

Grahame Park Estate Development
Framework SPD:
Consultation Strategy
December 2014

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1. Introduction

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.

The purpose of this Consultation Strategy document is to set out how the Council will consult and engage with the public and local stakeholders as part of process for drafting and adopting the Grahame Park Estate Development Framework SPD.

This Consultation Strategy contains some background information on the SPD, the two stages intended to comprise the consultation, a list of bodies to be consulted, the next steps in this process and the locations at which this document, and the draft SPD once it is prepared, can be inspected.

2. Background to the Supplementary Planning Document

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.

However, the masterplan is now 10 years old and out of date, with only a small amount of the envisaged regeneration implemented.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.

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.

The 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.

3. The Consultation Strategy

Introduction

As a result of the changes which have taken place since the submission of the masterplan in 2004 and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, public consultation on the Grahame Park SPD is necessary. To avoid consultation fatigue amongst residents, there will only be two parts to the consultation strategy.

The consultation activities have been decided in proportion to the changes that have been made to the original masterplan, in order to ensure that all affected parties understand and are fully aware of the proposals which are being put forward. The consultation process would go beyond the statutory requirements for an SPD and would be similar to that undertaken if a planning application were submitted for the whole site.

The section below details the stages of consultation that will be carried out.

Initial Options

This options appraisal will outline a number of options for the revised masterplan, centred on 5 key themes:

- Improving accessibility
- Play and open space – enhancing existing assets
- Improving community facilities
- Providing quality housing
- Creating neighbourhoods – character areas and neighbourhood centres

The consultation also seeks to introduce some broad masterplanning options that pick up on the key issues going forward.

Options consultation: February 2015

- A letter will be sent to all properties on the estate and additionally to those within a 350m radius of the estate.
- Enclosed will be a questionnaire, or an explanation of how to access a questionnaire. The questionnaire will explain the background to the regeneration scheme, an explanation of the purpose of the SPD and links to other relevant policy documents. There will also be a diagram explaining where we are now in the process and the next steps, including how the SPD process will inform future planning applications.
- The questionnaire will outline the various key issues and options for regeneration of the estate as well as instructions on how to respond.
- The questionnaire will be published online and/or via the Barnet Engage system.
- A letter will be sent to all local stakeholders, Elected Members and other affected groups identified in the Council's Statement of Community Involvement.
- There will be an exhibition at a venue on the estate across several dates in February

2015 which will give all affected parties an opportunity to drop in and have the proposals explained to them and to ask any questions that they might have. Genesis Housing Association, Mae Architects, Barnet Homes and representatives from the Council will all be in attendance at the exhibition.

- Offer and promotion of telephone or home visit service for residents to give their views if they cannot attend consultation events.

This Strategy 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.

Main Statutory Consultation

Statutory 4 week consultation on the draft SPD: June-July 2015

- A consultation letter and a leaflet will be sent to all properties on the estate (and within a 350m radius) and the stakeholders who will be consulted in February 2015. The leaflet will explain the background of the scheme and where we are, it will have a section for comments, explain where to comment online and it will explain where to view or obtain copies of the SPD.
- Consultation to statutory external consultees will take place during this period also.
- During this time a public notice will be posted in local newspapers.
- Publication of the draft SPD on Genesis and LBB website and/or Engage.
- The Supplementary Planning Document will be distributed to interested parties, either those required or as requested, by both CD and hard copy.
- The SPD will be made available in public libraries and at Barnet House for public inspection. The details of this can be found in Section 6, below.
- Public drop in sessions will be held on the estate during this time which will give all affected parties an opportunity to drop in and have the SPD explained to them and to ask any questions that they might have.
- Comment forms will be made available online and at drop in sessions.
- A dedicated consultation email address and phone number will be set up which people will be able to contact with any questions and queries.
- Offer and promotion of telephone or home visit service for residents to give their views if they cannot attend consultation events.
- Any other statutory requirements will be met as appropriate.

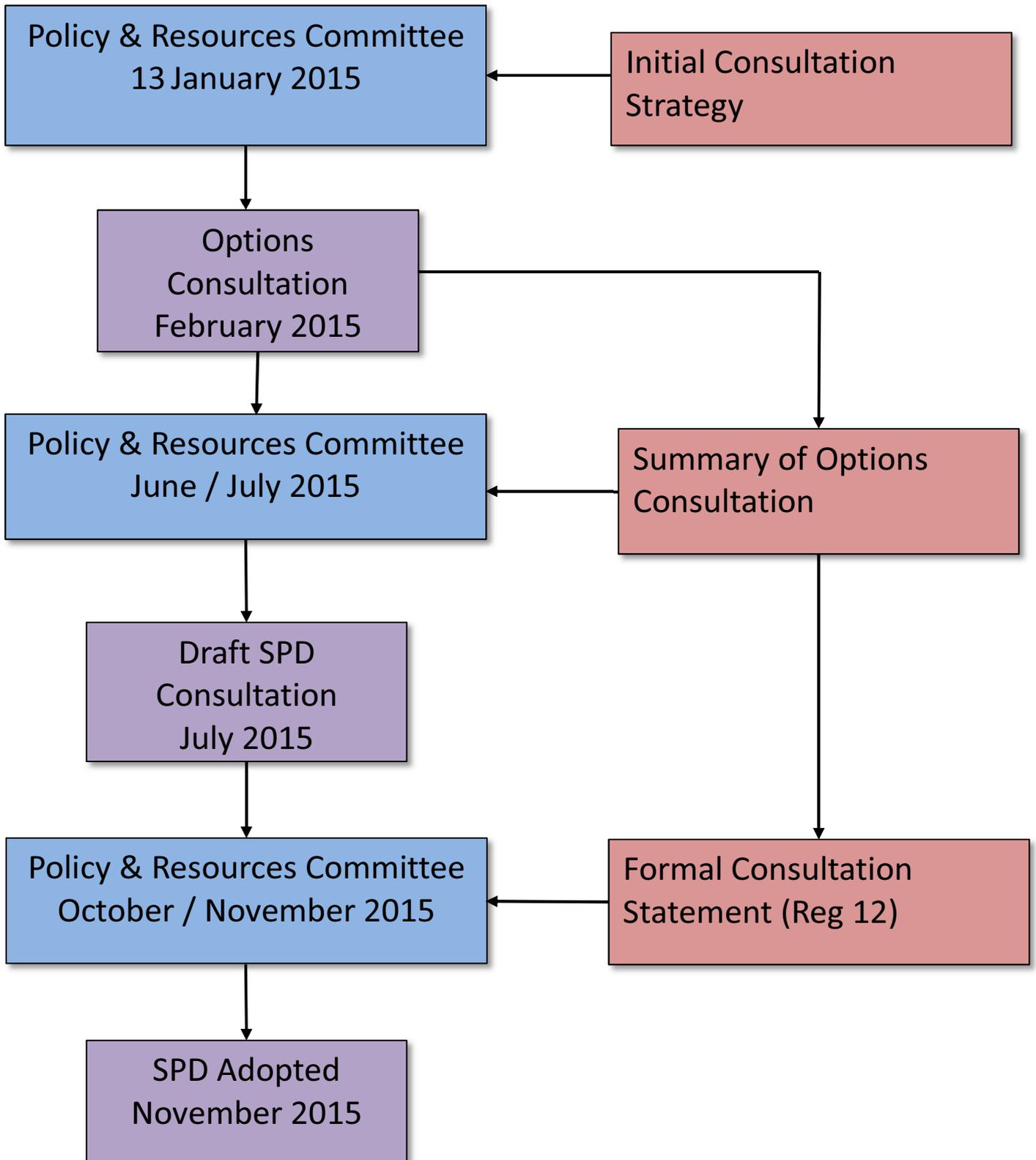
4. Parties to be consulted in connection with the preparation of the SPD

This list contains all the consultees that are relevant to this SPD. It has been prepared having regard to Appendix 1 of the Council's Statement of Community Involvement.

Internal	External
Highways Environmental Health Affordable Housing Trees and Landscape Green Spaces Skills and Enterprise	<p><i>Residents and Neighbours</i> Grahame Park residents Those who live within a 350m radius of the site</p> <p><i>Governance</i> Greater London Authority Transport for London LB Brent</p> <p><i>Local Stakeholders</i> Barnet and Southgate College Blessed Dominic Catholic Primary School St James' Catholic High School St Margaret Clitherow RC Church St Augustine's Church</p> <p><i>Local Interest Groups</i> Access in Barnet</p> <p><i>Statutory Under Strategic Environmental Assessment (SEA) Regulations</i> Natural England English Heritage Environment Agency</p> <p><i>Other</i> Metropolitan Police (Designing Out Crime) NHS England / Barnet CCG Sport England</p>

5. Next Steps

The diagram below sets out the next stages in the development of the Grahame Park Supplementary Planning Document and the associated relevant dates.



6. List of locations at which documents can be found

In accordance with Regulation 12(1a,b) (2) and 35 of the Town and Country Planning (Local Development) (England) Regulations 2012, the draft SPD, along with the Consultation Statement and other relevant documents, will be made available for public inspection at the following locations for a minimum of 4 weeks in June/July 2015:

- Planning Reception, Barnet House, 1255 High Road, Whetstone N20 0EJ:
(**Mon to Fri:** 9.00am – 5.00pm) Tel: 020 8359 3000
- Grahame Park Library, The Concourse, Grahame Park, Colindale, London, NW9 5XL:
(**Mon:** 9.30am-1pm, 2pm-5pm; **Tues:** 9.30am-1pm, 2pm-8pm; **Wed:** 10am-1pm, 2pm-5pm; **Thurs:** Closed; **Fri:** 9.30am-1pm, 2pm-5pm; **Sat:** 9.30am-1pm, 2pm-5pm; **Sun:** Closed) Tel: 020 8359 3930
- Online at <http://engage.barnet.gov.uk>