG SECTIONS, 2133-PPK-SE-02

DETAIL SECTIONS 1 OF 2, 2133-PPK-SE-03 Rev A

DETAIL SECTIONS 2 OF 2, 2133-PPK-SE-04 Rev B

MARSHALLS STEP SECTIONS (SI), 2133-PPK-SE-05 Rev A

PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-01 Rev C

PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-02 Rev C

PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-03 Rev C

PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-04 Rev C

PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-05 Rev C

PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-06 Rev C

PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-07 Rev C

PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-08 Rev C

PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-09 Rev C

PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-10 Rev C
PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-11 Rev C
PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-12 Rev C
PROTECTIVE FENCING LOCATIONS, 2133-3Ai-TS-13 Rev C
PROTECTIVE MEASURES FOR TREES, 2133-TS-08 Rev C

Drainage Strategy (ref. 5106655/MB/RM3/003)

Habitat Survey Update 2012 for Phases 3, 4A, 4B, 5, 10 and 11 (ref. 5106655.075)

Archaeological Written Scheme of Investigation (ref. PRHMHE-RPT-X-0007)

Remediation and Reclamation Strategy (ref. 5106655.104/105)

Landscape Management and Maintenance Plan April 2013

Construction Traffic Management Plan (ref. 5106655/MB/RM3/005)

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

3. A minimum of 10 No. visitor cycle parking spaces shall be provided for visitors as shown on the approved plans and thereafter maintained for the life of the development.

Reason:

To ensure the cycle storage is secure and to encourage sustainable forms of travel in accordance with Policies CS9 of the Core Strategy (2012) and DM17 of the Development Management Policies (2012).

4. No part of the development hereby permitted with the exception of remediation and ground re-profiling works shall be commenced until final details of all the play equipment shown on the approved plans have been submitted to and approved in writing by the Local Planning Authority. The details shall also include the timescale of installation of the play equipment. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality and prevent disturbance to existing and future occupants thereof and to ensure the free flow of vehicular and pedestrian traffic and security of the site in accordance with Policies CS9 of the Core Strategy (2012) and DM01, DM04 and DM17 of the Development Management Policies (2012).

5. All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of each phase of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1,

Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which, within a period of 5 years from the completion of the development, dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased, shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to, any variation.

Reason:

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with Policies CS7 of the Core Strategy (2012) and DM16 of the Development Management Policies (2012).

6. No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations and expanding on the recommendations outlined in the Arboricultural Impact Assessment Report hereby approved are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval.

Reason:

To safeguard the health of existing trees which represent an important amenity feature in accordance with policies CS5 and CS7 of The Core Strategy (2012) and DM01 of the Development Management Policies (2012).

7. Before development hereby permitted is commenced, details of bat and bird boxes to be installed including the timescale shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

In the interest of nature conservation and in accordance with Policies CS7 of the Core Strategy (2012) and DM16 of the Development Management Policies (2012).

8. Notwithstanding the details shown on plans otherwise hereby approved and prior to development commencing (with the exception of remediation and ground re-profiling works) a detailed lighting scheme including siting of lighting columns and a site plan with lux lines within the Panoramic Park shall be submitted to and approved in writing by

the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality and prevent disturbance to existing and future occupants thereof and to ensure the free flow of vehicular and pedestrian traffic and security of the site in accordance with Policies CS9 of the Core Strategy (2012) and DM01, DM04 and DM17 of the Development Management Policies (2012).

9. Prior to the first occupation of any dwellings in subsequent phases of development which would directly adjoin this application site approved under Reserved Matters applications linked to the outline planning permission granted the under Barnet application reference H/04017/09 plans, specifications and other relevant details shall be submitted to the Local Planning Authority and approved in writing (to the Local planning Authorities Satisfaction) either:

1. Demonstrating that the street lighting on the road implemented under the consent hereby granted would not be detrimental to the amenities of the occupiers of nearby residential properties in terms of light spill.

Or

2. Proposing a suitable alternative scheme of street lighting that would not be detrimental to the amenities of the occupiers of nearby residential properties in terms of light spill.

If an alternative street lighting scheme is submitted and approved under this condition the existing street lighting shall be removed (where this is shown in the approved scheme) and the alternative scheme of street lighting installed in full prior to the first occupation of any dwellings in subsequent phases of development which would directly adjoin this application site approved under Reserved Matters applications linked to the outline planning permission granted the under Barnet application reference H/04017/09.

Reason:

To protect the amenities of the future occupiers of adjacent sites in accordance with policy DM01 of the Barnet Local Plan.

10. The development shall be carried out in accordance with the approved Landscape Management and Maintenance Plan and the management and maintenance regimes shall be reviewed on an annual basis for a minimum period of 5 years as set out in the approved document.

Reason:

To secure opportunities for the enhancement of nature conservation value of the site and in accordance with Policies CS7 of the Core Strategy (2012) and DM16 of the Development Management Policies (2012).

11. Before development hereby permitted is commenced, details of the gabion retaining walls and all bench seating on the gabion walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality and the safety of users in accordance with Policies CS7 of the Core Strategy (2012) and DM01 of the Development Management Policies (2012).

INFORMATIVES:

The informatives that it is recommended be included on the decision notice in respect of this application are set out in Appendix 3 of this report. These include (as the first informative) a summary of the reasons for granting planning permission for this development and the relevant development plan policies taken into account in making this decision.

1. BACKGROUND TO THE CURRENT APPLICATION

1.1 The Mill Hill East Area Action Plan

Mill Hill East is designated as an Area of Intensification in the London Plan (2011) and as a key growth area in the Barnet Core Strategy (2012). The area covered by this designation includes the former Inglis Barracks; Mill Hill East station; International Bible Students Association (IBSA House); the Council Depot and recycling centre; Bittacy Court; the Scout Camp and former Mill Hill Gas Works (the area now centred around Lidbury Square).

The area was first highlighted as an area which could be redeveloped in the London Plan in 2004. This is primarily as a result of Project MoDEL (Ministry of Defence Estates London) which involves the consolidation and sale of surplus MoD properties around London. The activities from Inglis Barracks were transferred to RAF Northolt and the base vacated in 2008 thereby providing an opportunity for redevelopment. The Council recognised that Mill Hill East was an area where more detailed policies were required to guide future development and in 2009 adopted an Area Action Plan (AAP) which covered an area of 48 hectares focused primarily on the former Inglis Barracks site. The aim of the AAP is to seek to ensure that development takes place in a balanced and coordinated manner by setting out a comprehensive framework to guide the delivery of housing, employment, leisure and associated community facilities, infrastructure, transport initiatives and environmental protection and enhancement.

A partnership comprising of a number of the key landowners and developers (the Inglis Consortium) prepared and submitted the outline application in 2009 for the comprehensive redevelopment of most of the area covered by the AAP.

1.2 The outline planning permission

In September 2011 outline planning permission was granted for the redevelopment of Mill Hill East regeneration site (now also known as Millbrook Park). This site covers an area of approximately 33.6 hectares (83

acres) and is located within the Mill Hill ward. The site is bounded to the east by Frith Lane, to the north by Partingdale Lane and to the west by Bittacy Hill (B552). Bittacy Business Park is immediately to the south of the site and Mill Hill East Underground station (Northern Line) lies to the south west.

The site is divided into a number of Development Land Parcels (DLP) or otherwise known as phases. Following approval of the site wide pre-commencement requirements, reserved matters applications will be brought forward for all detailed elements of the development for each phase, which would deal with all matters not fully addressed within the outline consent (layout, design, appearance and landscaping).

Each phase is to be brought forward in 2 stages (which can be subject to separate reserved matters approvals):

- Firstly, a programme of advance infrastructure works (AiW) to serve the phase; and
- Secondly, the development of the phase itself.

This is controlled by Conditions 5b and 5 respectively of the outline permission (ref H/04017/09, dated 22nd Sept 2011).

In addition to the plan drawings submitted, the following information was also submitted in support of the application and forms the supporting information:

- Phase 3, 4A, 4B & 5 Site Location Plan, 5106655/MB/GE/0410 Rev P02
- Existing Levels Sheet 1 of 2, 5106655/MB/GE/0411 Rev P01
- Existing Levels Sheet 2 of 2, 5106655/MB/GE/0412 Rev P01
- Existing Block Plan Sheet 1 of 2, 5106655/MB/GE/0413 Rev P01
- Existing Block Plan Sheet 2 of 2, 5106655/MB/GE/0414 Rev P01
- Statement of Compliance (ref. MHE/RMA/AIW345)
- Light Spill Plan Sheet 1 of 2 - 5106655/MB/GE/0428 Rev P03
- Light Spill Plan Sheet 2 of 2 - 5106655/MB/GE/0429 Rev P03
- Design Capacity Statement – Highway (ref. 5106655/MB/RM3/001)
- Design Capacity Statement – Statutory Undertakers Services (ref. 5106655/MB/RM3/002)
- Street Lighting Design and Lighting Assessment (ref. 5106655/MB/RM3/004)
- Landscape Design Statement (ref. 2133-PPK-DS01 Rev B)
- Contamination Technical Note (ref. 5106655-103)
- Drainage Memo (ref 5106655) 5th April 2013
- Open Space Reconciliation Note and Plan Illustrating Areas of Open Space ref 2133-LA08 Rev B
- Arboricultural Impact Assessment Report (ref APA-MP3-5i-AIA-01b)

2. MATERIAL CONSIDERATIONS

2.1 Key Relevant Planning Policy

National Planning Policy Guidance / Statements: The National Planning Policy Framework (NPPF)

On March 27th 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF replaces 44 planning documents, primarily Planning Policy Statements (PPS's) and

Planning Policy Guidance (PPG's), which previously formed Government policy towards planning.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document includes a 'presumption in favour of sustainable development'. This is taken to mean approving applications, such as this proposal, which are considered to accord with the development plan.

The Mayor's London Plan: July 2011 2.13 (Opportunity Areas and Intensification Areas), 3.6 (Children and Young People's Play and Informal Recreation Facilities), 3.7 (Large Residential Development), 5.12 (Flood risk management), 5.13 (Sustainable drainage), 5.14 (Water quality and wastewater infrastructure), 5.21 (Contaminated land), 6.3 (Assessing effects of development on transport capacity), 6.9 (Cycling), 6.10 (Walking), 6.13 (Parking), 7.1 (Building London's neighbourhoods and communities), 7.2 (An inclusive environment), 7.3 (Designing out crime), 7.4 (Local character), 7.5 (Public Realm), 7.8 (Heritage Assets and Archaeology), 7.19 (Biodiversity and Access to Nature), 7.21 (Trees and Woodlands).

Core Strategy (Adoption version) 2012
Development Management Policies (Adoption version) 2012

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD).

Relevant Core Strategy Policies:

CS NPPF (National Planning Policy Framework – Presumption in Favour of Sustainable Development), CS4 (Providing Quality Homes and Housing Choice in Barnet), CS5 (Protecting and Enhancing Barnet's Character to Create High Quality Places), CS7 (Enhancing and Protecting Barnet's Open Spaces), CS9 (Providing safe, effective and efficient travel), CS12 (Making Barnet a Safer Place), CS13 (Ensuring the Efficient Use of Natural Resources)

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Relevant Development Management DPD Policies:

DM01 (Protecting Barnet's Character and Amenity)
DM02 (Development Standards)
DM03 (Accessibility and Inclusive Design)
DM04 (Environmental Considerations)
DM06 (Barnet's Heritage and Conservation)
DM15 (Green Belt and Open Spaces)
DM16 (Biodiversity), DM17 (Travel Impact and Parking Standards).

Mill Hill East Area Action Plan (AAP) 2009

The Mill Hill East Area Action Plan (AAP) was adopted by the Council in 2009 and forms part of Barnet's Local Plan containing policies relevant to the

determination of planning applications in the area. The AAP forms a material consideration in the determination of Planning Applications in this area.

The relevant policies for the consideration of this application are: MHE7 (Parks and Public Open Space), MHE8 (Children's Play Space), MHE9 (Protection of Green Belt and Biodiversity), MHE10 (Making the Right Connections), MHE14 (Creating a Sustainable Development), MHE15 (Design), MHE16 (Delivering Design Quality), MHE18 (Delivering the AAP).

Approved Design Code

The approved Design Code pursuant to Condition 4 of the outline consent (ref H/04565/11, 21st Dec 2011) also sets out the guidelines for how the site, its neighbourhoods, open spaces and key amenities could be designed and built. It informs the formulation of individual reserved matter applications related to specific phases of development. Site-wide or phase related reserved matters must be in compliance with the agreed Design Code unless satisfactorily justified and this will be assessed in detail below.

2.2 Relevant Planning History:

Application Reference:	H/04017/09
Case Officer:	Jo Dowling
Proposal:	Outline application for the comprehensive redevelopment of the site for residential led mixed use development involving the demolition of all existing buildings (excluding the former officers mess) and ground re-profiling works, to provide 2,174 dwellings, a primary school, GP Surgery, 1,100sqm of 'High Street' (A1/2/3/4/5) uses, 3,470sqm of employment (B1) uses, a district energy centre (Sui Generis) and associated open space, means of access, car parking and infrastructure (with all matters reserved other than access). Full application for the change of use of former officers' mess to residential (C3) and health (D1) uses.
Stat Start Date	30/10/2009
Application Type	EIAO
Decision	APL
Decision Date	22/09/2011

Application Reference:	H/00480/12
Case Officer:	Colin Leadbeatter
Proposal:	Reserved matters application seeking approval for advance infrastructure works in relation to Phase 1A of Millbrook Park (Mill Hill East) pursuant to outline planning permission reference H/04017/09 dated: 22/9/2011.
Stat Start Date	07/02/2012
Application Type	APD
Decision	APC
Decision Date	08/05/2012

Application Reference:	H/00642/12
Case Officer:	Colin Leadbeatter
Proposal:	Reserved matters application seeking approval for advance infrastructure works in relation to Phase 2 of Millbrook Park (Mill Hill East), pursuant to outline planning permission H/04017/09 dated 22/09/2011
Stat Start Date	20/02/2012
Application Type	APD

Network Rail:

No observations to make.

Environment Agency:

Initial comments received from the Environment Agency (EA) raised queries on the surface water discharge limit, which did not tally with the information in the site wide drainage strategy. It was suggested that the scheme should be amended to achieve the rates agreed at outline, supported by calculations.

Furthermore, the drainage strategy plan indicates that attenuation is to be provided using ponds providing approximately 900m³ of attenuation within phase 3 and swales along the roads. The EA strongly support the use of ponds and swales, however the technical note fails to indicate the attenuation provided by the swales or demonstrate how the volume of the pond has been arrived at.

Since the above comments were made, the applicant provided further information and calculations to support their case. It stated that the total discharge rate from the whole site will meet the rate agreed in the outline application. The appropriate drainage calculations have also been provided to indicate the attenuation provided by the swales or demonstrate how the volume of the pond has been arrived at. The EA is satisfied with the drainage strategy of these phases.

English Heritage:

No comments received.

London First:

No comments received.

Sustrans: No comments received.

Thames Water:

No comments received.

Natural England:

No specific comments made.

London Fire Brigade: The access is satisfactory at this stage.

National Grid:

National Grid has identified that it has apparatus in the vicinity of the site which may be affected by the activities specified. National Grid would want to be informed the decision. Due to the presence of National Grid apparatus in proximity to the specified area, the contractor should contact National Grid before any works are carried out to ensure their apparatus is not affected by any of the proposed works.

Environment and Transport, Green Spaces:

No comments received.

Traffic and Development (Highways):

Technical details require clarifications or changes including: lamp column locations, visibility splays for the parking bays, location of pedestrian

crossings, in some areas the tactile paving is missing from the opposite side of the road.

Other comments relate to the design of the road not complying with the Design Code principles: width of the roads are not compliant with the Design Code guidelines, traffic calming measures not following the Design Code, vehicle tracking, the 'Green Lane' should be a shared surface in accordance with the Design Code, the shared surface square should be matched to the design used on Estate Road 1 (already approved).

Environmental Health:

This is a comprehensive report incorporating desk top study, site investigation and remediation proposals. Recommend that a condition requiring a validation/verification report that demonstrates the remediation work has been done.

Street Lighting:

Street lighting confirms correct assessment & technical notes are being used to relevant standards. The layout received does indeed try to mitigate obtrusive light. However it is not possible to gauge from drawings how close resident's properties may be to road ways & footpaths. As noted in drawings under note 4 lighting column locations are temporary only & subject to detail design. Columns need to be designed away from any trees which may have an adverse effect on lighting the area required. There are also stepped areas in the park which would need to be lit.

Trees and Landscape Team:

A more detailed Method Statement is required. Initial concerns regarding the levels of the park affecting the roots of the trees. Some of the Root Protection Areas should be reconsidered where there are areas of hardstanding/roads as it may affect the position of the protective fencing.

Refuse:

No comments received.

District Scout Committee:

No comments received.

Woodside Park Gardens Suburb:

No comments received.

Mill Hill Residents Association:

No comments received.

Ridgemont Residents Association:

No comments received.

Federation of Residents Association:

No comments received.

The Finchley Society:

No comments received.

Mill Hill Preservation Society:

No objections to the scheme.

3. DESCRIPTION OF THE SITE, SURROUNDINGS AND PROPOSAL

3.1 Site Description and Surroundings:

Site in relation to the outline consent:

The site to which this reserved matters application relates covers an area approximately 14 hectares (Ha) in size, located on the north and central part of Millbrook Park. The site falls within a number of phases of the outline consent (phasing approved pursuant Condition 7 ref H/03362/12).

It covers the northern section of the Mill Hill East regeneration site (land identified as Phase 3, 3 (POS), 4a, 4b and 5 on the approved phasing plan), plus a 'strip' of land that extends south to a further area of land within the central southern section of the site (Phase 10 and 11 and part of Phase 7 land) – see appendix 1.

Physical features:

Northern section (Phases 3, 4a, 4b and 5)

The northern part of the site is an area of open land with some buildings that are in the process of demolition. The site is bounded by Partingdale Lane to the north and the area beyond this is designated as Metropolitan Green Belt. To the west of the site is the International Bible Students Association (IBSA House), the retained former Officers' Mess building and the existing Notting Hill Housing Trust residential properties (NHHT). IBSA House forming the most northern boundary is the administrative headquarters of IBSA and the location of their publishing facility. It includes offices, a large print works and delivery yard. To the east of the site is the adjoining residential development that is now known as 'Ridgemont' properties.

The application site also includes a strip of land running between the northern and southern sections. To the east and west of this is the existing cleared site associated with the future Millbrook Park phases.

Southern section (Phases 10 and 11)

The southern part of the application site comprises a disused car park, grassland area and areas of open space where former buildings have been demolished. The south-eastern boundary of this site adjoins the Council depot and recycling facility. The area to the east is land designated for a new primary school.

There is a total of 205 trees that fall within the site boundaries of this application and the larger mature trees mainly in the north of Millbrook Park. The site has a steep topography which drops 44 metres in height from the northwest to the southern corners. The steepest slopes are in the centre of the site with gradients of around 1:12. The site is visible from parts of the adjacent Green Belt, with oblique views from the adjoining residential neighbourhoods of Woodside Park and North Finchley.

The site has a public transport accessibility level (PTAL) of 2-3. Mill Hill East underground station is approximately 200m to the most southern part of the site.

3.2 Proposal

The application is in two parts, but both are for the approval of matters reserved under the outline consent ref H/04017/09. An Environmental Impact Assessment Screening Opinion for this phase has been submitted separately and it was considered that an Environment Statement was not required (application ref H/00670/13).

The Advanced Infrastructure Works (AiW)

The AiW comprises laying of sub-surface utility infrastructure, construction of roads and construction of Sustainable Urban Drainage System (SUDS) infrastructure. The road that is proposed would be the 'northern loop road' serving phases 3, 4a, 4b and 5, which would come forward once the AiW are complete. It essentially encircles the whole of Phase 5 and the Panoramic Park. The road would run along the southern boundaries of Phases 3, 4a and 4b (See site layout at Appendix 2).

The road would link up with Phase 1 and 2 estate roads (which have already been granted planning permission) and provides junctions for future estate roads in those phases 3, 4a, 4b and 5. Associated hard and soft landscaping is proposed along the proposed loop road including the provision of footpaths, green swales and urban swales.

Following the final demolition of existing buildings and the removal of hardstanding, the site is subject to remediation works. Ground re-profiling is proposed, with materials being removed from the northern section of the application site and used to fill parts of the southern section (phases 7, 10 and 11) to achieve site levels approved under the outline permission.

Landscaping of public open space OS4

This application also seeks approval of reserved matters for the Phase 3 public open space (POS). Parameter Plan 2 (Landscape) of the outline consent, the approved 'Revised Public Realm and Open Space Strategy' and the Design Code identify the general location and extent of land to be used as public open space within Phase 3 and this is known as the 'Panoramic Park'.

Phase 3 as defined in the approved amended Phasing and Implementation Plan includes a public open space (identified as OS4) and residential development (see Phasing Plan at Appendix 1). These two areas can be developed in isolation, but it is envisaged that the whole of Phase 3 would be delivered in the period 2012- 2015. Residential development within Phase 3 is located to the northern most part of Millbrook Park site (adjoining Partingdale Lane) and no housing development is proposed as part of this application.

Condition 15 (Level of Open Space) of the outline consent sets out the level/target of open space to be provided across the whole Millbrook Park site. It stipulates that not less than 5.95 Hectares of open space shall be provided in the development which will consist of a target provision in a number of areas across the development site. The target provision that relates to this phase is: Panoramic Park 1.37Ha.

This application therefore proposes the landscaping of the public open space OS4 and necessary AiW required in respect of this land, which in summary provides the following:

- Ground re-profiling;
- Landscaped picnic areas;
- Approximately 2,000sqm sports/rounders pitch in the central western part of the site;
- 500sqm equipped children's play area located to the north of the rounders pitch;
- 200sqm youth (12+) play area including play equipment;
- 2 x attenuation ponds in the eastern section of the park and associated sub-surface drainage provision; and
- Urban (Rain Garden) Swales along the eastern, northern and western edges of the park.

Discharging of conditions

This application also involves the discharge of a number of planning conditions attached to the outline consent that require information to be submitted for each phase of the development. Those conditions that are to be approved in relation to this proposal are as follows:

- Condition 26 – Pedestrian and Vehicular Access Points
This requires details of access points, estate roads and footways to be submitted and approved.
- Condition 48 – Design of Open Space
This requires details on the construction of any communal open space and should be in accordance with the principles and parameters contained within Parameter Plan 2, Landscape (A6157/2.1/04) and the Revised Public Realm and Open Space Strategy (MHE/OPA/5.1).
- Condition 52 – Children's Play Space
This requires details of children's play areas to be submitted and approved and shall be provided within 12 months of the first occupation of any dwelling located within that phase.

4. PLANNING CONSIDERATIONS

4.1 The Principle of Development

Advanced infrastructure works

The principle of an access road and the construction/landscaping of a public open space is established by the outline planning consent. Condition 5 and 5b (Reserved Matters Details) seeks details (layout, scale, landscaping and appearance and in the case of the AiW details of drainage, ecology and contamination strategy) to be submitted to and approved by the Local Planning Authority (LPA) prior to the commencement of development.

The outline planning permission consists of a series of parameter plans which establish a series of parameters and principles to create a clear framework of planning control and fix the quantum of development, land uses, levels and access arrangements.

The key parameter plans of relevance to the consideration of this application are:

- Parameter Plan 1: Access and Movement
Establishes the main vehicular and pedestrian access points and vehicular movement hierarchy.
- Parameter Plan 2: Landscape
Establishes the location and extent of areas of public open space.
- Parameter Plan 3: Land use
Establishes the location and distribution of land uses and open spaces.
- Parameter Plan 4: Scale
Establishes the maximum height permissible across the whole Millbrook Park site.
- Parameter Plan 5: Character Areas
Establishes the extent and disposition of the strategic character areas.
- Parameter Plan 6: Levels Strategy
Establishes the proposed spot levels at street junctions and maximum permissible gradients along each of the streets.

In order to support the detail contained within the parameter plans the outline consent has a number of additional documents that form a 'strategic development framework' in accordance with the requirements of Policy MHE18 of the AAP. The 'framework' establishes a series of development principles that will be used to guide detailed elements and the preparation of reserved matter applications. Of relevance to the consideration of this application are the following documents:

- Design Principles Document;
- Revised Transport Assessment
- Phasing and Delivery Strategy
- Technical/Infrastructure Strategy
- Revised Public Realm and Open Space Strategy (MHE/OPA/5.1)
- Technical and Infrastructure Strategy (MHE/OPA/6)
- Revised Phasing and Delivery Strategy (MHE/OPA/10.2) which includes phasing plan ref Figure 4.1

Design Code

In addition to the above a site wide design code has been approved in the clearance of condition 4 of the outline application and forms the guide to the assessment of reserved matters applications. This reserved matters application is therefore considered within the framework of established broad development principles, Parameter Plans, and a detailed design code.

The applicant has submitted a statement of compliance with this application to describe the proposed development and demonstrates general compliance with the outline planning permission.

The proposals comply with the approved Parameter plans in terms of location of the proposed road and levels. The road has been designed to link in to the future road network and designed to take the capacity of traffic envisaged by

the Transport Assessment that accompanied the outline application. Highway and transport related matters are discussed in further detail in subsequent sections of this report, but the roads proposed have been designed to link acceptably into the anticipated and currently existing parts of the surrounding road network.

For the reasons set out above it is considered that the principle of the AiW development is acceptable and in accordance with the relevant parameters and principles of the outline consent to which it relates.

Panoramic Park

The principle of the public open space is also established in the outline consent. The open green spaces in Millbrook Park is considered to be a key element of the outline consent as it provides essential amenity space for residents, along with maintaining the overall green nature of the site.

This open space in OS4 is to be delivered prior to the completion of 50% (467 residential units) in the Green Belt Edge and Central Slopes Character areas (as set out in the Design Code).

The park sit within the spatial parameters defined on Parameter plans 2 (Landscape) and 3 (Land Use) and though there might be minor variations to the boundaries set out on these plans, the location of the public open space is acceptable and in accordance with the outline consent. The approved 'Revised Public Realm and Open Space Strategy August 2010' at the outline stage sets out the key principles for the design of each open space and the Panoramic Park sit broadly within the parcel of land that has been allocated.

4.2 Transport, Highways and Parking

Policy CS9 of the Barnet Core Strategy identifies that the Council will seek to ensure efficient use of the local road network, require that development is matched to capacity, seek more environmentally friendly transport networks and promote the delivery of appropriate transport infrastructure. Policies DM17 and CS9 seek that proposals ensure the safety of all road users and make travel safer, reduce congestion, minimise increases in road traffic, provide suitable and safe access for all users of developments, ensure roads within the borough are used appropriately and require acceptable facilities for pedestrians and cyclists.

A hierarchy of street types are set out in Parameter Plan 1 and is further detailed in the Design Code. Its objective is to create streets that have distinctive characters but also fit together to create a coherent development.

The 'northern loop road' proposed here comprises the following street types (as defined in the Design Code):

- A Secondary Linking Road (to run along the southern boundaries of Phase 3 and 4a, south western boundary of Phase 4b and northern boundary of Phase 5 land and the northern and eastern boundaries of the Panoramic Park);
- A Residential Boulevard (to run along the southern boundaries of Phase 5 land and the Panoramic Park; and
- A Green Lane (to run along the eastern boundary of Phase 5 land and the western boundary of the Panoramic Park).

The hierarchy of streets proposed is also in accordance with the principles envisaged under the outline planning permission to which this application relates. The application is accompanied by a highway Design Capacity Statement for the phase. This concludes that the proposed works would create sufficient highway capacity to meet the demand of existing traffic, future redistributed traffic and traffic generated by the development proposed under the outline consent. Officers consider that the proposal is acceptable in terms of the highway capacity that it would deliver.

It is anticipated that direct vehicle access to individual homes/plots could be provided in the future. However, this level of detail is not proposed under this application as layout details of development phases served by this street will not be known until the preparation/approval of reserved matters applications for those phases are made.

The road is not being proposed for adoption. A number of technical and construction queries were raised by the Council's Highway Engineer, but these have been addressed. The width of the road, tactile paving details, visibility splays for the proposed parking bays and the surface materials have been amended to satisfy the Highways Officer original concerns.

The Design Code suggest that traffic calming measures should be a combination of shared surface squares and pinch points in the carriageway. The applicant has proposed shared surface raised tables and whilst it does not comply with the Design Code it would still provide an acceptable alternative to constraining vehicle speeds. It is noted that raised tables are proposed on the Estate Road 1 (approved to serve Phase 1 site) and this provides some form of consistency.

Three parking bays are proposed in this application. A disabled bay is proposed to the north of the park, which serves as a visitor space for the Panoramic Park and has been amended to avoid infringing the visibility splays. Two parallel parking bays are shown to be provided along the southern part of the loop road. These bays are to be allocated for the site-wide car clubs already approved under a separate application.

Sustainable Travel

10 no. secure cycle storage is provided in the form of black metal stands that are dotted around the park and would promote sustainable travel.

The proposal achieves this and also satisfies the requirement of Condition 26 (Pedestrian and Vehicular Access Points).

4.3 Design, Character and Amenity

Local Plan policy DM01 states that all development should represent high quality design that is based on an understanding of local characteristics, preserves or enhances local character, provides safe, secure and attractive streets and spaces respects the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. It also states that proposals for lighting schemes should not have a demonstrable impact on residential amenity and seeks generally to protect the amenities of adjoining and potential occupiers and users.

Design matters relating to the hard landscaped areas proposed are considered in the Transport, Highways and Parking section of this report. Multi-media and utilities infrastructure would be provided in a 'utilities trench' beneath footpaths and this is considered to be an acceptable approach that accords with the objectives of the Design Code.

Visual impact

No buildings are proposed in this application, but it is envisaged that the future buildings surrounding the block in the future phases would provide an appropriate enclosure around the Panoramic Park. The park is located on higher ground to the north east of the development site on a south-east facing slope and the design maintains an 'open' character that optimises the panoramic views out towards London. The tallest physical structures proposed within the park are towards the north western edge with the play equipment, but the remainder of the park is generally open with large areas of grassland and the sports/rounders pitch and pond being level.

The approved 'Revised Public Realm and Open Space Strategy' and the Design Code establishes the design principles for the landscape works. The submitted plans demonstrate that the proposals are broadly in compliance with the design principles. The key spaces have been laid out appropriately;

- Access is open for all with no fencing around the perimeter of the park;
- A main north-south pedestrian route through park, which is a continuation of the north-south pedestrian spine road;
- Level access at all entrances and paths have gradients shallower than 1:12. The key spaces are well connected with the provision of pedestrian routes around the perimeter of the park and frequent entrances at various points ensuring a permeable recreational space;
- Existing and additional trees to maintain the parkland character (further analysis of trees to be discussed in the 'Trees' section of this report);
- An open grassed area to the west of the park for informal sports. This area will be bounded by paths and existing retained trees to the south. Low mounding will offer the opportunity for informal seating and low retaining wall around the rounders pitch also to provide formal seating;
- A neighbourhood play area of approximately 500sqm to the north of the park. Largely fenced off with 1.2m high tubular railings this equipped area would be mainly timber maintaining this parkland character;
- To the north west of this park and adjoining the neighbourhood play area is another informal equipped space comprising 'trim trail' apparatus. These timber devices would be loosely positioned around the existing mature trees without being hidden from view;
- Seating and two picnic areas to the east with proposed grass and wildflowers/bulb planting'
- Two attenuation ponds to the east with a gabion retaining wall to the western boundary providing an attractive landscape feature. Wetland planting is proposed along this gabion wall helping to provide a sufficient landscape buffer and minimising the visual impact;
- Urban swales proposed on the edges of the park as part of the SUDS;
- Low retaining walls around key play spaces and along the north-south route to providing a 'seating wall'.

The street furniture proposed under this application mainly involves timber benches, litter bins, picnic benches, cycle stands and timber bollards and it is considered that these are in accordance with the Design Code guidelines and are appropriate.

This application also proposes the installation of street lighting columns (street lights) and the proposed locations of these are shown in the plans submitted. It is accepted that the street lights are needed to provide a safe environment for users of the roads proposed. It is recognised however that as no detailed proposals have yet been brought forward for adjacent residential developments within the Mill Hill East site this aspect cannot be assessed fully at this time. The submission confirms that street lamp locations can be reconsidered as phases adjoining the site come forward and conditions have been recommended to control this aspect of the development.

Access and security matters

Access paths within the park are of appropriate gradient and help to promote connectivity and movement through and around the park. Whilst an inclusive accessible environment should be achieved for the public, steep topography has made this challenging. The park has been designed to incorporate paths at gradients no steeper than 1:12. This, in places, results in the use of steps which will be designed to include hand rails and landings. Where steps are used, an alternative 'level' route is provided. The park is to be open to all members of the public and no restriction is in place to prohibit other users outside of the Millbrook Park site.

The access aspirations of the Design Code is to ensure the parks and open spaces are open to all with no gated or restricted access and should be designed with as many access points as possible. Whilst the equipped play area is fenced and gated, these are low level and visually permeable and help to define this space. Location is critical in generating a sense of social safety and security and the facilities are close to walking or cycling 'desire lines' and with informal oversight from nearby future housing.

The guidance in the Mayor's 'Providing for children and young people's play and informal recreation' SPD (2008) notes that older young people tend to prefer a degree of separation from others, so spaces for them can be more removed. But they still need to be easily accessible and visible within neighbourhoods, not tucked away out of sight. This proposal for the 'Trim trail' equipment which is more suitable for the older younger children is separated from the main play space and is within line of sight from the road and future nearby housing. There is sufficient distance from future properties in subsequent phases to ensure residential amenity is not compromised (in terms of noise and privacy).

Landscaping

The soft landscaping includes amenity grass and wildflowers/bulb planting for the majority of the park. Shrub. Herbaceous, wetland, formal and bulb planting are in appropriate places defining and commensurate with the character of the different key spaces and entrances and the chosen species are generally in accordance with the Design Code.

Trees

Position regarding the retention and removal of existing trees on the Millbrook Park site

The Council has accepted that a number of trees on the site are to be removed in order to allow for development approved under outline consent to proceed, which satisfies development plan policy requirements. This position was formalised via the approval of the following:

- Parameter Plan 2 (at outline stage) - identifies existing trees to be retained and those existing trees to be removed.
- The Revised Public Realm and Open Space Strategy (at outline stage) – this adds a further layer of detail to Parameter Plan 2 in the form of an Existing Tree Strategy. It sets out an objective that reserved matters applications should seek to retain the best quality A/B trees, which should be supplemented by new planting.
- Details approved pursuant to Condition 53 - (discharge of condition for protective fencing)
- The Prior Notification of Demolition Works - (separate application following the outline consent).

Condition 53 required details of protective fencing around trees to be submitted to the LPA for approval. In order to discharge this condition, the Council required each existing tree to be identified on a plan and to be labeled as either:

- Tree to be removed at demolition.
- Tree to be removed (to be confirmed following preparation of detailed proposals at reserved matters stage)
- Trees to be retained.

It is envisaged that reserved matters applications should be prepared in the context of the above documents and that the Council accepts that these trees are to be removed. However, the loss of any further trees that are not identified for removal on the aforementioned plans is a relevant consideration and should be considered in accordance with relevant development plan policies which require their loss to be justified either in arboricultural terms or practicability (and appropriate mitigation measures put in place).

Proposed works to trees

A total of 205 trees fall within the site boundaries of this application, of which 96 are to be removed under the consent of previous schemes. A total of 109 remaining trees will require protection during the proposed works. *This application proposes to remove an additional 19 trees that have not previously been approved in the aforementioned documents. These are necessary to facilitate the infrastructure works or would be in a location that would affect the layout of the footpaths to the park. Further, 3 of the trees to be removed is to facilitate the diversion of the high voltage cable. Some of the trees are to be removed for arboricultural reasons (poor condition and has a category U 'Unsuitable for Retention').*

The majority of the trees to be removed in this application are a Category 'C'. There are 4 trees that are of a category 'B'. Whilst there are TPO trees adjacent to the site, none are within the site boundaries or are affected by the works under consideration. The proposal would provide 62No. new trees to

mitigate the loss. Many of the trees are proposed in the Panoramic Park providing a parkland character. It is also envisaged that more trees would be provided within the residential development coming forward in the relevant phases, but the location of these trees cannot be determined at this stage as the design and layout of dwellings, roads and associated infrastructure have not been fixed. The reserved matters application for future phases would then indicate the number and location of new trees.

Tree Protection

The Tree Protection Plans illustrate how the Root Protection Areas (RPA) generally lies within the "Tree Protection Zone" and therefore remain fully fenced off. However, this degree of protection is not entirely possible on the site: where it is necessary to perform some of the earthworks within road sections potentially occupied by RPA. This is indicated on the submitted plans (for 39 trees). Trial excavation will be required to determine the degree of root colonisation beneath the road section and whether / where further mitigation is required. It is recommended that a condition requiring a Method Statement for these works are submitted and approved prior to any development.

Initial concerns were raised by the Council's tree officer regarding the levels of the rounders pitch in the Panoramic Park and its impact on the RPAs of those retained trees. Following discussion with the applicant, the levels to the rounders pitch have been amended to ensure any impact on the tree roots are minimized.

Surface materials

The surface materials for the park are in accordance with the Design Code guidelines ensuring legibility, consistency and durability.

Overall, the layout, appearance and hard and soft landscaping are considered acceptable in principle and it is considered that the design approach would result in a high quality development in accordance with the requirements detailed within the Design Code and Policies CS5 and DM01.

4.4 Amount of open and play space

Condition 15 (Level of Open Space) of the outline consent sets out the level/target of open space to be provided across the whole Millbrook Park site. It states the following:

"Not less than 5.95 Hectares of open space shall be provided in the development which will consist of a target provision in the following areas:

- *Panoramic Park 1.37 Hectares*
- *Central Community Park 0.46 Hectares*
- *Officers' Mess Gardens 0.76 Hectares*
- *Eastern Park 0.42 Hectares*
- *Public Square 0.3 Hectares*
- *Northern Pocket Parks 0.35 Hectares*
- *Open Space to north/south of Officers' Mess 0.29 Hectares*
- *School Playing Fields 1.30 Hectares*
- *Woodland 0.70 Hectares*

As detailed in Parameter Plan 2(A6157/2.1/04) and the Revised Public Realm and Open Space Strategy (MHE/OPA/5.1) unless otherwise agreed in writing by the Local Planning Authority”.

This condition was imposed to ensure that appropriate provision of open space is provided throughout the development, but it is set out to allow some variation as each area is to achieve a ‘target’, with the minimum of 5.95Ha across the whole site to be provided. 1.37Ha of public open space has been proposed in this application for the Panoramic Park and conforms to Condition 15.

Play

The ‘Revised Public Realm and Open Space Strategy’ at outline stage calculated a minimum of 7,980sqm of ‘playable space’ across the whole Millbrook Park site. It had committed the Panoramic Park to deliver a neighbourhood playable space and a rounders pitch. This proposal would meet the provision of an equipped play area (at least 500sqm) and a rounders/kickabout pitch. The equipped area is fenced off with low railings and therefore allows visual permeability and passive surveillance. The play areas are set back from the outer edges of the park and therefore would not impact on future neighbours’ residential amenity.

The exact specifications for the play equipment has not yet been specified as this would be decided when the development goes out to tender, but the applicant has provided maximum dimensions and the likely appearance of the equipment. It is proposed to impose a condition for final play details to be submitted and approved and installed within 12 months of the first occupation of any dwelling in Phase 3, 4a, 4b or 5 (whichever is earlier). Condition 52 (Children’s Play Space) requires details of children’s’ play area to be provided and approved to which the submission relates. Whilst this scheme is not a ‘residential phase’, it is considered appropriate in this instance to require the provision of this play area within 12 months of the first occupation of the above phases as these are likely to be the next series of phases coming forward for residential development and adjoins the Panoramic Park. There is a further control for the delivery of this park as the approved Phasing Plan requires this to be completed prior to the completion of 50% of units (467 units) in the Green Belt Edge and Central Slopes Character Areas.

The proposal hereby satisfies the requirements of Conditions 48 (Design of Open Space) and 52 (Children’s Play Space).

4.5 Drainage and Flooding

Drainage information for the wider site covered by the outline planning permission to which this application relates was submitted (under application ref H/04340/11) under conditions 43, 44 and 46 of that consent. The current application includes a plan providing details of surface and foul water drainage and a Drainage Strategy technical note. These documents set out how the drainage infrastructure proposed would be consistent with the site wide approach to drainage.

As part of the SUDS across the Millbrook Park site, the site wide drainage strategy and the Design Code requires the installation of Urban swales along the northern side of the proposed road and around the perimeter of the

Panoramic Park and Green swales along the southern side of the Residential Boulevard. Three types of urban 'rain garden' swales are proposed with the widest (at 4.5m) to be along the Residential Boulevard. Narrower swales are proposed along the edges of the Panoramic Park. Though shallower than anticipated, these broadly follow the design principles set out in the Design Code and the minor variations such as the width or profile are considered acceptable as the swales still carry out the same functions envisaged to capture surface water run-off.

The Green swales are larger in width and depth spanning between residential properties and the carriageways. These will combine grassed banks (maximum gradient of 1:4) and areas of ornamental and native planting on a timber retaining wall terrace. Frequent crossing points in the form of pedestrian bridges give adequate connectivity.

Knee rails are proposed along the edge of the swale and the carriageway. No physical barrier separates the swales and the pedestrian footpaths, but since the urban swales are shallow and the Green swales have a terraced planting bed it is not considered that pedestrian safety would be compromised.

The drainage strategy and Design Code also requires an attenuation pond within the Panoramic Park. This proposal would have two ponds that are connected and both will have a permanent water level set at 89.00m and will attenuate surface water up to a maximum normal operating level of 90.00m. Approximately 900m³ of attenuation will be available between the water levels of 89.00m and 90.00m. In the event of severe storms, there will be approximately 1500m³ additional storage available due to the proposed banking around the ponds up to a maximum water level of 91.00m.

The Environment Agency originally raised queries regarding the surface water discharge limit, which did not tally with the information in the site wide drainage strategy. The applicant has adjusted the discharge rate to 240 litres per second from Phase 3 and stated that the total discharge rate from the whole site will meet the rate agreed in the outline application. The appropriate drainage calculations have also been provided to indicate the attenuation provided by the swales or demonstrate how the volume of the pond has been arrived at.

The Council's own Drainage Engineer is also satisfied with the drainage proposals. The proposal is considered to be acceptable and compliant with the principles and objectives of the outline consent to which this application relates in terms of drainage and flooding matters.

4.6 Biodiversity and Nature Conservation

Policy DM16 of the Barnet Local Plan states that when considering development proposals the Council will seek the retention and enhancement, or the creation of biodiversity. Policy DM01 states that proposals for lighting schemes should not have a demonstrably harmful impact on biodiversity. Policy MHE9 of the AAP states that ecological surveys will be required before development can commence, to ensure appropriate mitigation measures are undertaken.

The Environmental Statement at outline stage concluded that there are no overriding concerns with respect to ecology and nature conservation preventing redevelopment taking place. It is acknowledged by the AAP that the site is of limited nature conservation importance and it is considered that the development provides the opportunity to enhance the diversity of habitats across the site through the planting of native species.

An Ecological Mitigation and Management Plan (EMMP) was approved in order to discharge Condition 60 of the outline planning consent under application reference H/04184/11 (24th November 2011). The purpose of the EMMP was to set out a management programme for the enabling phases of works to safeguard and enhance the features of importance to nature conservation present within the application site.

This application is accompanied by an updated Habitat Survey (by Atkins) covering the area of this application. No potential additional significant impacts have been identified as a result of subsequent surveys and subject to the mitigation that has been agreed for Millbrook Park site, no additional significant impacts on ecological receptors would be predicted as a result of the proposed works within the current application site.

Whilst existing trees may be lost, a significant new number would be proposed. Bat and bird boxes are proposed on the larger retained trees and new trees, planting and the pond would enhance biodiversity. The location of the bat boxes on the submitted plans is indicative at this stage and it is anticipated that the final position to be confirmed with an ecologist and a condition requiring this is recommended.

The mitigation measures identified in the Habitat Survey Update submitted with the application shall be carried out as part of the implementation of the development proposed and this is listed as an approved plans condition.

Natural England was consulted and made no comments to the scheme as submitted. There are therefore no significant ecological issues raised in this proposal.

4.7 Contaminated land issues

Following demolition works, the site is to be subject to remediation works, which is in accordance with Condition 63 (Contaminated Land) of the outline consent. A contamination strategy for the whole site has been dealt with under Condition 63 of the outline consent (ref H/00643/12, approved April 2012). This condition is split into 4 parts and parts i) and ii) which includes desk top studies and site investigation have been approved. Parts iii) of the condition requires the approval of a remediation strategy and part iv) requires a verification to be submitted for each phase.

The applicant has submitted a Summary of Contamination Assessment and a Remediation and Reclamation Strategy Feb 2013 which provides the findings of ground investigation and the approach to dealing with contamination.

The information submitted is for Condition 63 (iii) of the outline consent. Part iv) of the Condition 63 and Condition 65 of the outline consent would require a

contamination remediation verification report to demonstrate completion of the works set out in the approved remediation strategy. The Council's Environmental Health Service has confirmed that the report was comprehensive and recommends a condition requiring validation/verification report to be submitted demonstrating the remediation work has been done. Since Condition part iv) of Condition 63 requires a verification report, there is no need to re-impose such a condition. An informative to remind the applicant to fulfil part iv) of Condition 63 in respect of these phases is considered appropriate.

4.8 Construction Management and Site Waste Management

A Construction Management Plan for the whole of Millbrook Park was approved pursuant to Condition 17 of the outline consent (ref H/04183/11). The document incorporates the view that succinct method statements will be required for each reserved matters application. The Construction Management Plan submitted for this reserved matters application sets out the arrangements that will be implemented to ensure the environmental issues are managed and minimum impact on the surrounding environment by this development including noise disturbances, vibration, dust, smoke, plant emissions and traffic.

The submitted report follows the principle set out in the site-wide Construction Management Plan and addresses the requirements of the actions. During the early construction stage the existing on-site road infrastructure will be used to provide haul routes through the development until the infrastructure is sufficiently advanced. It is proposed to use the access off Frith Lane (via Phase 1A access) and Bittacy Hill (via the remaining section of Bray Road) for construction routes and is considered to be acceptable as they provide the most direct route to the wider strategic highway network and avoid any environmental weight limit restricted roads.

Condition 18 of the outline consent to which this current application relates requires the submission of a Demolition and Site Waste Management Plan before the commencement of the development. A submission to discharge condition 18 was made in September 2011 (application reference H/04188/11) and approved in November 2011. The development is required to be carried out in accordance with the plan approved under this application and it is considered that this is sufficient to address the waste management issues potentially raised by the current proposal. The application is therefore found to be acceptable in this regard.

4.9 Management and Maintenance of open space

Condition 5 of the outline consent (Reserved Matters Details) requires that a schedule of landscape maintenance for a minimum period of 5 years be submitted. A Landscape Management and Maintenance Plan outlines the management objectives, regimes and standards to ensure that the Panoramic Park is kept in good condition and safe. Management of the Panoramic Park will be undertaken by specialist landscape contractors appointed by the Inglis Consortium's Management Company (which will eventually be the responsibility of the Residents Management Company for Millbrook Park).

4.10 Archaeology

Policy DM06 of the Barnet Local Plan states that any development which may affect archaeological remains will need to demonstrate the likely impact upon the remains and the mitigation proposed to reduce the impact.

When the outline planning application (H/04017/09) was considered an archaeological assessment established that no physical archaeological remains are known to be present in the site but that the potential exists for such remains to be present. The potential adverse impacts identified by the assessment would arise from the loss of physical remains.

Details relating to Condition 61 (Written Scheme of Archaeological Investigation) attached to the outline planning permission was approved under application reference H/04189/11 on 23rd November 2011. Details were submitted that cover a written scheme of investigation for trial trenching on the site. In consultation with Greater London Archaeological Advisory Service (GLAAS) the applicants proposed a series of trial trenches to be dug on the site to evaluate the potential for archaeological finds.

An informative was added to the consent H/04189/11 to ensure any heritage assets of significant archaeological interest that may be uncovered during the course of initial trial trenching, further mitigation may be required.

Notwithstanding this investigation English Heritage Archaeology were consulted on the current application and no comments have been made to the proposal. It is considered that there would be no adverse impacts in relation to archaeology that will arise from the proposal and that it therefore complies with the relevant national, regional and local policies.

4.11 Other matters

National Grid had identified that it has apparatus in the vicinity of the site which may be affected by the activities specified. The applicant has confirmed that the apparatus in question is to be disconnected/abandoned and there will be no remaining mains services on the site by early April.

5. EQUALITIES AND DIVERSITY ISSUES

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- “(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”*

For the purposes of this obligation the term “protected characteristic” includes:

- age;
- disability;

- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council's statutory duty under this important legislation.

The areas of open spaces are publicly accessible and have level access. A disabled visitor parking bay has been provided to aid access to the park.

It is considered by officers that the submission adequately demonstrates that the design of the development and the approach of the applicant are acceptable with regard to equalities and diversity matters. The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and support the council in meeting its statutory equality responsibilities.

6. CONCLUSION

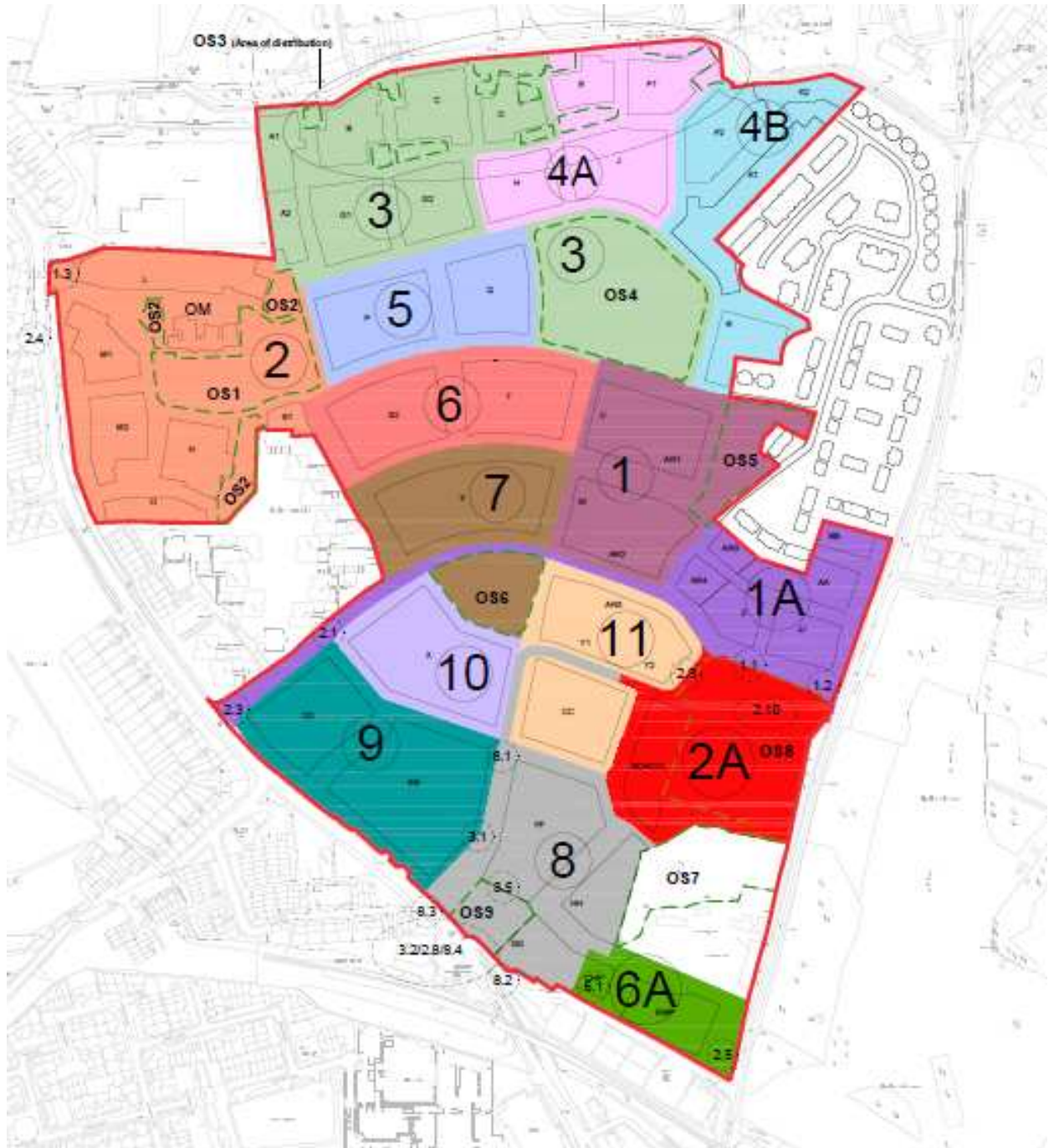
As conditioned the proposal would not compromise the outline planning permission (H/04017/09) for the redevelopment of the wider site. It accords with the relevant development plan policies, conforms to the design principles and the parameters established in both the approved outline application for the former Inglis Barracks site and the Design Code. The proposal is acceptable on visual amenity, access, highways, biodiversity, and drainage grounds.

A large number of new trees and the landscaping scheme would mitigate the additional loss of the existing trees, contributing to the amenity in this part of Millbrook Park site. The accessible public open spaces proposed would provide for quality green recreational spaces for existing residents nearby and future residents of the development.

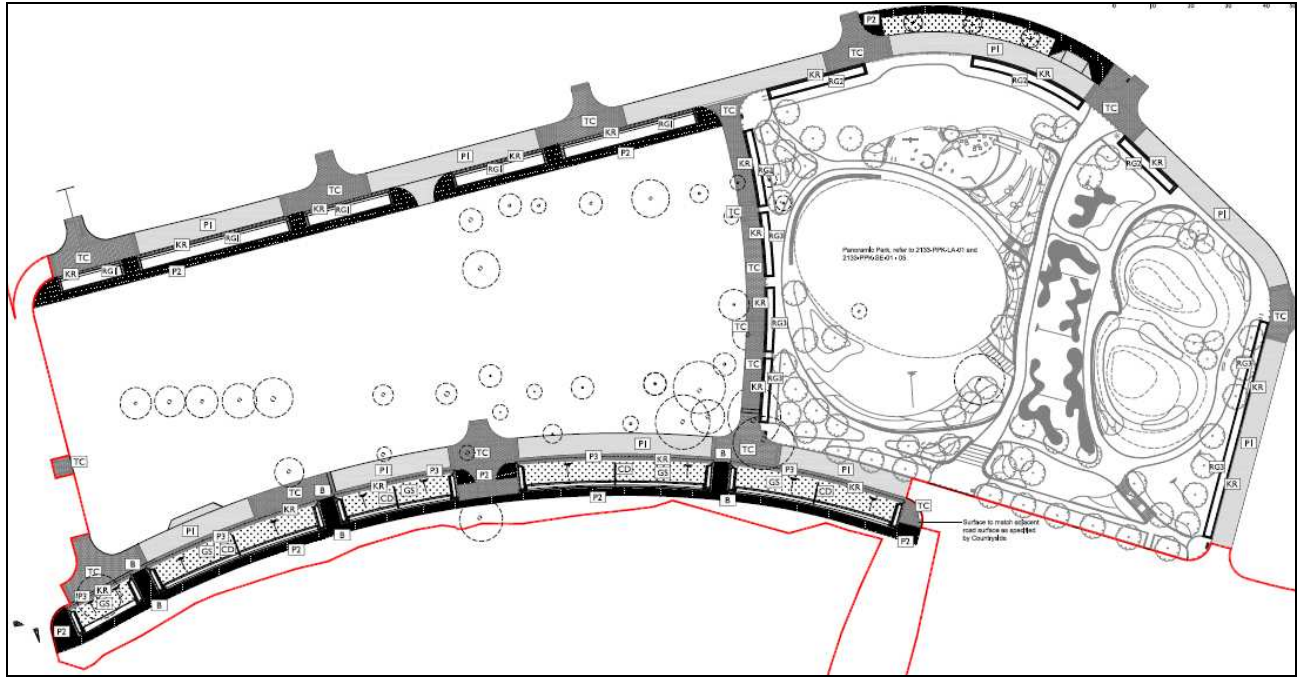
The application also satisfies the requirements of Conditions 26, 48 and 52 of the outline consent (insofar as it relates to this phase).

It is recommended that the application be **approved** subject to discharging the attached conditions.

Appendix 1 Latest Phasing Plan



Appendix 2 Proposed Site Layout of infrastructure works and Panoramic Park



Appendix 3 - KEY POLICY CONTEXT

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) Order 2010, this informative summarises the local planning authority's reasons for granting planning permission for this development and the relevant development plan policies taken into account in this decision.

In summary, the Local Planning Authority considers that the proposed development should be permitted for the following reasons:

The proposal would not compromise the outline planning permission (H/04017/09) for the redevelopment of the wider site and would provide a valuable public open space for the future residents of Millbrook Park. The advanced infrastructure works is necessary to serve these phases and have been laid out broadly in accordance with the parameters set out in the outline consent and the Design Code. The proposal is acceptable on visual amenity, access, highways, biodiversity, contamination and drainage grounds. It satisfies Conditions 26, 48 and 52 of the outline permission.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant and agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance. In this case formal pre-application advice was sought prior to submission of the application.

A summary of the development plan (London Plan 2011), Barnet Core Strategy 2012, Development Management Policies DPD 2012 and Mill Hill East Area Action Plan (2009) policies relevant to this decision is set below:

London Plan (July 2011) Policies

Policy	Content Summary
1.1 (Delivering the strategic vision and objectives for London)	Strategic vision and objectives for London including managing growth and change in order to realise sustainable development and ensuring all Londoners to enjoy a good and improving quality of life.
2.13 (Opportunity Areas and Intensification Areas)	Boroughs should support the strategic policy directions for the opportunity areas and intensification areas and seek to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth, and, where appropriate, contain a mix of uses.
Policy 3.6 (Children and young people's play and informal recreation facilities)	New housing should make provision for play and informal recreation based on the child population generated by the scheme and an assessment of future needs.
3.7 (Large	On those sites of over five hectares or capable of

Residential Development)	accommodating more than 500 dwellings should be progressed through an appropriately plan-led process to co-ordinate, where necessary, provision of social, environmental and other infrastructure and to create neighbourhoods with a distinctive character, sense of local pride and civic identity. The planning of these areas should take place with the engagement of local communities and other stakeholders.
5.12 (Flood risk management)	Proposals must comply with the flood risk assessment and management requirements of set out in PPS25.
5.13 (Sustainable drainage)	Development proposals should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. Drainage should be designed and implemented in ways that deliver other policy objectives of the London Plan, including water use efficiency and quality, biodiversity, amenity and recreation.
5.14 (Water quality and wastewater infrastructure)	Development proposals must ensure that adequate wastewater infrastructure capacity is available in tandem with the development.
5.21 (Contaminated land)	Development of brownfield land shall not result in significant harm to human health or the environment, Appropriate measures should be taken to ensure that development on previously contaminated land does not activate or spread contamination.
6.3 (Assessing effects of development on transport capacity)	Development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed. Development should not adversely affect safety on the transport network.
6.9 (Cycling); 6.10 (Walking)	Proposals should provide secure, integrated and accessible cycle parking facilities in line with in minimum standards and provide on-site changing facilities for cyclists. Development proposals should ensure high quality pedestrian environments and emphasise the quality of the pedestrian and street space.
6.13: (Parking)	The maximum standards in the London Plan should be applied to planning applications and developments should also provide electrical charging points, parking for disabled people and cycle parking in accordance with the London Plan standards. Delivery and servicing needs should also be provided for.
7.2 (An inclusive environment)	Development proposals should achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design. It should be designed so that it can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances.
7.3 (Designing out crime)	Development proposals should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating.

7.4 (Local character)	Development proposals should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. Buildings, streets and open spaces should provide a high quality design.
7.5 (Public Realm)	Development should make the public realm comprehensible at a human scale, using gateways, focal points and landmarks as appropriate to help people find their way. Landscape treatment, street furniture and infrastructure should be of the highest quality, have a clear purpose.
7.8 (Heritage Assets and Archaeology)	Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural. Development that affects the setting of listed buildings or conservation areas should be of the highest quality of architecture and design, and respond positively to local context and character.
7.19 (Biodiversity and Access to Nature)	Development proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.
7.21 (Trees and woodlands)	Existing trees of value should be retained and any loss as a result of development should be replaced. Wherever appropriate the planting of additional trees should be included in developments.

Barnet's Local Plan Policies (September 2012)

Core Strategy Policy	Content Summary
CS NPPF (National Planning Policy Framework – presumption in favour of sustainable development)	Take a positive approach to proposals which reflects the presumption in favour of sustainable development and approve applications that accord with the Local Plan, unless material considerations indicate otherwise. Where there are no policies relevant to the proposal or the relevant policies are out of date permission should be granted, unless material considerations indicate otherwise.
CS4 (Providing quality homes and housing choice in Barnet)	Aim to create successful communities by: <ul style="list-style-type: none"> - Seeking to ensure a mix of housing products that provide choice for all are available. - Ensuring that all new homes are built to the Lifetime Homes Standard and that the wider elements of schemes include the relevant inclusive design principles. - Seeking a variety of housing related support options. - Delivering 5500 new affordable homes by 2025/26 and seeking a borough wide target of 40% affordable

	<p>homes on sites capable of accommodating 10 or more dwellings.</p> <ul style="list-style-type: none"> - Seek an appropriate mix of affordable housing comprising 60% social rented housing and 40% intermediate housing.
<p>CS5 (Protecting and enhancing Barnet's character to create high quality places)</p>	<p>The council will ensure that development in Barnet respects local context and distinctive local character, creating places and buildings with high quality design.</p> <p>Developments should:</p> <ul style="list-style-type: none"> - Address the principles, aims and objectives set out in the relevant national guidance. - Be safe attractive and fully accessible. - Provide vibrant, attractive and accessible public spaces. - Respect and enhance the distinctive natural landscapes of Barnet. - Protect and enhance the gardens of residential properties. - Protect important local views. - Protect and enhance the boroughs high quality suburbs and historic areas and heritage. - Maximise the opportunity for community diversity, inclusion and cohesion. - Contribute to people's sense of place, safety and security.
<p>CS7 (Enhancing and Protecting Barnet's Open Spaces)</p>	<p>The Council will create a greener Barnet by:</p> <ul style="list-style-type: none"> - protecting open spaces, including Green Belt and Metropolitan Open Land. - ensuring that the character of green spaces of historic significance is protected. - meeting increased demand for access to open space and opportunities for physical activity, by tackling deficiencies and under provision. - - securing additional on-site open space or other open space improvements in the identified growth areas including 8 ha of new provision at Brent Cross – Cricklewood, 5.5 ha of new provision at Mill Hill East and 5 ha at Colindale. - securing improvements to open spaces including provision for children's play, sports facilities and better access arrangements. - ensuring that development protects existing site ecology and makes the fullest contributions to enhancing biodiversity.
<p>CS9 (Providing safe, efficient and effective travel)</p>	<p>Developments should provide and allow for safe effective and efficient travel and include measures to make more efficient use of the local road network.</p> <p>Major proposals should incorporate Transport Assessments, Travel Plans, Delivery and Servicing</p>

	<p>Plans and mitigation measures and ensure that adequate capacity and high quality safe transport facilities are delivered in line with demand.</p> <p>The council will support more environmentally friendly transport networks, including the use of low emission vehicles (including electric cars), encouraging mixed use development and seeking to make cycling and walking more attractive for leisure, health and short trips.</p>
CS12 (Making Barnet a safer place)	<p>The Council will:</p> <ul style="list-style-type: none"> - Encourage appropriate security and community safety measures in developments and the transport network. - Require developers to demonstrate that they have incorporated community safety and security design principles in new development. - Promote safer streets and public areas, including open spaces.
CS13 (Ensuring the Efficient Use of Natural Resources)	<p>The Council will seek to minimise Barnet's contribution to climate change and ensure that through the efficient use of natural resources the borough develops in a way which respects environmental limits and improves quality of life.</p> <p>The Council will promote the highest environmental standards for development and through the SPDs. The Council will expect all development to be energy-efficient and seek to minimise any wasted heat or power.</p> <p>The Council will be a water efficient borough and minimise the potential for fluvial and surface flooding by ensuring development does not cause harm to the water environment, water quality and drainage systems subject to local geology and ground water levels. Development should utilise Sustainable Urban Drainage Systems (SUDS) in order to reduce surface water run-off and ensure such run-off is managed as close to its source as possible.</p>
Development Management Policies	
DM01 (Protecting Barnet's character and amenity)	<p>Development should represent high quality design that contributes to climate change mitigation and adaptation.</p> <p>Proposals should be based on an understanding of local characteristics, preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.</p> <p>Development should ensure attractive, safe and vibrant streets which provide visual interest. Proposal should create safe and secure environments, reduce</p>

	<p>opportunities for crime and minimise fear of crime.</p> <p>Development should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users. Lighting schemes should not have a demonstrably harmful impact on amenity or biodiversity. Proposals should retain outdoor amenity space.</p> <p>Trees should be safeguarded and when protected trees are to be felled the Council will require suitable tree replanting. Proposals will be required to include landscaping that is well laid out; considers the impact of hardstandings on character; achieves a suitable visual setting; provides an appropriate level of new habitat; makes a positive contribution to the to the surrounding area; contributes to biodiversity (including the retention of existing wildlife habitat and trees); and adequately protects existing tress and their root systems.</p>
DM02 (Development standards)	Development will be expected to demonstrate compliance with relevant standards, supported by the guidance provided in the Council's Supplementary Planning Documents.
DM03 (Accessibility and inclusive design)	Developments should meet the highest standards of accessible and inclusive design.
DM04 (Environmental considerations)	<p>Developments are required to demonstrate their compliance with the Mayor's targets for reductions in carbon dioxide emissions within the framework of the energy hierarchy.</p> <p>Where decentralised energy is feasible or planned development will provide either suitable connection; the ability for future connection; a feasibility study or a contribution to a feasibility study.</p> <p>Proposals should be should be designed and sited to reduce exposure to air pollutants and ensure that development is not contributing to poor air quality. Locating development that is likely to generate unacceptable noise levels close to noise sensitive uses will not normally be permitted. Proposals to locate noise sensitive development in areas with existing high levels of noise not normally be permitted. Mitigation of noise impacts through design, layout and insulation will be expected where appropriate.</p> <p>Development on land which may be contaminated should be accompanied by an investigation to establish the level of contamination. Proposals which could adversely affect ground water quality will not be permitted.</p>

	Development should demonstrate compliance with the London Plan water hierarchy for run off, especially in areas prone to flooding.
DM06 (Barnet's Heritage and Conservation)	<p>All heritage assets will be protected in line with their significance. All development will have regard to the local historic context.</p> <p>Proposals involving or affecting Barnet's heritage assets should demonstrate the following:</p> <ul style="list-style-type: none"> - the significance of the heritage asset - the impact of the proposal on the significance of the heritage asset - the impact of the proposal on the setting of the heritage asset - how the significance and/or setting of a heritage asset can be better revealed - the opportunities to mitigate or adapt to climate change - how the benefits outweigh any harm caused to the heritage asset
DM15 (Green Belt and Open Spaces)	The Council will seek to provide more public access to a variety of spaces to help deliver the green and social infrastructure required for a growing Barnet.
DM16 (Biodiversity)	The council will seek the retention and enhancement, or the creation of biodiversity for new developments.
DM17 (Travel impact and parking standards)	<p>The Council will :</p> <ul style="list-style-type: none"> - Ensure that the safety of all road users is taken into account when considering development proposals. - Ensure that roads within the borough are used appropriately according to their status. - Expect major development proposals with the potential for significant trip generation to be in locations which are (or will be) highly accessible by a range of transport modes. Developments should be located and designed to make the use of public transport more attractive. - Require a full Transport Assessment where the proposed development is anticipated to have significant transport implications. - Require the occupier to develop, implement and maintain a satisfactory Travel Plan to minimise increases in road traffic and meet mode split targets. - Expect development to provide safe and suitable access arrangements for all road users. - Require appropriate measures to control vehicle movements, servicing and delivery arrangements. - Require, where appropriate, improvements to cycle and pedestrian facilities. - Parking will be expected to be provided in accordance with the following per unit maximum standards: <ul style="list-style-type: none"> i. 2 to 1.5 spaces for detached and semi-detached houses and flats (4 or more bedrooms).

	<ul style="list-style-type: none"> ii. 1.5 to 1 spaces for terraced houses and flats (2 to 3 bedrooms). iii. 1 to less than 1 space for developments consisting mainly of flats (1 bedroom). <p>- Residential development may be acceptable with limited or no parking outside a Controlled Parking Zone only where it can be demonstrated that there is sufficient on street parking capacity.</p>
--	---

Mill Hill East Area Action Plan (AAP) 2009

Policy	Content Summary
MHE7 (Parks and Public Open Space)	<p>Provision of around 5.5 hectares including:</p> <ul style="list-style-type: none"> • 4 new local parks; • Retained woodland; • Sports pitches <p>In addition contributions will be sought to improve existing open space and may include:</p> <ul style="list-style-type: none"> • works to local footpaths • improvements to Bittacy Hill Park
MHE8 (Children's Play Space)	Provision on site based on assessment of need
MHE9 (Protection of Green Belt and Biodiversity)	<p>No development within Green Belt and development adjacent to Green Belt will be required to enhance the visual amenity of the area.</p> <p>Ecological surveys required before development can commence to ensure appropriate mitigation measures.</p> <p>Planting of native species to encourage biodiversity</p>

MHE10 (Making the Right Connections)	<p>Development based on a new network of streets linking to the surrounding area.</p> <p>Street design to promote place making.</p> <p>Delivering the following strategic elements:</p> <ul style="list-style-type: none"> • A new east/west link between Bittacy Hill and Frith Lane which is suitable for use as a bus route; and • A high street running north/south to Mill Hill East station, suitable for use as a bus route
MHE14 (Creating a Sustainable Development)	<p>Residential development to achieve a minimum of Code Level 4.</p> <p>Commercial and community buildings to achieve a BREEAM excellent rating.</p> <p>Construction materials to achieve a rating of A+ to D in the BRE Green Guide.</p>

	<p>Sustainable Urban Drainage Systems (SUDS) to be used.</p> <p>Use of green and brown roofs in particular on the school.</p> <p>Provision of grey water recycling.</p> <p>20% of all energy requirements to be met through renewable technologies.</p> <p>Provision of an energy strategy to include a feasibility study for provision of district heating.</p> <p>50% of waste to be recycled or composted.</p> <p>Provision of a minimum of 0.5 hectares of land for sustainable infrastructure.</p>
MHE15 (Design)	<ul style="list-style-type: none"> • Creation of gateway near station with shops and offices around a new public square with enhanced pedestrian crossing; • Creation of high quality local high street linking square to centre of site; • Creation of three residential character areas that are responsive to the suburban character and setting of development: Green Belt edge, Central Slopes, Southern Hub; • Aligning parks and buildings and using site topography to create a series of panoramic views from public spaces but also to limit views into the site. • Community facilities and public transport stops to be within 5 minutes walk distance of most residents.
MHE16 (Delivering Design Quality)	<p>Development will be required to demonstrate a high level of quality in urban design, architecture and landscape design.</p>
MHE18 (Delivering the AAP)	<p>A comprehensive approach will be required to development to the site to ensure a high quality of design, an integrated layout and the timely delivery of social, economic, environmental and physical infrastructure improvements</p>

2. The applicant is reminded that the conditions and planning controls in the outline permission H/04017/09 dated 22/09/2011 are still relevant and must be complied with. There are also conditions that require to be discharged prior to the occupation of the development.
3. The applicant is reminded that Condition 63 (iv) and Condition 65 of the outline consent requires the submission and approval of a contamination remediation verification report, which will require the

developer to demonstrate completion of the works set out in the approved remediation strategy.

4. The costs of any associated works to the public highway, including temporary traffic order making and related implementation works and reinstatement works will be borne by the applicants and carried out either under rechargeable works Agreement or may require the applicant to enter into a 278 Agreement under the Highways Act 1980. Detailed design will have to be approved by Traffic & Development Section – Environment, Planning and Regeneration Directorate.

Appendix 4 Site Location Plan

