

<b><u>MEETING</u></b> <b>POLICY AND RESOURCES COMMITTEE</b>
<b><u>DATE AND TIME</u></b> <b>THURSDAY 1ST SEPTEMBER, 2016</b> <b>AT 7.00 PM</b>
<b><u>VENUE</u></b> <b>HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ</b>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
8.	ADDENDUM REPORT - COPTHALL PLANNING BRIEF	1 - 8
9.	ADDENDUM REPORT - PENTAVIA RETAIL PARK - DRAFT PLANNING BRIEF	9 - 12

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**POLICY AND RESOURCES COMMITTEE**

**1 September 2016**

**AGENDA ITEM 8**

**ADDENDUM TO SERVICE DIRECTOR OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL'S REPORT**

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This report is an Addendum to Appendix A Copthall Consultation report.

**Copthall Planning Brief**

Pages 29-106

Further to publication of committee papers Saracens have provided comments on the consultation draft Planning Brief and form part of Appendix A Copthall consultation report. The comments and proposed Council reply are set out in the table below. Their comments do not require any amendments to the Planning Brief. Amendments already made through the consultation process address some of Saracens responses.

Saracens response highlights that the proposed new West Stand will have an increased footprint and floorspace and states that the rationale for this will be set out in the planning application. The Planning Brief references the need to judge disproportionate increase in floorspace and footprint on its own merits.

**Delivery of the Brief**

<b>Respondent</b>	<b>Response</b>	<b>Council Reply</b>	<b>Action</b>
Saracens	We highlight that the need to promote health & wellbeing, conserve the natural character of the area and encourage economic growth are all essential elements and finding the right balance will be a fundamental part of the challenge ahead. The site has suffered from a significant lack of investment and so for it to be sustainable it must in the future have the capacity to generate revenue, but not at the expense of the wonderful natural character.	Noted	No change
Saracens	1.10 We believe the successfully delivery of the brief will depend upon the ability of the council and other stakeholders to attract external investment into the Copthall site, as well as the investment decisions of the council and the stakeholders	Noted	No change

	themselves.		
Saracens	16.1 This clause suggests a Copthall Consortium and Saracens highlights that the Copthall Community Sports Group (CCSG) already exists and operates pretty effectively. As well as the main facility operators on the site and representatives from the sports clubs that use the facilities, there is also representation on the group from local residents and ward councillors amongst others.	Noted	No change

### Existing uses and users

Respondent	Response	Council Reply	Action
Saracens	2.3 We would emphasise that as well as being a centre of excellence for rugby, Allianz Park is also a centre of excellence for athletics, sport for social change and community development, and that the brief should look to harness all three of these elements.	Noted	No change
Saracens	5.1.1 We would highlight that Saracens revised plans for the new West Stand do not include the provision of a 'Saracens Training Academy' or High Performance Centre as previously planned.	Noted	The text has been updated
Saracens	We would disagree with the comments made about the Metro Golf Centre as significant investment and improvements have been made to the facility and the centre now provides good quality facilities.	The recent investment is noted	The text has been updated
Saracens	7.1 As a general comment we feel that the future scope of development needs to consider the ingredients of comparable successful parks and open spaces. What facilities and services drive people to visit parks and open spaces regularly and what is appropriate and feasible at Copthall? If Copthall is	Noted	No change

	going to be self-sustaining in the future then an increase in football (including sports participants and recreational users) will need to be achieved to help generate revenues to fund maintenance and further improvements.		
Saracens	Copthall Leisure Centre – We would support the provision of an additional all weather pitch on the Copthall site as it would enable a significant amount of additional community sport, particularly for football and rugby clubs based at the site. Alongside further investment in the grass pitches, this would reduce the amount of cancellations due to poor pitch conditions which the site currently experiences.	The brief recognises improvements to pitches are necessary	No change
Saracens	Allianz Park – At the time of writing this response Saracens are in the process of submitting a planning application for the new West Stand referenced in the brief. There are some changes to previous plans for the West Stand, the most relevant to the briefing document are: - Following consultation with stakeholders it is proposed that the two floodlight towers will remain - We do not propose to incorporate a Saracens High Performance Training Centre within the new West Stand	The Brief refers to possible use for training.  The Brief seeks to reduce the visual impact of floodlighting to address impact on green belt.	No change
Saracens	With regards to athletics usage the new West Stand will provide improved seating for spectators, better event management facilities (such as state of the art photo finish room and equipment), and improved office and club management facilities for Shaftsbury Barnet Harriers and Barnet & District Athletics Clubs.	Noted	No change

Saracens	Mill Hill and Hendon Rugby Football Clubs – Saracens supports the need for new and improved facilities for amateur rugby at Copthall. Saracens would like to see a thriving amateur rugby scene at Copthall, including the development of mini and junior rugby on the site. We also feel that there is an opportunity to establish Allianz Park and Copthall as a regional centre of excellence for the development of girls and women’s rugby due to some excellent work already in place. The key to achieving this will be the development of a cohesive strategy for rugby on the site and the securing of capital investment for new facilities.	Noted	No change
Saracens	Copthall Playing Fields – It is clear that the existing changes facilities are not fit for purpose and act as a barrier to participation rather than a facilitator. We agree there is an opportunity to design something more appropriate and less intrusive for the site that will better support sports clubs that wish to use Copthall as their ‘home’. We also feel that the provision of public toilets and a café at this new facility would create a destination for visitors to Copthall and support the revenue generating requirements for the site.	The Brief recognises that a longer term aim should be to replace the existing two storey pavilion with a modern building. Reference to public toilets and a café are made in relation to the replacement leisure centre	No change
Saracens	8.1 Map Seven highlights a ‘proposed car park’ south east of Allianz Park. We must highlight that this is already a car park for Saracens on match days and is within the Allianz Park boundary.	Noted	The maps have been amended
Saracens	8.4 Map Eight indicates a café in front of the proposed new West Stand, which has never been part of Saracens plans and has not been discussed with us on any previous occasion.	Noted	The maps have been amended

Saracens	8.8 The temporary seating in front of the East Stand is installed at the start of the rugby season and removed at the end of the rugby season to provide full access to the track for the summer athletics season.	Agreed	Amended in the document
Saracens	8.9 We would stress that the current West Stand is not only 'showing its age' but is clearly no longer fit for purpose and does not comply with current standards for stadium design.	Noted	No change
Saracens	8.11 We must add that the new West Stand will also provide increased and improved changing facilities for all users, and as stated previously improved seating for spectators, better athletics event management facilities, and improved office and club management facilities for Shaftsbury Barnet Harriers and Barnet & District Athletics Clubs. The new stand importantly will provide significant disabled spectator facilities, something the current stand does not provide.	Noted. Copthall Planning Brief requires access to be considered in planning applications	Amendments made in planning delivery section
Saracens	8.12 As highlighted previously Saracens no longer plans to build a High Performance Training Centre within the new West Stand so there will be no need for a new grass pitch in front of the West Stand. This area will be landscaped to encourage greater use by the local community and visitors to Copthall.	The Brief refers to possible use for training.  The Brief also notes that the 'Core Area' will need to consider the transition from leisure centre to Allianz Park and create an attractive space.	The map in relation to the spatial strategy has been revised
Saracens	8.13 We feel it important to highlight that the proposed new West Stand will have an increased footprint and floorspace and the rationale for this will be set out in the planning application.	The Brief highlights the need to minimise footprint and to not create a disproportionate increase in floorspace over and above existing structures.	Add reference to judging disproportionate increase on its own merits.
Saracens	8.14 The proposed new West Stand at Allianz Park will see an increased capacity of less than 3%.	Noted	No change

Saracens	8.15 Following feedback from stakeholders and lighting consultants Saracens no longer plan to remove the two floodlight towers.	The Brief seeks to reduce the visual impact of floodlighting to address impact on green belt.	No change
Saracens	8.21 The proposed new West Stand does not include any temporary seating and so this clause is not relevant.	Noted	No change

## Transport / Access

Respondent	Response	Council Reply	Action
Saracens	Accessibility is a key challenge for the Copthall site and the need to improve pedestrian and cycling access to and around the site is imperative, as is the need to investigate all possible options for improved public transport links to the site.	The planning brief recognises that improving connectivity between the site and stations, whether by foot, cycling and bus services needs to be explored with the relevant bodies and providers.	Amend access map and clarifications around potential access and further work necessary.
Saracens	6.2 The parking facilities outlined does not include the 'green car park' opposite Hendon Rugby Club which was provided for use by sports teams using the pitches. Future consideration needs to be given to how this parking space can make a better contribution to accommodating the parking demands of the site. Many of those using the sports pitches are not currently using this area to park and often park on Greenlands Lane and Champions Way.	Noted. Improving parking use across the site is important and management of car parking is an important issue going forward.	Add reference to site wide management of parking.
Saracens	6.3 As mentioned earlier all efforts should be made to investigate the feasibility of establishing a bus service to Copthall to support the current and resulting futures increases in visitors to the site.	The planning brief recognises that improving connectivity between the site and stations, whether by foot, cycling and bus services needs to be explored with the relevant bodies and providers.	Add reference to potential access and further work necessary.
Saracens	6.7 Improvements to the route from Sunny Hill Park to Copthall could facilitate improvements to both pedestrian and cycling access. This will be particularly important when considering the	Agreed	No change



	potential future relationship of the site with Middlesex University as this will link Copthall with the universities main Hendon Campus.		
Saracens	We feel that the leisure centre development provides an excellent opportunity to create a more direct and safer pedestrian route for visitors to Allianz Park from Pursley Road. Currently visitors have to walk across the leisure centre car park, mixing pedestrians and vehicle traffic. Pedestrian access along Greenlands Lane also needs to be created, again to avoid pedestrians mixing with vehicles.	The Brief recognises that accessibility for pedestrians/cyclists within the site is also improved and maintained.	No change
Saracens	10.1 The accessibility and circulation of the site should be reviewed by experts in line with the proposals set out in the brief. As far as we can see the proposed development likely to have the most significant impact on accessibility and circulation is only mentioned fleetingly in this brief, and that is the expansion of the Hasmonean School site. The current plans for the school expansion outline access to the school from Champions Way rather than the current access on Page Street so the Copthall Planning Brief will need to consider the development of these plans and their impact on the site for sport and recreation.	The Council will consider the Hasmonean proposals on their merits including the potential transport impacts and access arrangements.	No change
Saracens	11.1 Saracens supports the view that the current signage approaching and within the Copthall site is poor and suggest that a comprehensive review of wayfinding signage is undertaken as part of the Copthall planning process with all relevant stakeholders.	Noted	No change

## Other Issues

Respondent	Response	Council Reply	Action
Saracens	<p>Senior staff at Saracens have studied the Draft Cophall Planning Brief and below we comment on the overarching principles of document, rather than some of the finer detail. We have followed the order set out in the document to make reference easier.</p> <p>It must be initially highlighted that there were many errors in the document, including omissions of facilities on maps and numerous spelling errors but we have not commented on these individually as we are sure others have done so already. We would note however that references to the stadium should refer to 'Allianz Park' throughout, and not the 'Allianz Stadium.</p>	Noted	<p>Various errors have been rectified.</p> <p>Amend Allianz Stadium to Allianz Park throughout</p>
Saracens	<p>1.3 We agree that there is currently an exciting opportunity to develop a regionally significant suburban park at Cophall that helps provide extensive opportunities to engage in sport, recreation and leisure. These opportunities can be provided for people of all ages, genders, social and ethnic backgrounds and sporting abilities, from beginners and social participants to world class elite performers. It is also true that this opportunity may not be in place in the future and so there is a definite need to move forwards with some purpose to achieve the potential of the site and fulfil many of the aspirations set out in the brief.</p>	Noted	No change
Saracens	<p>1.9 We support the opportunity to utilise Cophall for education and in particular for the development of school, college and university sport and sports academic opportunities. The timing of school and university sporting activity works well and does not clash with peak times for local community use.</p>	Noted	No change
Saracens	<p>8.18 Saracens has fostered an excellent relationship with the local community over the past 4 years and Allianz Park has become a significant hub site for a wide range of sporting and community engagement activities. Through the Saracens Sport Foundation we are changing the lives of many local people on a day to day basis and we are committed to build upon this work in the future. The new West Stand will provide additional facilities for the Saracens Sport Foundation enabling the charity to increase its community programming. The developments outlined within the brief for the broader Cophall site also provide many opportunities for the Saracens Sport Foundation to expand its programming and help improve the health &amp; wellbeing of local people.</p>	Noted	No change

**POLICY AND RESOURCES COMMITTEE**

**1 September 2016**

**AGENDA ITEM 9**

**ADDENDUM TO SERVICE DIRECTOR OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL'S REPORT**

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This Addendum provides information relevant to Appendix 1 Pentavia Retail Park Planning Brief. Following consideration of this information as detailed below, no changes are recommended to the Planning Brief at this stage.

Changes Quod seek to the Planning Brief will be appraised as part of the consultation process and reported back to Policy and Resources Committee as part of adoption of the Planning Brief.

<b>Pentavia Retail Park Planning Brief</b>
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Pages 107-152
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Quod acting on behalf of Meadow Residential, the owners of the Pentavia Retail Park site, have submitted a statement contesting the soundness of the proposed Planning Brief. This is on the grounds of presumed failure to meet the tests set out in paragraphs 153 and 182 of the NPPF.

**Paragraph 153** states *'Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development'*.

**Paragraph 182** states *'The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:*

- *Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;*
- *Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;*
- *Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and*
- *Consistent with national policy – the plan should enable the delivery of*

*sustainable development in accordance with the policies in the Framework'.*

### **Comments on behalf of the Local Authority**

The two paragraphs from the NPPF apply to Local Plan documents and supplementary planning documents (SPDs). Planning Briefs are neither local plan documents nor supplementary planning documents but are rather supplementary planning guidance. Quod also make reference in their representation to the Brief not meeting Local Plan tests. Again this test is not relevant as the Brief is not a Local Plan document.

Irrespective of this, it is considered that this site specific Planning Brief is a necessary stepping stone between the provisions of the development plan and the requirements of a planning application. Due to the high number of constraints on and around the site including its sensitive relationship with adjoining residential properties and conservation areas, the Planning Brief is needed to give clear guidance to developers on how particular land uses and forms of development could address and overcome these constraints in order to make a successful application. This Brief was prepared with input from the Transport and Regeneration Manager who identified infrastructure improvements including new pedestrian, cycle and vehicle links. In this respect, therefore, the brief therefore complies with paragraph 153 of the NPPF. Quod consider that the briefs reference to the provision of floorspace for SMEs and lack of clarification regarding the 'unrestricted open' existing open A1 floorspace devalues the site. Planning Briefs do not assess viability issues. This will be considered at a later stage prior to the submission of a planning application. The Planning Brief therefore does not 'devalue' the site.

The appraisal of the compliance of the Planning Brief with paragraph 182 of the NPPF is below:

**Positively prepared:** The approach to redevelopment outlined in the Planning Brief is based on objective assessments of development made by Planning and Policy officers following review of policies and appraisal of constraints and opportunities on site. Infrastructure requirements have been identified following liaison with other built environment professionals including Highways Officers.

**Justified:** The Planning Brief considers a number of land uses for the site. The approach to development presented by the Planning Brief has been justified against the relevant policies

**Effective:** Appendix 2 of the Planning Brief clearly outlines the process for the consultation and adoption of the brief. It is considered that this Brief is clearly deliverable.

**Consistent with national policy:** The key objective as stated in the Planning Brief is for the sustainable redevelopment of the site. The objectives of the Planning Brief are in accordance with NPPF policies.

As outlined above, it is considered that, in any event, the brief does comply with the terms of paragraph 182 of the NPPF.

### **Changes sought by the landowner**

Quod seek changes to be made to the Planning Brief which are summarised below. These proposed amendments will be appraised within the consultation report included as an appendix of the brief when returned to Policy and Resources Committee for adoption.

#### **a) Existing use**

The site is an unrestricted Open A1 Retail Park. This particular use is the most valuable of all non-residential uses.

#### **b) Residential uses**

The first bullet point of paragraph 1.2 be amended to state that redevelopment should be '**residential led**' rather than '**mixed use**'

#### **c) Small and Medium Enterprises**

The site is not identified as an existing employment site and is not located in Barnet's priority town centres. The delivery of lower value floorspace would not confirm with the NPPF paragraph 153.

#### **d) Tall Buildings**

The Brief confirms that as this site is not within a strategic location, tall buildings of 8 storeys or more in height will not be supported. Given the high existing use value, tall buildings at this location will make a positive contribution in the delivery of much-needed homes, affordable housing and jobs and will provide a viable and deliverable scheme. Reference should be made to paragraph 7.25 of the London Plan which states that 'Tall and large buildings are those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning application to the Mayor'.

#### **e) Roofline interest**

The reference to monotonous roofline having a detrimental impact should be removed.

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