

	<h2>Policy and Resources Committee</h2> <h3>13<sup>th</sup> January 2015</h3>
<b>Title</b>	<b>Initial Consultation Strategy: Grahame Park Estate Development Framework SPD</b>
<b>Report of</b>	Cath Shaw, Enterprise and Regeneration Lead Commissioner
<b>Wards</b>	Colindale and Burnt Oak
<b>Status</b>	Public
<b>Enclosures</b>	Appendix A: Consultation Strategy Appendix B: Risk Management Matrix
<b>Officer Contact Details</b>	Nick Ray, <a href="mailto:nicholas.ray@barnet.gov.uk">nicholas.ray@barnet.gov.uk</a> , 0208 359 3955

## Summary

The Council, in partnership with Genesis Housing Association, have taken the decision to undertake a comprehensive review of the remainder of the Grahame Park Estate masterplan, known as Stage B. The most appropriate way forward is to produce a Supplementary Planning Document (SPD), which will provide a framework for the consideration of detailed planning applications for a series of phases over a 10-15 year period. This was agreed at the Asset Regeneration and Growth Committee (ARG) on the 8th September 2014.

This report outlines the Council’s proposed strategy for consultation on the Supplementary Planning Document. It is proposed to carry out two consultation exercises, an options consultation in February 2015 and the statutory consultation on the draft SPD in June/July 2015, although further Committee approval will be sought for the details of this in due course.

Approval is sought for carrying out the options consultation in February 2015. This will take the form of a letter and questionnaire, along with a public drop in session at a venue on the estate. The questionnaire will outline options for the revised masterplan, focussing on 5 key themes, and will provide the opportunity for people to make comments. Comments made will be taken into consideration in the drafting of the SPD and will be summarised in the subsequent report to Committee authorising the statutory consultation on the draft SPD.

The report concludes that, whilst there is no statutory requirement to consult twice on an SPD, this is the appropriate way forward given the circumstances. Accordingly, authority is

sought for this initial options consultation. The Committee are also requested to note the overall Consultation Strategy relating to the SPD.

## **Recommendations**

- 1. That the Committee approve the initial options consultation on the Grahame Park Development Framework SPD, as described in the report.**
- 2. That the Committee note the overall Consultation Strategy on the Grahame Park Development Framework SPD.**

### **1. WHY THIS REPORT IS NEEDED**

- 1.1 The Grahame Park Estate was built by the Greater London Council in the 1960s and 70s, originally comprising 1,777 homes. It is located in Colindale, and is based on the Radburn principles of separating vehicles and pedestrians, which leads to unsafe and difficult circulation routes. These factors, coupled with poor accommodation, overcrowding and poorly integrated local facilities have resulted in the estate becoming isolated from the rest of Colindale. In 2003 residents voted in favour of a full regeneration of the estate and in 2004 a new masterplan was submitted, with outline consent approved in 2007.
- 1.2 However, the masterplan is now 10 years old and out of date, with only a small amount of the envisaged regeneration implemented. The most recent phase of development required a complicated amendment to the original outline for only a minor change to the scheme, increasing costs and delays to the developer (Genesis Housing Association (GHA) and the Council. In discussion with the Council, GHA have taken the decision to undertake a comprehensive review of the remainder of the masterplan (known as Stage B), to add drive to the project. This is important, given the significant amount of private development in the area, which threatens to leave Grahame Park further isolated. Furthermore, a loan of £56 million has recently been awarded to the scheme by central government, which will help to kick start Stage B of the project.
- 1.3 There is an urgent need to progress work on the SPD, as private development in Colindale is coming forward at an ever increasing pace and it is crucial that the regeneration of Grahame Park is not left behind. It is also critical that the Concourse (the central part of the estate containing shops and services) is dealt with quickly, as this blights the rest of the estate and its speedy redevelopment is contingent on government funding with associated time constraints. GHA intend to submit a planning application for the Concourse phase during the SPD process, so it is important that the SPD is at an advanced stage quickly in order for it to be a material consideration in the determination of that application.

- 1.4 This SPD will sit below Barnet's Local Plan Core Strategy and Development Management Policies documents, as well as the Colindale Area Action Plan (CAAP). It will provide site specific guidance on the application of planning policy in relation to the Grahame Park Estate and will be a material consideration in the planning process for all applications affecting the Estate. SPDs are non-statutory planning documents produced by the Council which are subject to public consultation. The SPD is required to provide a framework for the consideration of detailed planning applications for a series of phases over a 10-15 year period, in order to drive forward the regeneration programme for Grahame Park and deliver necessary associated infrastructure and community facilities.

## **2. REASONS FOR RECOMMENDATIONS**

- 2.1 As part of the regulatory procedures for the preparation of SPDs (the Planning and Compulsory Purchase Act 2004 and the associated Town and Country Planning (Local Planning) (England) Regulations 2012) the Council is required to carry out public consultation on such documents. The proposed consultation strategy is appended to this report. Authority is sought to carry out the initial options consultation in February 2015. The statutory 4 week consultation on the draft SPD will follow in summer 2015.
- 2.2 This options consultation is not in itself a statutory requirement, but it is considered appropriate to carry this out, for a number of reasons. It will begin the public engagement process and make local residents and stakeholders aware that the masterplan is being re-visited. It will give residents an opportunity to comment on the key issues and the principles of the early iterations of the revised masterplan, whilst giving Council officers an opportunity to gauge public opinion on the key issues affecting the scheme.
- 2.3 The consultation responses will be summarised in the Consultation Statement that will accompany the report to Committee on the draft SPD, which will follow in June/July 2015. This document will explain how consultation responses are addressed in the preparation of the SPD, before residents and stakeholders are asked to comment on the draft SPD.

## **3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 3.1 Two other options were explored for the consultation strategy. As the statutory requirements for consultation on an SPD only necessitate a single 4 week consultation on the draft document, officers considered simply drafting a preferred option masterplan, preparing the draft SPD and carrying out a single consultation. However, this would not give the opportunity for residents and stakeholders to properly engage in the masterplanning process at an early stage. It would risk giving the impression of a 'fate accompli' and would not be commensurate with the typical consultation and engagement process that would be expected from a planning proposal.
- 3.2 The other option considered was to carry out an additional piece of engagement prior to the options consultation. This would have taken the form of a workshop event on the estate, which would make residents aware that

the masterplan would be changed and give an opportunity to feed into this process. However, given the history of planning applications across the Grahame Park Estate, there has been a significant amount of public consultation concerning the regeneration. There is therefore a real issue of potential consultation fatigue and it is considered that the appropriate balance has been struck with the proposed approach.

- 3.3 This report acknowledges that the proposed options consultation is very much the start of a much wider piece of public engagement around the regeneration scheme. Officers are aware that other issues could be raised by residents, including the timing of development and how this will affect them directly, along with possible use of compulsory purchase powers. Accordingly, the consultation material will endeavour to set the context of the public engagement work, as well as provide answers to these questions where possible and officers attending exhibitions will be fully briefed.

#### **4. POST DECISION IMPLEMENTATION**

- 4.1 Following this decision, the options consultation will be carried out and comments received from the consultation exercise will be taken into consideration in the preparation of the draft SPD. Officers expect that the draft SPD, along with the Consultation Statement summarising the responses received to the options consultation, will be reported back to this Committee in June or July 2015.

#### **5. IMPLICATIONS OF DECISION**

##### **5.1 Corporate Priorities and Performance**

- 5.1.1 The SPD will further all three strategic objectives in the Corporate Plan 2013-2016. Specifically, it will contribute to the following outcomes:

To maintain a well-designed, attractive and accessible place, with sustainable infrastructure across the borough; it will improve the physical environment of the Estate and will promote opportunities for physical activity and recreation.

To maintain the right environment for a strong and diverse local economy; it will drive the delivery of one the borough's priority regeneration schemes and provide infrastructure to support growth.

To create better life chances for children and young people across the borough; it will provide an opportunity to create additional school places in the Colindale area.

To sustain a strong partnership with the local NHS, so that families and individuals can maintain and improve their physical and mental health; it will provide an opportunity to improve healthcare facilities in Colindale.

To promote family and community wellbeing and encourage engaged, cohesive and safe communities; it will result in an improvement to the physical environment across the Estate, reducing the opportunities for crime and improving safety.

5.1.2 Furthermore, the regeneration scheme complies with strategic objectives in the Council's Housing Strategy 2010-2025, which include:

1. Increasing housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents; and
2. Promoting mixed communities and maximising opportunities available for those wishing to own their home.

5.1.3 The SPD should help to achieve the objectives and priorities of the Health and Wellbeing Strategy, by delivering new healthcare facilities and enabling people to be healthier and have greater life opportunities.

## **5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

5.2.1 GHA and the Council have entered into a Planning Performance Agreement (PPA) to fund the preparation and adoption of the SPD. The fee agreed with GHA includes public consultation work that is to be carried out during the preparation of the SPD, including all associated costs. The PPA was cleared by Finance. The work will be carried out by Strategic Planning and Regeneration services only, so there will be no impact on other departments, nor will there be any IT implications.

5.2.2 The resourcing provided by GHA will enable officer time to be dedicated to the project. The SPD work would largely be carried out by existing Re staff, so would not result in the need to employ any new staff to work specifically on this project. There is not expected to be an impact on 'core work' carried out by the relevant teams involved in this project, as other staff will backfill these roles whilst the SPD is produced.

## **5.3 Legal and Constitutional References**

5.3.1 A SPD provides details to support the policies in a local authority's development plan and must therefore be consistent with the policies in the development plan.

5.3.2 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 (the Regulations) provide guidance on the preparation and adoption of an SPD. The Council is required under the Regulations to carry out a statutory consultation for a period of at least 4 weeks on an SPD and to take into account any representations received before proceeding to adopt the SPD.

5.3.3 Upon adoption the SPD becomes a statutory document that forms part of Barnet's local plan policy framework.

5.3.4 Constitution, Annex A (Responsibility for Functions) Policy and Resources Committee Function 2 states that the Committee is responsible for the overall strategic direction of the Council including approval of development of the statutory Local Plan and related documents.

## 5.4 Risk Management

- 5.4.1 The matrix attached at Appendix C sets out the likely risks associated with this recommendation and the mitigating actions.

## 5.5 Equalities and Diversity

- 5.5.1 The SPD implements policy set out in the Local Plan Core Strategy which has been subject to an Equalities Impact Assessment (EqIA). Furthermore, the SPD itself will be accompanied by an EqIA.
- 5.5.2 The SPD will be consulted in accordance with the Council's standard practice and would ensure equal opportunity in the engagement process throughout.

## 5.6 Consultation and Engagement

- 5.6.1 SPDs are prepared through powers contained within the Planning and Compulsory Purchase Act 2004 and the associated Town and Country Planning (Local Planning) Regulations 2012.
- 5.6.2 This report relates solely to consultation and engagement. Other sections of this report and the attached Consultation Strategy set out how this consultation will be carried out.

## 6. BACKGROUND PAPERS

- 6.1 Assets, Regeneration and Growth Committee, 8<sup>th</sup> September 2014 –  
*RESOLVED that:*

1. *The Committee confirms its commitment under the terms of the exclusivity agreement in the Principal Development Agreement (PDA) to Genesis Housing Association (GHA) as its development partner for the delivery of Stages A and B of the Grahame Park Regeneration Programme.*
2. *The Committee agrees to preparation of a supplementary planning document to guide the development of Stage B of the Grahame Park Regeneration Programme, to be progressed in accordance with the Council's established process for the development and approval of new planning policy documents.*
3. *The Committee agrees to develop and implement, with Barnet Homes and GHA, a comprehensive Resident Engagement Strategy and updated governance arrangements to ensure successful delivery of the remainder of the programme.*
4. *The Committee authorises the Chief Executive to negotiate with GHA to deliver a 'carve out' from the PDA of land to facilitate the development of office facilities in accordance with the separate report to this Committee on the Strategic Asset Management Plan; and notes that the final terms of any carve out will be agreed by the Committee as part of a future decision on the delivery of new office facilities.*

MINUTES: <http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?AllId=7973>