

LOCATION: Phase 3 A, Millbrook Park, Frith Lane, London, NW7 1HA

REFERENCE: H/00065/14 **Received:** 20 December 2013

Accepted: 23 January 2014

WARD(S): Mill Hill

Expiry: 24 April 2014

Final Revisions: 10 March 2014

APPLICANT: Cala Homes (South) Ltd

PROPOSAL: Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 3a of Mill Hill East development involving the erection of 92 dwellings comprising 27 x 1 bed flats, 42 x 2 bed flats, 13 x 3 bed houses and 10 x 4 bed houses to meet the requirements of Condition 5 of outline planning application H/04017/09 dated 22 September 2011.

RECOMMENDATION: APPROVE SUBJECT TO 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:

S101

S102

P101 Rev A

P102 Rev A

P103 Rev A

P109 Rev A

P110 Rev A

P111 Rev A

P112 Rev E

P113 Rev A

P114 Rev A

P115 Rev A

P116 Rev A

P117 Rev A

P121

P122 Rev A

P123
P130 Rev A
P131 Rev A
P133 Rev A
P134 Rev A
P135 Rev A
P136 Rev A
P137 Rev A
P138 Rev A
P139 Rev A
P140 Rev A
P141 Rev A
P142 Rev A
P143 Rev A
P144 Rev A
P145 Rev A
P146 Rev A
P147 Rev A
P148
P149 Rev A
P150 Rev A
P151 Rev A
P152
P153 Rev A
P154

Design and Access Statement by OSP Architecture December 2013

Planning Statement by PPML Consulting Ltd December 2013

Energy Statement by Abbey Consultants December 2013

D2130.L.101 Rev B.

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. The development hereby approved shall not commence until a car parking management strategy is submitted to and approved in writing by the Local Planning Authority, with details on:
 - I. swept path analysis for parking spaces that are near the structural columns within the basement car park;
 - II. showing details of parking spaces that have electric vehicle charging points with overall provision of 20 % active and 20% passive;

III. details about the enforcement of unauthorised parking;

The Car Parking Management strategy shall be implemented in accordance with the approved plan before the buildings hereby permitted are occupied. The car parking spaces shall not thereafter be used for any purpose other than parking and turning of vehicles associated with the development

Reason:

To ensure the free flow of traffic is maintained and in the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012

- 4 Notwithstanding the details shown on plans otherwise hereby approved and prior to development commencing details, including samples of the materials to be used for the external surfaces of the buildings and hard surfaced areas 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 in accordance with Policies CS5 of the Core Strategy (2012) and DM01 of the Development Management Policies (2012).

- 5 All hard and soft landscaping shall be carried out in accordance with the landscaping scheme as hereby approved 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. Prior to the commencement of the proposed development a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include, but not be limited to, the following information:
- details of the routing of construction vehicles to the site and access and egress arrangements within the site;
 - site preparation and construction stages of the development;
 - details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
 - details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
 - the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
 - a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
 - noise mitigation measures for all plant and processors;
 - details of contractors compound and car parking arrangements;
 - details of interim car parking management arrangements during the implementation;
 - details of precautions to minimise damage to protected species and habitats in particular from site clearance works including soil moving and material storage, vehicle and machinery movements, removal and disposal of excess soil, debris and materials from the site;

Reason:

To safeguard residential amenity in accordance with policy DM17 of the Adopted Barnet Development Management Policies DPD (2012).

7. Privacy panels shall be provided to all rear facing balconies and roof terraces of the houses hereby approved in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall thereafter be maintained for the Life of the Development.

Reason:

In the interest of residential amenity in accordance with Policies CS5 of the Core Strategy (2012) and DM01 of the Development Management Policies (2012).

8. 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 in accordance with policy CS7 of the Core Strategy (2012) and DM16 of the Development Management Policies (2012).

9. A crime prevention strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The strategy shall demonstrate how the development meets 'Secured by Design' standards. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure that satisfactory attention is given to security and community safety in accordance with policy DM02 of the Development Management Policies (2012).

10. A detailed drainage strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The strategy shall demonstrate that the proposal would accord with sustainable drainage principles and provide full details of anticipated discharge levels and proposed attenuation measures.

Reason:

In order to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impacts upon the community in accordance with the provisions of the NPPF.

INFORMATIVE(S):

1. The applicant is reminded that the conditions and planning controls in the outline permission H/04017/09 for the Mill Hill East Development 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.

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 Libbury 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, which would deal with all matters not fully addressed within the outline consent – the ‘reserved matters’ (layout, design, appearance and landscaping). This is controlled by Condition 5 of the outline permission (ref H/04017/09, dated 22nd September 2011).

The current application concerns the development by Cala Homes of plot 3a of the outline consent, located in the centre of the wider Millbrook Park Site within the southern hub character area adjacent to the central community park to the west, the east west primary link road to the north and the proposed Millbrook Primary School to the south east.

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

S101
S102
P101 Rev A
P102 Rev A
P103 Rev A
P109 Rev A
P110 Rev A
P111 Rev A
P112 Rev E
P113 Rev A
P114 Rev A
P115 Rev A
P116 Rev A
P117 Rev A
P121
P122 Rev A
P123
P130 Rev A
P131 Rev A
P133 Rev A
P134 Rev A
P135 Rev A
P136 Rev A
P137 Rev A
P138 Rev A
P139 Rev A
P140 Rev A
P141 Rev A
P142 Rev A
P143 Rev A
P144 Rev A
P145 Rev A
P146 Rev A
P147 Rev A
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P149 Rev A

P150 Rev A
P151 Rev A
P152
P153 Rev A
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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), 3.3 (Increasing Housing Supply), 3.4 (Optimising housing potential), 3.5 (Quality and design of housing developments), 3.6 (Children and Young People's Play and Informal Recreation Facilities), 3.7 (Large Residential Development), 3.8 (Housing Choice), 3.9 (Mixed and balanced communities), 3.12 (Negotiating affordable housing on individual private residential and mixed use schemes), 5.2 (Minimising carbon dioxide emissions), 5.3 (Sustainable design and construction), 5.7 (Renewable energy), 5.11 (Green roofs and development site environs), 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), 7.6 (Architecture), 7.8 (Heritage Assets and Archaeology), 7.15 (Reducing noise and enhancing soundscapes), 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), CS14 (Dealing with Waste).

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), DM08 (Ensuring a variety of sizes of new homes to meet housing Need), 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: MHE2 (Housing), MHE6, MHE10 (Making the Right Connections), MHE12 (Sustainable Transport), MHE13 (Parking), MHE14 (Creating a Sustainable Development), MHE15 (Design), MHE16 (Delivering Design Quality), MHE17 (Conserving Built Heritage), 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	Outline Application
Decision	Granted
Decision Date	22/09/2011

Application Reference:	H/04655/11
Case Officer:	Colin Leadbeatter
Proposal:	Demolition of existing buildings within the curtilage of the Millbrook Park development (formerly Inglis Barracks) as approved under outline application reference H/04017/09 (Approved September 2011)
Stat Start Date	12/11/2011
Application Type	Prior Notification (Demolition)
Decision	Granted
Decision Date	20/12/2011

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	Reserved Matters
Decision	Granted
Decision Date	19/04/2012

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	Reserved Matters
Decision	Granted
Decision Date	20/04/2012

Application Reference:	H/03057/12
Case Officer:	Wing Lau
Proposal:	Reserved matters application seeking approval for landscaping works to Officers' Mess Gardens (including associated infrastructure works) for Phase 2 (public open space OSI) of Mill Hill East development, pursuant to Condition 5 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)
Stat Start Date	13/08/2012
Application Type	Reserved Matters
Decision	APC
Decision Date	23/10/2012

Application Reference:	H/03548/12
Case Officer:	Thomas Wyld
Proposal:	Reserved matters application seeking approval of Appearance, Landscaping, Layout and Scale in relation to Phase 1a for the erection of 58 houses comprising 39 x 3 bed houses and 19 x 4 bed houses at 'Millbrook Park' (Inglis Barracks) submitted to meet the requirements of Condition 5 of outline planning application H/04017/09 dated 22 September 2011.

Stat Start Date	17/09/2012
Application Type	Reserved Matters
Decision	Granted
Decision Date	31/01/2013

Application Reference:	H/03904/12
Case Officer:	Wing Lau
Proposal:	<p>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 2 of Mill Hill East development pursuant to Condition 5 of Outline planning permission reference H/04017/09 dated: 22/9/2011 involving the erection of 103 dwellings comprising 3 x one bed flats, 20 x two bed flats, 45 x 3 bed houses, 25 x four bed houses and 10 x five bed houses. Approval of layout and landscaping works to Phase 2 public open space (OS2), together with details to discharge the requirements of:</p> <p>Conditions 12 (relating to Plot L only); 57 (relating to plots within Phase 2 only); and 8,26, 27, 29, 48, 52, 70, 80, 83, 85 and 91 all in relation to Phase 2 only.</p>
Stat Start Date	08/10/2012
Application Type	Reserved Matters
Decision	Granted
Decision Date	28/03/2013

Application Reference:	H/04080/12
Case Officer:	Wing Lau
Proposal:	<p>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 1 of Mill Hill East development (Millbrook Park) pursuant to Condition 5 of Outline planning permission reference H/04017/09 dated: 22/9/2011 involving the erection of 133 residential dwellings comprising 31 x one bed flats, 61 x two bed flats, 14 x three bed houses and 27 x four bed houses, including associated infrastructure, access roads, car parking, landscaping and approval of layout and landscaping works to Phase 1 public open space OS5, together with details to discharge the requirements of conditions 8, 13, 26, 27, 29, 32, 48, 52, 70, 80 and 85.</p>

Stat Start Date	29/10/2012
Application Type	Reserved Matters
Decision	Granted
Decision Date	29/04/2013

Application Reference:	H/04386/12
Case Officer:	Kevin Waters
Proposal:	Construction of a three storey primary school (3 forms of entry) with nursery, community facilities and associated works and landscaping, including staff parking, hard play and sports games area, retaining walls, drainage attenuation measures and provision of a temporary drop off car park
Stat Start Date	10/12/2012
Application Type	Full Planning Application
Decision	Granted
Decision Date	22/04/2013

Application Reference:	H/00668/13
Case Officer:	Wing Lau
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.
Stat Start Date	12/02/2013
Application Type	Reserved Matters
Decision	Granted
Decision Date	22/04/2013

Application Reference:	H/03441/13
Case Officer:	Andrew Dillon
Proposal:	Reserved matters application seeking approval for Phase 3a (Central Community Park) and advanced

	infrastructure works in relation to phases 3a, 8, 9, 10 and 11 of Millbrook Park (Mill Hill East) pursuant to Outline planning permission reference H/04017/09 dated: 22/9/2011, together with details to discharge the requirement of condition 5 (Reserved matter details), 25 (East-West and North-South links), 26 (Pedestrian and vehicular access points), 48 (Design of open spaces) and 52 (Children's play spaces).
Stat Start Date	06/08/2013
Application Type	Reserved Matters
Decision	Granted
Decision Date	13/02/2014

Application Reference:	H/03860/13
Case Officer:	Andrew Dillon
Proposal:	<p>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 3 of Mill Hill East development pursuant to Outline planning permission reference H/04017/09 dated: 22/9/2011 involving the erection of 138 units 7 x 5 bedroom houses, 41 x 4 bedroom houses, 47 x 3 bedroom houses, 26 x 2 bedroom apartments and 17 x 1 bedroom apartments together with details to discharge the requirements of:</p> <p>Conditions 5 (Reserved matter details), 8 (Affordable housing), 12 (Noise Survey along Boundary with IBSA House), 26(Access points), 27 (Details of Estate Roads), 29(Internal access roads), 35 (Petrol/oil interceptors), 48(Open space), 52 (Children's playing space), 57 (Boundary treatment/buffer), 70 (Home standards), 80 (Sustainable homes), 83 (Grey water/rainwater recycling),85 (Green/brown roofs).</p>
Stat Start Date	28/08/2013
Application Type	Reserved Matters
Decision	Granted
Decision Date	12/11/2013

2.3 Consultations and Views Expressed

Public Consultation

Neighbours Consulted: 109

Replies: 0

Neighbours Wishing
To Speak 0

Elected Representatives.

No Comments Received.

Residents Associations and Amenity Groups.

1 Letter received from the Mill Hill Preservation Society making the following comments:

'We have studied all the related documents on line and we have no significant objections to raise concerning the various proposals. In fact we would go as far as saying we feel this phase looks good and we hope it builds out to expectation.'

Internal /external and Other Consultations:

Urban Design and Heritage

No objections raised.

Highways

The Council's Highway Officer has confirmed no objection to the amended proposal subject to the attachment of the following conditions:

- (1) Parking Management
- (2) Demolition and Construction Management

Environmental Health

The Council's Environmental Health Team have confirmed no objection to the proposal.

Transport for London

'TfL has No principal objection to the proposed development; however it offers the following comments:

1. *It is noted that at least one parking spaces will be provided to all apartments. However, there are 27 one bed flats included in the proposal; parking for these units should be at a ratio of less than 1 to be in line with the current London Plan 2010 Parking standards. Therefore there is scope to reduce parking provision on site.*
2. *It is recommended that the proposed cycle parking storage may be spilt into two, and be located on both ends of the site to improve cycle accessibility. In addition, the three beds flats should be also be provided with 2 cycle parking spaces as a minimum in line with the current standards.'*

Officer Comments

Comments noted. Further drawings have been submitted splitting the cycle parking storage and providing 2 cycle parking spaces for the 3 bed flats.

Environment Agency

'Thank you for consulting us on this application. We object to this application as the applicant has not submitted enough information. At this stage we need to ensure that the drainage features for this site have been considered as part of the layout. This is important because the most sustainable types of attenuation features (such as ponds) will take up space on site.

The locations of drainage features need to be considered at the same time as the site layout as it is not acceptable to try and fit these in where possible once these matters have been approved.

There does not seem to have been any consideration of drainage with this application. The applicant needs to demonstrate that they have considered this as part of their design for the site.'

Officer Comment

The application forms part of the wider Millbrook Park Site. The outline consent (Ref: H/04017/09) fixed the general position and scale of residential development throughout the site and was also subject to conditions requiring the development of a site wide drainage strategy.

A site wide drainage strategy was produced by Halcrow and subsequent application (ref: H/04340/11) for the discharge of discharge Condition 43 (Drainage Strategy) was granted on the 26/04/2012. The site wide drainage strategy was subject to further minor modifications. A S73 application (Ref: H/03813/13) was granted for these modifications on 27/11/2013.

The approved advanced infrastructure application for the development of this phase (Ref: H/00480/12) included the provision of swales along the northern frontage of the development. A provision which is not affected by the current reserved matters application.

The scheme does not involve the provision of roads or large areas of landscaping with the proposed buildings covering the majority of the phase, and as such have limited opportunity to provide large scale water storage features such as ponds

Given the above factors and given that the broad position and quantity of development has already been established at outline stage it is considered that this matter can be satisfactorily resolved by condition requiring the applicant to submit full details of their proposed drainage strategy prior to the commencement of development.

National Grid

'National Grid has identified that it has no record of apparatus in the immediate vicinity of your enquiry.'

National Grid therefore has no objection to these proposed activities.'

Thames Water

Waste Comments

The reserved matters application does not affect Thames Water and as such we have no observations to make.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.'

London Fire Brigade

No Objections to proposal.

English Heritage (Archaeology)

'Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.'

Natural England

No Objections raised.

3. DESCRIPTION OF THE SITE, SURROUNDINGS AND PROPOSAL

3.1 Site Description and Surroundings

Site in relation to the outline consent:

This application site submitted for assessment falls within Phase 3a of the outline consent, which covers an area of 0.75 hectares in the centre of the wider Millbrook Park site. The application site area itself is currently cleared of all buildings and trees. The application site fronts the primary east/west link road to the north and the Central Park to the west. Directly to the north of the primary link road is located the consented scheme for the development of Phase 1 by Countryside (Ref: H/04080/12). The consented scheme for the development of Phase 1A by Taylor Wimpey (Ref: H/03548/12) is located to the north east and the consented scheme for the development of a new 3 form primary school (Ref: H/04386/12) is located directly to the south east of the application site. There is also a change in levels of approximately 8m from the north west to the south east corner of the site.

The site falls within the Southern Hub character zone. The Design Code advises that with the Southern Hub Zone housing should be of a higher density housing with heights ranging from 3 to 6 storeys.

3.2 Description of Proposal

The proposal is to seek approval of matters reserved under outline planning consent ref H/04017/09 (layout, scale, appearance and landscaping) to redevelop the site for residential purposes.

Housing:

The proposals would be for a mix of 1, 2, 3 and 4 bedroom units) providing a total of 92 dwellings as follows:

27 x one bed flats
42 x two bed flats
6 x three bed flats
7 x three bed houses
10 x four bed houses

The proposed houses consist of a perimeter block of terraced houses and apartment blocks measuring predominately 3- 4 storeys in height increasing to six storeys on the western part of the development facing the Central Park. Parking is provided underground, with a podium decked amenity space on top.

Landscaping:

The application proposal also includes the landscaping of the perimeter of the block included both hard landscaping as well provision of low level shrub planting along the northern and southern frontages and the planting of trees along the western boundary facing the central park.

Discharging of conditions:

This application also involves the partial discharging of Condition 5 (Reserved Matters Details) attached to the Outline Consent which sets out the submission requirements for submission accompanying each reserved matters application.

4. PLANNING CONSIDERATIONS

4.1 The Principle of Development

The principle of constructing 92 residential dwellings and provision of public open space is established by the outline planning consent. Condition 5 (Reserved Matters Details) seeks details (layout, scale, landscaping and appearance) to be submitted to and approved by the Local Planning Authority (LPA) prior to the commencement of development.

The reserved matters currently under consideration are:

Scale – the height, width and length of each building proposed in relation to its surroundings.

Layout – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.

Appearance – the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.

Landscaping – this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

Access – The internal road layout was established at outline stage. This current application shows roads in the same location in compliance with the outline parameters for access.

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;
- 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 for Phase 3 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. There are some small areas where the application does not strictly conform and the applicant has provided justification for any deviations. These are explained in the sections below.

4.2 Amount of Development

Housing

The amount and mix of development for 92 dwellings in Phase 3a is in line with the outline consent, the latest approved phasing plan and the s.106 schedule of accommodation. 14 units are to be affordable dwellings consisting of 10 properties for affordable rent (6 x 3 bed flats and 4 x 4 bed houses) and 4 intermediate properties (2 x 1 bed and 2 x 2 bed flats) with the rest of the development to be private sale properties. This broadly accords with the baseline tenure mix required under the S106 and accords with the latest agreed site wide phasing plan. Condition 8 (Housing Mix and Location of Affordable Housing Units) of the outline consent requires the submission of details of affordable housing, and the proposed submission is considered to accord with this requirement.

4.3 Scale

Parameter Plan 4 (Scale) sets out the maximum permissible dimensional height and maximum level of storeys throughout the wider Millbrook Park Development. In relation to Phase 3a the eastern and south eastern corner of development is limited to 3 storeys increasing to 4 storeys along the remainder of the northern and southern frontages and 6 storeys on the west facing the Central Park.

Figure 1: Parameter Plan 1 (Scale)



The development is mostly in accordance with the approved parameters with the exception of a proposed four storey conical tower on the eastern corner of the development. This feature was added in order to provide a landmark feature on the main approach to the development from Frith Lane. The remainder of the block on which the turret is located remains at 3 storeys in accordance with the Parameter Plans and the development remains within the approved maximum dimensions. The conical tower feature helps visually to provide focus to the development and does not result in any significant increase in the massing of the development and as such is considered an appropriate minor departure from the approved Parameter Plans in this instance.

As highlighted above, Millbrook Park outline planning consent is split into 4 character areas (as shown on Parameter Plan 5) as follows:

Green Belt Edge – low density houses, green character

Central Slopes - medium density, mix of houses and apartments up to 4 storeys in height

Southern Hub – highest density, predominantly apartments up to 6 storeys in height.

Mixed Use/retail/community – mixed uses around public square and new primary school.

The approved Design Code for the scheme further splits the Central Slopes Character Zone into East (CZE) and West (CZW) character zones.

The site is located within the Southern Hub character zone (as defined in the Design Code for Millbrook Park).

The Design Code advises that with the Southern Hub housing should be high density housing consisting of terraced housing and apartments measuring between 3-6 storeys of a 'urban court layout' with active ground floor frontages around a block perimeter and a landscaped deck over parking areas.

The design and layout of the scheme predominately follows the above parameters with the provision of short terraces of terraced housing of 2 – 3 storeys along the northern and southern boundaries, apartments on the eastern boundary measuring 3- 4 storeys in height with two larger apartment blocks rising to 6 storeys in height along the western edge of the site.

Density

The amount of development and minimum/maximum building dimensions have already been approved at the outline stage and therefore the target residential density is also established, with the development providing 92 dwellings at 144 dwellings per hectare (dph).

Phase 3a has a Public Transport Accessibility Level (PTAL) of 2 and is considered urban in character. The London Plan recommends a density range of 200-450 Habitable rooms per hectare for urban sites with a PTAL between 2-3. At 410 habitable rooms per hectare the proposal would accord with the upper end of acceptable density levels established by London Plan Policy.

4.4 Layout

Policies CS5 and DM01 require development to be of a high quality design and should ensure attractive, safe and vibrant streets which provide visual interest. Proposal should also create safe and secure environments, reduce opportunities for crime and minimise fear of crime.

No roads are proposed under this application although the application proposal fronts the primary east west distributor road to the north and a proposed primary residential street along the eastern and southern boundary. The development fronts the proposed Central Community Park to the west providing through pedestrian access forming part of the main north-south pedestrian spine route from Mill Hill East Underground Station.

The proposals demonstrate a building layout in broad accordance with the Illustrative Masterplan and the Access and Movement Parameter Plan 1.

Parking

The application proposes the provision of 123 car parking spaces including 12 visitor spaces within this phase. Spaces will be allocated at the ratio of 1 space per apartment, 1.5 spaces per 3 bed house and 2 spaces for four bed houses. 10% of parking will be for disabled persons.

The majority of the spaces (109) are provided in the form of a secure basement car park in the centre of the development. Plots 1-6 along the southern boundary of the site are provided with basement garage car parking accessed from the underground car park. The remainder of the spaces are provided on the surface facing the Central Community Park.

Cycle Parking is also proposed within garages or secure garden sheds for all houses and within communal cycle stores for the apartments at the rate of 1 space for 1 and 2 bed apartments and 2 spaces for 3 bed apartments and houses providing a total of 127 cycle spaces including 12 visitor spaces.

The level of parking is discussed in the highways section of this report.

Access

The Design Code has been approved to enable the delivery of a permeable and legible new neighbourhood. In relation to the development the proposed East-West Link Road will run along the northern boundary of the site with the proposed 'primary residential street' passing along the eastern and southern boundaries. Both of these roads form part of the bus route proposed through the site and the East West Link road is also a designated cycling route. The main 'North-South' pedestrian route passes alongside the western boundary of the site.

Open space

The approved 'Revised Public Realm and Open Space Strategy' and the Design Code establishes the design principles for the landscape works.

Due to the nature of this plot, no open space is included within this phase. The proposed adjoins the proposed Central Community Park to the west.

Crime

The proposed layout follows a perimeter block approach, which ensures that all street and public open spaces benefit from being overlooked by active frontages. Secure access will also be provided to the proposed underground car park. It is considered however that a condition should be attached requiring the development to achieve Secured by Design accreditation.

Levels

Parameter Plan 6 (Levels Strategy) approved under the outline consent sets out the existing contours of the site and proposed spot levels at street junctions as well as the maximum permissible gradients.

In relation to Phase 3a the site slopes downwards up to 8m from the north western corner to the southern boundary. The proposal accommodates this change in level through the use of the basement car park which is located level with the ground floor of the southern units with access onto the landscaped deck being at ground level for the northern units and at first floor for the southern units. The proposal is also designed to be in accordance with the Equality Act 2010 with all dwellings achieving lifetime house standards. The proposal is also in accordance with the approved levels parameter plan and the Design Code and is therefore considered acceptable.

4.5 Appearance

The National Planning Policy Framework 2012 makes it clear that good design is indivisible from good planning and a key element in achieving sustainable development. This document states that permission should be refused for development which is of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

As discussed, Phase 3a is within located within the southern hub character zone and as such it is of a higher level of density than previous phases recently approved on the northern part of the Millbrook Park Site.

The development on Phase 3A faces onto four main frontages, the east-west primary link road, the southern primary street, the central community park to the west and the new primary school to the south east.

The development can broadly be split into 4 distinctive portions consisting of the eastern apartments, the northern and southern terraced housing and the larger western apartment block facing the Central Community Park.

Eastern Apartments.

The apartments project from a point where the primary east west link road joins the southern primary street adjoining the new Millbrook Park School to the South East and the consented Taylor Wimpey scheme to the north east. A four storey conical tower is proposed on the junction with tiled roof rising to a lead clad cupola on the apex. The development either side of this consists of a row of projecting gables with decorative chimney breasts with pitched clay roof behind with projecting glass clad balconies along the front elevation.

Southern Terraced Housing

Along the southern frontage a single terrace of six properties. The terrace predominately follows the design approach of the eastern apartments incorporating a high tiled roof and projecting gables with decorative chimney breasts along with projecting glass balconies.

Northern Terraced Housing

Along the northern frontage of the development beyond the apartment blocks a line of short terraces are proposed containing 10 houses. The properties are three storeys in height with projecting flat roof gables and high pitched slate roofs.

Western Apartment Block

The design of the western apartment block utilises a similar basic physical form at the lower storeys to the rest of the development incorporating matching buff covered bricks fenestration and glazed balconies while projecting a more substantial built form rising upwards from 4 storeys on the southern frontage to between 5 and 6 storeys facing the Central Community Park. In contrast to the rest of the development the western apartment block incorporates a metal clad roofing system with dormer windows. Corner features are incorporated on both the North West and South West corners in order to provide a focus to the development and providing a more contemporary appearance to the other elevations.

Conclusion for External Appearance

Overall, the proposal successfully incorporates various architectural styles within a coherent design and is considered acceptable in principle resulting in a high quality development in accordance with the requirements detailed within the Design Code and Policies CS5 and DM01.

Materials

The Design Code advises that within the Southern Hub bricks should be either warm red or buff, utilise green, brown or composite roofs, aluminium windows, hardwood or aluminium doors and metal or recessed porches.

The scheme proposes three broad material patterns for the development.

The terraces houses along the northern frontage are proposed to be constructed out of Ibstock Thames Multi Stock bricks and Redland Grey Cambrian Man Made Slates. Windows will be constructed out of grey painted windows with metal rainwater goods.

The apartment blocks along the eastern boundary and the southern terraced houses differ slightly from the northern houses being built out of Ibstock Sevenoaks yellow stock bricks with brown clay tiled roofs.

The apartment block along the western boundary differs in regard to the roofing material incorporating a metal clad roof and top storey coloured RAL 7004.

The proposed materials are considered broadly acceptable according with the principles of the design code and have been discussed and agreed with the Heritage and Design Team. Conditions are attached requiring physical samples to be provided prior to the commencement of the development.

4.6 Landscaping

The 'Revised Public Realm and Open Space Strategy' approved at outline stage sets out the principles for a landscape and open space strategy for Millbrook Park and provides detailed design guidance for reserved matters applications. The approved Design Code adds another layer of detail and requires a number of landscaping features in Phase 3a.

Due to the high density layout of the scheme, landscaping opportunities are more limited than on the lower density forms of development proposed on other parts of the Millbrook Park Site to date. The submitted landscaping scheme provides for the planting of a line of trees along the western boundary to reflect the tree line in the adjacent central community park. Along the northern and eastern boundaries raised planters with shrub planting are proposed along the front of the proposed building. Along the southern boundary specimen shrub planting is proposed along with the provision and retention of trees approved under the earlier advanced infrastructure works application. Internally to the block it is proposed to turf the podium deck gardens and to provide raised planters with integral seating. Sedum roofs are also proposed over the proposed refuse and cycling stores.

Maintenance

The submitted design and access statement advises that a Landscape Maintenance Contractor will be employed with responsibility for future maintenance of all communal areas.

Hard areas

Proposed hard surfacing materials include tarmac, block paving, decking and raised planters to communal courtyards stainless steel bollards, black railings and gates which accords with the requirements of the Design Code materials matrix.

Street Lighting

Street lighting locations on the east west link road and primary residential street and the western tertiary street which abuts the development on the northern, southern, western and eastern boundaries have already been agreed pursuant to the approval of the Advanced Infrastructure Reserved Matters Application for this Phase (H/00480/12).

Conclusion for Landscaping

The landscaping approach is considered to be in accordance with design principles set in the Design Code and parameter plans. It will help to introduce a human scale to the frontages of the proposed buildings and will frame and complement the architectural approach whilst increasing the overall biodiversity of the site's environment. It complies with Policies CS5 and DM16.

4.7 Amenities of Future Occupants

Dwelling outlook and daylighting

Development plan policy requires that new dwellings are provided with adequate outlook. The layout proposed for Phase 3a maximizes the outlook of occupiers of the new dwellings, with all houses being located on a north south or east west axis. The majority of the apartment buildings are provided with southern, eastern or western outlooks and it is considered that all units will receive adequate levels of daylight and sunlight.

Privacy

Across the site internal privacy distances are considered to be in keeping with policy requirements with rear to rear distances measuring approximately 28 including over 15m to rear amenity areas. While a degree of oblique overlooking between units will occur this is inevitable in any tight knit urban setting and is considered acceptable.

Several of the units contain rear facing balconies. Some of these are set in between projections and as such would not allow any direct overlooking, while others such as those proposed at plots 60-66 are level with the rear of the properties and could allow a degree of direct overlooking of the rear amenity areas of adjoining properties. While to a degree this is a matter of buyer aware and would be mutual between properties, it is considered appropriate to attach a condition requiring screening details to be submitted in order to ensure a satisfactory form of development and to safeguard the amenities of future residential occupiers.

Dwelling size

Table 3.3 in the London Plan provides a minimum gross internal floor area for different types of dwelling. The Mayor's Housing SPG November 2012 includes a wider ranging Minimum Floorspace Table based upon the same standards.

All of the units proposed would have a gross internal floor area which exceeded the requirements of the London Plan for a dwelling of that type. The proposal is therefore considered to be acceptable in this regard.

Amenity space

The Council's adopted Supplementary Planning Document entitled Residential Design Guidance as well as the Millbrook Park Design Code requires the provision of 5 sq.m of amenity space each habitable room for flats, and between 40 and 85 sq.m for houses depending on the number of habitable rooms.

Every dwelling has access to some form of private amenity space. The houses all have individual rear podium deck gardens and the majority of the houses also have front or rear facing balconies. In relation to the apartments these are all provided with either individual balconies or have access to shared external amenity areas. All of the proposed units meet or exceed the minimum standards outlined in the as stated and the proposal is acceptable on grounds of private amenity space provision.

4.8 Impacts on amenities of neighbouring and surrounding occupiers and users

The periphery of the site is delineated by the east west primary link to the north and the southern primary street to the south. The sites immediately to the north have been consented and in the case of the Taylor Wimpey site to the north east substantially completed. The development would face the public face of these developments over the east west road at a distance of 22m. Due to this distance separation it is not considered that the proposal would substantially affect levels of daylight or sunlight or result in any demonstrable impact upon privacy.

In relation to future phases located to the south of the development, no detailed reserved matters application have been submitted, however the distance separation between the development and these future plots will be similar to the relationship of plots to the north with any overlooking being limited to the public faces of development over internal roads and it is not considered that the proposal would significantly affect the amenities of dwellings contained within future phases or be unduly impacted upon by future development.

4.9 Transport, parking and highways matters:

Access

The access points have already been established and the surrounding roads including the east west link road including primary cycle route to the north and the primary residential street to the east and south and a tertiary street to the side of the Central Community Park to the west. Access to the basement car park is via two

accesses formed on the southern primary road. The western tertiary street to the west of the development provides access to the 15 surface car parking spaces proposed on the western side of the development adjoining the Park.

Pedestrian Facilities

Access and movements for pedestrians were established as part of the outline application. The main north-south pedestrian spine route is located along the western boundary of the development and pedestrian footpaths are provided along the periphery of the building and it is considered that the proposal would provide a satisfactory pedestrian environment in accordance with the aims of the design code.

Parking

Parking Standards set out in the Local Plan Policy DM17 is as follows:
Maximum Standards will be:

- (i) 2 to 1.5 spaces per unit for detached and semi detached houses and flats (4 or more bedrooms)
- (ii) 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bedrooms) and
- (iii) 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom)

Condition 23 of the outline consent limits the number of residential parking spaces to 2,522 (plus limited visitor parking) across the whole site.

The application proposes the provision of 123 car parking spaces including 12 visitor spaces within this phase. Spaces will be allocated at the ratio of 1 space per apartment, 1.5 spaces per 3 bed house and 2 spaces for four bed houses. 10% of parking will be for disabled persons.

The majority of the spaces (109) are provided in the form of a secure basement car park in the centre of the development. Plots 1-6 along the southern boundary of the site are provided with basement garage car parking accessed from the underground car park. The remainder of the spaces are provided on the surface facing the Central Community Park.

The scheme therefore provides adequate car parking and would not result in significant overspill to neighbouring roads.

A Parking Management Strategy has yet to be submitted and must be conditioned in order for the proposal to be considered acceptable. This will demonstrate how vehicles will be prevented from parking on the non designated areas. A condition to this effect is included.

Accessibility and Inclusivity

Nine houses within Phase 3a are wheelchair accessible, which equals to 10% and in compliance with Condition 70 (Design to Lifetime Homes Standards and Wheelchair Standards) of the outline consent. The allocated car parking spaces to these properties are in close proximity to their entrance points.

All of the proposed dwellings are designed to comply with the internal design criteria necessary to meet Lifetime Homes standards however due to the topography of the site not all homes comply with the external standards. Condition 70 states that where the scheme cannot achieve the standards due to site specific conditions evidence shall be submitted. In this instance, given the topography of the site and given that the proposal complies with the standards internally, this is considered satisfactory to meet Condition 70. The scheme has followed principles of inclusivity and accessibility.

Sustainable travel

Secure cycle storage is provided either within plots within sheds and garages or within designated covered and secured cycle stores for the proposed apartment blocks are provided within the communal areas. The provision of 1 cycle space per one and two bedroom dwellings and 2 spaces per three, four and five bedroom dwellings providing a total of 127 spaces is in accordance with the Design Code and is considered acceptable. The Design Code also recommends 10% cycle spaces to be provided for visitors within the street. The application proposes the provision of 12 spaces along the western frontage of the development. 5 spaces for Motorcycle Parking are also provided within the basement car park..

The supporting documents advise that electric charging points will be provided either in garages or within the basement underground car park at the rate of 10% active and 10% passive. Current GLA Policy requires provision of 20% active and 20% passive. The applicant has agreed to this and a condition is attached to this effect.

Waste Management

The refuse strategy for the development provides for refuse stores and collection points direct outside the front of all but one of the proposed dwellings which has a store located in the rear garden and collection point on the western frontage. For the proposed apartments communal refuse stores are located either within the building or in detached stores. The proposed roads to the north, east and south are through routes which are also proposed to be adopted roads. In relation to the tertiary street to the west adjoining the Central Community Park turning circles and vehicular tracking diagrams have been included in the application proposal demonstrating that refuse lorries (and emergency vehicles) can adequately access the development.

While the tertiary road to the west is not scheduled to be adopted all roads and other shared surfaces on this development must be constructed to withstand the largest type loads of vehicles proposed to enter/exit these areas. An indemnity condition (No. 34) has been included on the outline application for all phases.

Conclusion for Transport, Parking and Highways

In summary, the application provides for adequate parking without harming the local highway network and promotes sustainable modes of travel and complies with Policies CS9 and DM17.

4.10 Environmental issues

Construction 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. A condition is attached to this approval requiring the submission and approval of a Construction Management Plan prior to the commencement of development 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.

Contamination

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.

This reserved matters application has not submitted any information to discharge the remainder of Condition 63, but an informative shall be imposed to remind the applicant of this requirement prior to the commencement of development. A similar informative was attached to the earlier Phase 2 and Phase 3 approvals.

4.11 Energy, climate change, biodiversity and sustainable construction matters:

Sustainable design and construction

An overarching energy strategy for the whole of Millbrook Park was submitted to and approved pursuant to Condition 79 of the outline consent (ref H/00560/12). The approved strategy outlines how a centralised energy supply to the south of the site

will be delivered, and a decentralised supply to the north. The south of the site will be served by a District Heating Network provided by a single Energy Centre while the north of the site is expected to adhere to the Mayor's Energy Hierarchy by utilising an energy efficient building fabric and where applicable photovoltaic panels (PV).

The Mayor's Energy Hierarchy sets out three methods for achieving a minimum 25% reduction in carbon emissions:

- 1 Be lean: use less energy (fabric efficiency standards)
- 2 Be clean: supply energy efficiently
- 3 Be green: use renewable energy

The application is accompanied by a Energy Strategy and Code for Sustainable Homes Pre-Assessment. The applicant is committed to achieving Code for Sustainable Homes Level 4 as well as achieving a 40% reduction in CO₂ emissions as is required by London Plan policies and Condition 80 (Code for Sustainable Homes) of the outline consent. This is achieved partly through implementing high building fabric specifications and energy efficient measures and partly by the proposed connection to the proposed District Heat Network to the South of the site. As the main district energy centre is not proposed to be built until 2019 a temporary energy centre is proposed to the east of the site which will be delivered by the Inglis Consortium.

Water resources and Drainage

The drainage strategy for Phase 3a is developed from the principles identified in the approved site wide drainage strategy produced by Halcrow pursuant to Condition 43 (Drainage Strategy, H/04340/11, 26/042012) of the outline consent. The site wide drainage strategy was subject to further minor modifications. A S73 application (Ref: H/03813/13) was granted for these modifications on 27/11/2013.

In relation to site specific measures the application proposes a series of attenuating features are proposed to be incorporated underneath the proposed basement car park. In addition to this the approved advanced infrastructure application for this phase (H/00480/12) provided for Swales along the side of the east west link road directly in front of the development. All attenuation features are designed for a 1 in 100 year plus climate change rainfall event. Water will discharge to the south of the phase at Thames Water agreed rates ultimately discharging into the main Thames Water Network in Bittacy Hill.

In relation to foul water drainage Phase 3a will discharge to outfall points via gravity to the main public sewer network on Bittacy Hill. All adopted foul water infrastructure will be design to accord with the requirements of 'sewers for adoption' and all private drainage will be designed in accordance with current best practice. A management company will also be employed to maintain private drainage located within the development.

Thames Water were consulted on the application and did not raise any objections to the proposed attenuation measures and the scheme is considered acceptable in this regard.

In relation to the comments received from the Environment Agency. It is noted that the parameters of the development have already been established at outline stage, the development will operate within parameters of the approved site wide drainage strategy and sustainable urban drainage (SUDS) have been incorporated in the Advanced Infrastructure Reserved Matters Approval for this phase.. Given these factors it is considered appropriate to attach a condition requiring the applicant to produce a detailed drainage strategy prior to the commencement of the development.

Biodiversity and Ecology

The AAP encourages the planting of native species to encourage biodiversity. The Environmental Statement at outline stage concluded that there are no overriding concerns with respect to ecology and nature conservation preventing redevelopment taking place.

A site wide Ecological Mitigation and Management Plan (EMMP) was submitted and approved (H/04184/11, November 2011) pursuant to Condition 60 of the outline consent. It was considered that the document as approved demonstrated a comprehensive overall management plan for ecological assets on the application site.

Natural England have been consulted regarding this reserved matters application and have raised no objections to the scheme as submitted. There are therefore considered no significant ecological issues raised as a result of this application.

Green/ Brown Roofs

Condition 84 (Green/Brown Roofs Target) of the outline consent requires a minimum of 10% of green or brown roofs across the whole of Millbrook Park site. Condition 85 (Green/Brown Roofs Provision) requires details to be submitted and approved demonstrating this provision across the whole site including a reconciliation plan or table showing how it meets the 10% target fixed by Condition 84.

The scheme meets this requirement through the use of podium deck gardens, the inclusion of podium decks has been previously included in brown/ green roof calculations and the development would in itself comply with the requirements of Condition 84 and contribute to the overall provision within the Millbrook Park Development.

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 the above legislation.

The Phase 3A development will offer inclusive design for safe and easy use for all. All of the proposed dwellings are designed to meet the internal Lifetime Homes Criteria and 9 units (10% of proposed) are designed to be wheelchair accessible. In terms of external environment due to the topography of the site not all homes will be able to meet the external criteria. While regrettable, this is considered inevitable given the nature of the Mill Hill Park site and has been accepted in other phases and is similarly considered acceptable in this instance.

The use as residential has been established at outline stage and it would not prejudice existing or future users/residents in the surrounding area. The areas of open spaces are publicly accessible and have level access.

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. The proposal would not significantly affect the amenities of neighbouring residential properties. It would provide for much needed quality family housing that would have a good standard of accommodation including outlook, privacy and access to daylight.

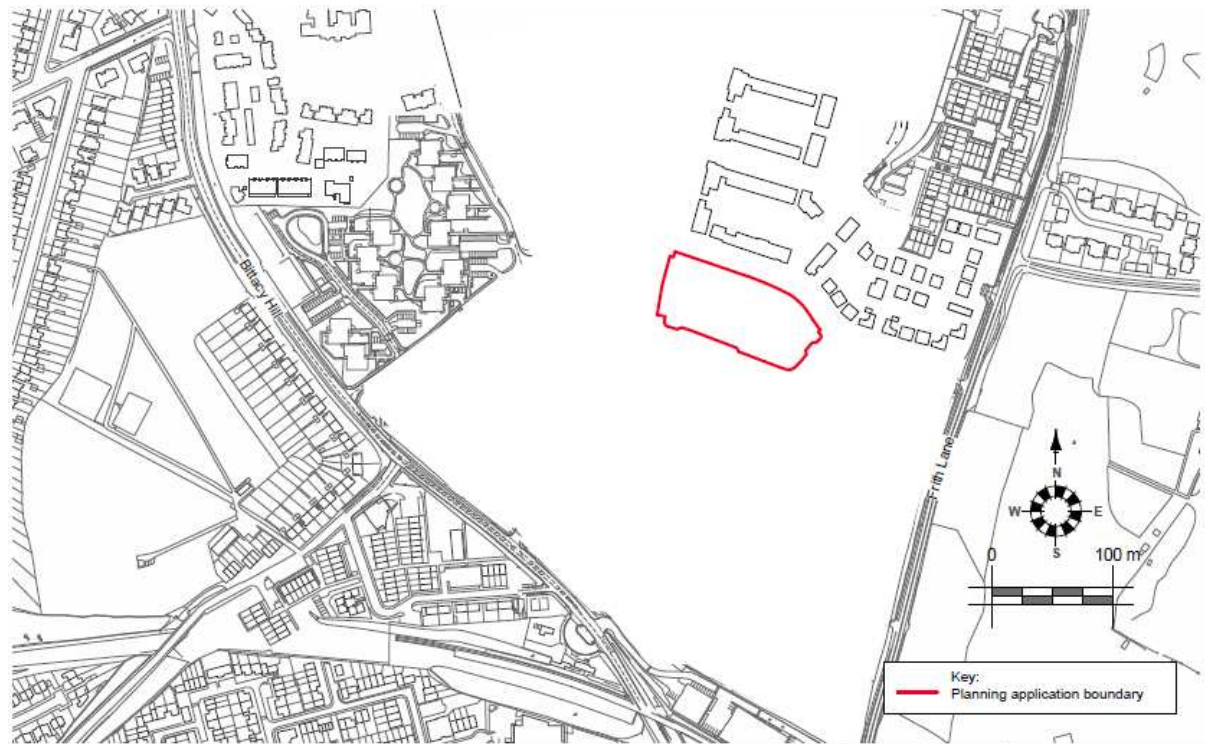
The design of the development is appropriate for the Southern Hub Character area, which also provides for variety and legibility. The materials and form relates well to the surrounding development. The layout of the development provides permeability around the site as well as to the wider Millbrook Park site.

The application also satisfies the requirements of Conditions 5 of the outline consent.

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

SITE LOCATION PLAN: Phase 3a, Millbrook Park (former Inglis Barracks), Mill Hill East, London, NW7 1PZ

REFERENCE: H/00065/14



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Appendix 1 – Selected Images

Site Location within context of Outline Approval



Site Layout



Elevations



② Street Elevation - Facing North

1:200



② Street Elevation Facing South

1:200



⑥ View from park



③ View of Eastern Corner