

**MEETING**

**HOUSING AND GROWTH COMMITTEE**

**DATE AND TIME**

**MONDAY 14TH SEPTEMBER, 2020**

**AT 7.00 PM**

**VENUE**

**VIRTUAL TEAMS MEETING**

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
1.	PUBLIC QUESTIONS AND COMMENTS (IF ANY)	3 - 8

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Please note that this will be held as a virtual meeting. An audio and video live stream of the meeting can be accessed using the link below

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<b>Item</b>	<b>Resident name</b>	<b>Question</b>	<b>Answers</b>
Item 7	Mr Dix	To what extent is there a demonstrable public consensus on the key principles of this regeneration strategy when it appears to favour developers over communities, encourages the construction of minimum spec, high density one & two bed flats which are at the core of most new residential developments and, in a post Covid-19 world, represents a potential major risk to the long term financial security of the Council on proposed developments such as Brent Cross South?	Public consultation on the Growth Strategy was undertaken in 2019, and the findings were published as part of the <a href="#">report</a> to Housing and Growth Committee, on 27 January 2020, that adopted the strategy. The report can be found at <a href="https://barnet.moderngov.co.uk/ieListDocuments.aspx?Cld=696&amp;Mid=9931&amp;Ver=4">https://barnet.moderngov.co.uk/ieListDocuments.aspx?Cld=696&amp;Mid=9931&amp;Ver=4</a> (item 16). The strategy supports the council's adopted <a href="#">Housing Strategy 2019-2024</a> (link to strategy - <a href="https://www.barnet.gov.uk/sites/default/files/housing_strategy_final1.pdf">https://www.barnet.gov.uk/sites/default/files/housing_strategy_final1.pdf</a> ) in terms of the type of accommodation sought in new developments.
Item 7	Ms Thomas	Committee are asked to advise when they expect an updated masterplan including schedule for works for Brent Cross South with outline schedule of works will be developed for public consultation and approval by Members?	As proposals for each element of the Brent Cross South development (BXS) are brought forward, those proposals are presented to the public for comment. Consultation takes place by the applicant prior to submission as part of their pre-application engagement activity and subsequently by the Local Planning Authority (LPA) through statutory consultation on Reserved Matters Applications. For example, BXS is currently consulting on Plot 15 (residential) and the interim transport interchange. Virtual consultation has also been held on the Station Eastern Entrance and replacement Claremont Primary School for 3 weeks in July and a consultation on Plot 14 (a residential building) took place in February. Each proposal must comply with the various parameter plans and controls of the s73

		<p>Permission, including the Indicative Layout Plan. The Indicative Layout Plan is an interpretation of the parameter plans which incorporate a degree of flexibility for the position of certain routes and spaces which in turn inform the layout of plots and buildings within specified limits. The assessment against these controls is carried out by the LPA when Reserved Matters are submitted. Alongside each reserved matters application the Developer is also required to provide an Illustrative Reconciliation Plan which shows how the latest plot or infrastructure proposal fits within the wider masterplan.</p> <p>No amendments are currently proposed to the approved Indicative Layout Plan. The S73 Permission includes an Indicative Construction Programme which shows the approximate timing and duration of construction activities across the entire development. This is a high level plan for the purposes of the Environmental Impact Assessment that supports the permission. In addition, the Brent Cross Limited Partnership (BXLP) send out construction information sheets to keep people informed of delivery progress on a regular basis.</p> <p>BXS are also working with the Council to ensure that an integrated construction plan is in place prior to the start of the plot development. This is progressed through the Integrated Programme Management Office managed by the Council and will be regularly updated to reflect progress across the masterplan in relation to planning approvals, letting of contracts etc.</p> <p>Now that Exploratory Park has been completed, BXS are moving on to start works on preparation and ground works, which will enable the delivery of Claremont Park and the first development plots within Phase 1B (South) namely residential Plots 12 and 13.</p> <p>As yet the construction programme has not been set other than for the remediation and site works currently taking place on the former Claremont Industrial Estate. Whilst there is no requirement to consult members or the public on a programme of works, as the construction plan develops the Council and BXS will</p>
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			<p>continue to discuss the programme with local residents and can include the programme (and updates) within future reporting to the Housing and Growth Committee.</p> <p>With regard to works/delivery programme for Claremont Primary, the current indicative programme is targeting a start on site in Spring 2022 with the new school being ready for the new school year in Q3 2024.</p>
Item 8	Ms Thomas	<p>Committee are asked to provide the measurements for the parks/open space for what was Clarefield Park, Clarefield Open Space and the green spaces on Brent Terrace, and to provide the measurements for the planned Claremont Park and detail the measurements for the planned Brent Terrace Linear Park (a condition of planning approval granted for plots 53/54 mentioned in the item).</p>	<p>The Outline planning permission for the regeneration of Brent Cross Cricklewood was first approved in 2010 (planning reference C/17559/08) and amended in 2014 through a Section 73 application (planning reference F04687/14). Alongside all of the other benefits the development will bring, the approved scheme will result in an overall increase in public open space of 8.76ha. The planning permission sets out a series of parameters and controls for the approved development. Parameter Plan 003 identifies the approximate location of new and retained open spaces, which achieves an area of 34.22ha. This exceeds the existing provision of open space within the regeneration area which equates to 25.46ha.</p> <p>The 2010 and 2014 applications were both accompanied by Environmental Statements which assessed the total quantum of open space lost and proposed. A further detailed site measurement survey of the existing open spaces within the planning application boundary was carried out pursuant to condition 2.3 of the 2014 Section 73 Permission and approved in July 2015 under planning reference 14/07888/CON.</p> <p>The measurement for Clarefield Park (shown outlined in red below) = <b>2.0 Ha</b></p>



'Clarefield Open Space' is taken to mean Claremont Open Space which was calculated with the Brent Terrace Triangles (shown outlined in red below) = **2.3 Ha**



Table 5 within the Revised Development and Specification Framework, which is one of the control documents for the permission, sets out a schedule of existing spaces and new spaces to be delivered as part of the development. The new development will include a range of different parks and spaces to suit different needs and requirements.

The approved BXC development will result in the loss of existing Clarefield Park which has now closed, and small open spaces off Brent Terrace, as part of the redevelopment but this is mitigated by the provision of new parks and spaces in the area. A temporary open space of 0.81Ha, known as 'Exploratory Park' has now been completed off Claremont Way and has been provided before the improvement works to Claremont Open Space and Clitterhouse Playing Fields are

		<p>started and before the development on the Brent Terrace Triangles commences. Claremont Open Space will be enlarged and enhanced to create a new Neighbourhood Park in the first phase of Brent Cross South. Clitterhouse Playing Fields will be transformed with new and improved sports facilities and children's play facilities.</p> <p><u>Areas of the proposed open spaces:</u></p> <p>Claremont Park = <b>2.07Ha</b> (As approved by application 19/2291/FUL)</p> <p>Brent Terrace Park = <b>2.1Ha</b> (yet to be designed and will be subject to a future Reserved Matters Application)</p> <p>There is no condition requirement on the Reserved Matters approval for Plots 53 and 54 in relation to the Brent Terrace Park. Condition 9 of 15/00720/RMA (as amended by 16/7574/NMA) does however require a construction contract to be in place for the Claremont Park Improvements prior to the occupation of the residential units on Plots 53 and 54.</p>
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