

## APPENDIX 2

### Analysis of Scheme Compliance with Regional and Local Planning Policy

Table 2.1: Analysis of the proposals compliance with London Plan (March 2015) Policies

Policy	Content Summary	Extent of compliance and comment
Policy 1.1 (Delivering the strategic vision and objectives for London)	Strategic vision and objectives for London including managing growth and change in order to realise sustainable development and ensuring all Londoners are able to enjoy a good and improving quality of life. Improving environments which are easy, safe and convenient for everyone to access.	Compliant: As a London Plan Opportunity Area, the approved BXC scheme seeks to make the most of brownfield land to meet wider growth requirements in terms of housing, retail and commercial activities in a location accessible by a range of transport modes. The provision of the Central Brent Riverside Park will assist in achieving the wider sustainable aims of the Plan and provide a new open space.
Policy 2.6 (Outer London: vision and strategy);	Work to realise the full potential of outer London and enhance the quality of life for present and future residents. Understand the significant difference in the nature and quality of neighbourhoods; improvement initiatives should address these sensitively and draw upon strategic support where necessary.	Compliant: The proposed development represents one of the most important opportunity areas in outer London. The BXC Opportunity Area represents a significantly underutilised area of accessible brownfield land in need of regeneration.  More specifically, in relation to the current application, the Riverside Park will be an enhanced amenity space for visitors to the extended Brent Cross Centre. It will be an asset for the public and existing neighbourhoods.
Policy 2.13 (Opportunity Areas and Intensification Areas)	Support the strategic policy directions for the opportunity areas, and where relevant, in adopted opportunity area planning frameworks  Support wider regeneration, including in particular improvements to environmental quality, and integrate development proposals to the surrounding areas especially for regeneration.	Compliant: With regard to the current application, the provision of enhanced Central Brent Riverside Park will set the context for amenity and open space provision for future phases of development. The Proposed enhancements are associated with the diverted River Brent and will be provided in three distinct phases. The Central Brent Riverside Park is Reach 2. The early delivery is to be completed as part of the Phase 1A(N) given the close linkage between the diversion of the River Brent and the provision of the enhanced infrastructure.
Policy 2.14 (Areas for regeneration)	Boroughs should identify spatial areas for regeneration and spatial policies to bring together regeneration.	Compliant: The BXC site is identified as a London Plan Opportunity Area (See Policy 1.1 above) in need of comprehensive regeneration and capable of accommodating significant housing, jobs and community infrastructure.  The Central Brent Riverside Park will be developed as a Linear Park/ Green Corridor and contributes to the wider regeneration aims. The proposal solely relates to the provision works to the Riverside Park; however works tie in with the diverted River, the new Prince Charles Driver and the Living Bridge that connects the Shopping Centre to the Southern development within the wider Brent Cross Cricklewood Regeneration Area.

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Policy 2.15 (Town Centres)	Development proposal should promote access by public transport walking and cycling. Promote safety and security and contribute towards an enhanced public realm and links to green infrastructure.	Compliant: The proposed development would be generally accessible by various modes of transport. Access to the Riverside Park is restricted to no motor based traffic, with the exclusion of the Environment Agency maintenance vehicles.
Policy 2.18 (Green infrastructure: the multi-functional network of green and open spaces)	Development proposals should protect, promote, expand and manage the extent and quality of, and access to, London's network of green infrastructure.	Compliant: With regard to the current application, once completed the Riverside park will connect into the proposed sequence of open spaces lining different green spaces throughout Brent Cross, primarily by way of access to/from the Living Bridge which connects south via market square to Clitterhouse Playing Fields and Claremont Park.
Policy 3.1 (Ensuring equal life chances for all)	Development proposals should protect and enhance facilities and services that meet the needs of particular groups and communities. Proposals involving loss of these facilities without adequate justification or provision for replacement should be resisted.	Compliant: It is considered that the impact of the development on existing social infrastructure provision has been appropriately considered and that the proposed provision will be adequate to meet forecasted need in accordance with this policy.
Policy 3.2 (Improving health and addressing health inequalities)	New developments should be designed, constructed and managed in ways that improve health, promote healthy lifestyles and wellbeing of communities.	Compliant: The design of the development has been influenced by the desire to create a healthy environment. The proposal is found to be compliant with the objectives of this policy.  Provision of a Riverside Park would provide an enhanced amenity space for visitors to the extended Brent Cross Centre and is in accordance with policy requirements.
Policy 5.10 (Urban greening);  Policy 5.11 (Green roofs and development site environs)	Development proposals should integrate green infrastructure from the beginning of the design process to contribute to urban greening, including the public realm. Elements that can contribute to this including tree planting and soft landscaping  Proposals should be designed to include site planting to deliver as wide a range of the objectives associated with such planting as possible.	Compliant: The wider development includes an increase of approximately 9 hectares of open space/public realm which will significantly contribute to the urban greening of BXC. This includes the provision of a range of spaces such as Nature Parks, City Gardens, Neighbourhood and Community Parks. It also included the proposed Central Brent Riverside Park; to be developed as a Linear Park/ Green Corridor and provide hard and soft landscaping, ecology and bio-diversity enhancements.
Policy 5.12 (Flood risk management);  Policy 5.13 (Sustainable drainage)	Proposals must comply with the flood risk assessment and management requirements of set out in the NPPF and supporting Technical Guidance.  Proposals should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so and should aim to achieve Greenfield	Compliant: The proposals have been based on a comprehensive flood risk assessment that has been previously accepted by the Environment Agency. It is therefore considered that the application complies with this policy.  Furthermore, Conditions 44.2 - 44.4 of the s73 permission relate specifically to the diversion of the River Brent and associated works. This proposal

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	runoff rates and ensure that surface water runoff is managed as close to its source as possible. Drainage should be designed and implemented in ways that deliver other objectives of the London Plan.	has been based on initial technical work around the content of the above planning conditions and therefore complies with the policy.
Policy 6.1 (Strategic approach);	The Mayor will work with all relevant partners to encourage a high quality public realm where appropriate, a corridor-based approach should be taken to ensure the needs of street users and improvements to the public realm are co-ordinated.	Compliant: The proposed development will see the provision of a network of connecting different green spaces and will primarily allow access to/from the Living Bridge which connects the southern development via the market square to Clitterhouse Playing Fields and Claremont Park; and access to the Brent Cross shopping Centre.
Policy 6.9 (Cycling);	Proposals should identify and implement a network of cycle routes. Contribute positively to an integrated cycling network for London by providing infrastructure that is safe, comfortable, attractive, coherent, direct and adaptable and in line with the guidance set out in the London Cycle Design Standards (or subsequent revisions).	Compliant: The Area Wide Walking and Cycling Study and the Pedestrian and Cycle Strategy will ensure that a network of cycle and pedestrian routes is provided on a phase by phase basis as part of the scheme, including appropriate links between the site and adjacent communities. The developers will be required to fund appropriate improvements and mitigation measures in the light of these studies, as well as the relevant transport reports and the monitoring strategy.  To access the Riverside Park walkway the proposal includes cycle channels at 4 locations to facilitate cycle users.
Policy 6.10 (Walking)	Development proposals should ensure high quality pedestrian environments and emphasise the quality of the pedestrian and street space by referring to Transport for London's Pedestrian Design Guidance. Promote the 'Legible London' programme to improve pedestrian way finding. Encourage the use of shared space principles, such as simplified streetscape, de-cluttering and access for all.	Compliant: The proposed development includes a combined pedestrian, cycle and Environment Agency maintenance route on the northern side of the diverted river and is to be a minimum of 6m wide. There is no requirement to provide access within Reach 2 to the southern section of the Riverside Park. Throughout the Riverside Park, there will be 4 locations where steps from the upper level drop down to meet the lower level pedestrian and cycle path.
Policy 7.1 (Lifetime Neighbourhood)	Development should enable people to live healthy, active lives; should maximize the opportunity for community diversity, inclusion and cohesion; and should contribute to people's sense of place, safety and security. Places of work and leisure, streets, neighbourhoods, parks and open spaces should be designed to meet the needs of the community at all stages of people's lives, and should meet the principles of lifetime neighbourhoods.	Compliant: A key objective of the BXC scheme is to create a sustainable and balanced community. The new and existing community will benefit from the enhanced Riverside Park.

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Policy 7.2 (An Inclusive Environment)	Development proposals should explain how following engagement with relevant user groups and the principles of inclusive design has been integrated into the proposed development; and how inclusion will be maintained and managed.	<p>Compliant: With regard to inclusive access a lift will be added from the Bus station and Living Bridge level to provide step free access to the Riverside Park; the exact location of the lift within the proposed identified zone and the specification and design of the lift, will be submitted and approved by the Council subject to consultation and agreement with the Consultative Access Forum.</p> <p>In addition, ramped access is provided to the Riverside Park by way of a graded route connecting a proposed upper walkway to the riverside park walkway.</p>
Policy 7.3 (Designing out crime)	Development proposals should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating.	<p>Compliant:</p> <p>The proposed development will be subject to a proposed lighting strategy which will assist in designing out crime. Whilst lighting strategy details have been provided in the Design Development Report that accompanied the application the final detail has still to be agreed and is subject to planning conditions requiring the submission of relevant details.</p> <p>In addition, the draft Estate Management Framework includes a section on Safety in the Public Realm and notes that the Shopping Centre CCTV strategy extends to the Central Brent Riverside Park.</p>
Policy 7.4 (Local character);  Policy 7.5 (Public realm);	<p>Buildings, streets and open spaces should provide a high quality design that has regard to the pattern and grain of the existing spaces in orientation, scale, proportion and mass. Contributes to a positive relationship between the urban structure and natural landscape features.</p> <p>Development should make the public realm comprehensible at a human scale, using gateways, focal points and landmarks as appropriate to help people find their way. Landscape treatment, street furniture and infrastructure should be of the highest quality, have a clear purpose, maintain uncluttered spaces and should contribute to the easy movement of people through the space.</p>	<p>Compliant: The urban design principles that underpin the BXC masterplan as set out in the Revised Design and Access Statement, Design Guidelines, DSF and Parameter Plans fulfil the key criteria of these policies to provide high quality buildings, streets and spaces. The development incorporates the principles of "Secured by Design"</p> <p>Compliant: The Riverside Park has been designed to ensure that it is accessible and user friendly.</p>
Policy 7.13 (Safety Security and Resilience)	Development proposals should contribute to the minimization of potential physical risks, including those arising as	<p>Compliant:</p> <p>The proposed development will be subject to a proposed lighting strategy which will assist in</p>

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to Emergency)	a result of flood and related hazards.	<p>designing out crime.</p> <p>In addition, the draft Estate Management Framework includes a section on Safety in the Public Realm and notes that the Shopping Centre CCTV strategy extends to the Central Brent Riverside Park.</p> <p>As regards risk associated with flooding, the management of Riverside Park sits with the developers and a requirement should be inserted in the Estate Management Framework to ensure that a strategy is developed to address public access to the access route at times of flood or imminent flood. By controlling access at times of risk this issue can be addressed.</p>
Policy 7.18 (Protecting open space and addressing deficiency)	The loss of protected open spaces must be resisted unless equivalent or better quality provision is made within the local catchment area. Replacement of one type of open space with another is unacceptable unless an up to date needs assessment shows that this would be appropriate	Compliant: The proposals will see the provision of an enhanced naturalised riverside park setting to replace the existing canalised River Brent where this sits within the Brent Cross area. The new park will provide an area of public open space that currently does not exist and will in addition provide improved ecology and biodiversity.
Policy 7.19 (Biodiversity and access to nature)	<p>Proposals should:</p> <ul style="list-style-type: none"> <li>- Wherever possible make a positive contribution to the protection, enhancement, creation and management of biodiversity.</li> <li>- Prioritise assisting in meeting targets in biodiversity action plans and/or improve access to nature in areas deficient in accessible wildlife sites.</li> <li>- Be resisted where they have significant adverse impacts on the population or conservation status of a protected species, or a priority species or habitat identified in a biodiversity action plan.</li> </ul>	Compliant: One of the key principles of this proposal is to improve local bio-diversity within the Riverside Park environment. The creation of a marginal wetland environment associated with the river will help facilitate this aim. It is considered that the development will result in a net gain in biodiversity in terms of habitat quality and connectivity.
Policy 7.21 (Trees and woodlands)	Existing trees of value should be retained and any loss as a result of development should be replaced. Wherever appropriate the planting of additional trees should be included in developments.	Compliant: Tree and shrub planting will be introduced within the wider corridor, throughout the river channel. Amenity grass areas will be planted in a mix of general meadow and wildflower planting in addition to general amenity grass planting areas; these will all be located above the 1 in 100 year flood level to ensure they are less likely to suffer from water inundation. A detailed landscaping plan is included with the proposal.

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<p>Policy 7.27 (Blue Ribbon Network: supporting infrastructure and recreational use).</p>	<p>Development proposals should protect and improve existing access points to (including from land into water such as slipways and steps) or alongside the Blue Ribbon Network (including paths).</p>	<p>Compliant: With regard to the current application, the combined pedestrian/ cycle access and Environment Agency maintenance route situated to the north of the diverted river and runs through the Riverside park, is to be a minimum of 6m wide. The 6m wide access route is shown to incorporate planting in order to create a more sinuous route. To improve access and connect the proposal to the wider BXC development, there will be 4 locations where steps and a lift from the upper level drop down to meet the lower level pedestrian/cycle and EA Maintenance path. It is considered that the proposal meets the requirements of this policy.</p>
<p>Policy 7.28 (Restoration of The Blue Ribbon Network)</p>	<p>Development proposals should restore and enhance the Blue Ribbon Network by taking opportunities to open culverts and naturalise river channels, increasing habitat value and protect the open character of the Blue Ribbon Network.</p>	<p>Compliant: It is considered that the proposal enhances local habitat, ecology and biodiversity and makes a positive contribution to the area. The proposal is in accordance with this policy.</p>
<p>Policy 7.30 (London's canals and other river's and water spaces)</p>	<p>Development proposals along London's canal network and other rivers and water bodies (such as reservoirs, lakes and ponds) should respect their local character and contribute to their accessibility and active water related uses, in particular transport uses, where these are possible.</p>	<p>Compliant: It is considered that the Central Brent Riverside Park will contribute to the overall improvement of the habitat of rivers, brooks and streams in accordance with this policy. The Environment Agency has been consulted on the application and has engaged with the developers to inform the overall design and layout of the Park..</p>

Table 2.2: Analysis of the proposals compliance with Barnet's Local Plan Policies  
(September 2012)

Policy	Content Summary	Extent of Compliance and Comment
<b>Core Strategy</b>		
CS NPPF (National Planning Policy Framework – presumption in favour of sustainable development)	Take a positive approach to proposals which reflect the presumption in favour of sustainable development and approve applications that accord with the Local Plan, unless material considerations indicate otherwise. Where there are no policies relevant to the proposal or the relevant policies are out of date permission should be granted, unless material considerations indicate otherwise.	Compliant: the proposal is considered to constitute sustainable development in accordance with the NPPF and which complies with Local Plan taken as a whole. It is therefore recommended for approval.
CS1 (Barnet's place shaping strategy – the three strands approach)	<p>As part of its 'Three Strands Approach' the council will:</p> <ul style="list-style-type: none"> <li>- Concentrate and consolidate growth in well located areas that provide opportunities for development, creating a high quality environment that will have positive impacts.</li> <li>- Focus major growth in the most suitable locations and ensure that this delivers sustainable development, while continuing to conserve and enhance the distinctiveness of Barnet as a place to live, work and visit.</li> <li>- Ensure that development funds infrastructure through Section 106 Agreements and other funding mechanisms.</li> <li>- Protect and enhance Barnet's high quality suburbs.</li> </ul>	<p>Compliant: the proposal is considered to show the influence of this policy and demonstrates compliance with its key objectives.</p> <p>As an Opportunity Area in the Mayor's London Plan, the BXC scheme has been developed with the consideration that the site has significant capacity for new housing, commercial and other development linked to existing or potential improvements to public transport accessibility.</p> <p>The proposed development relates to matters reserved following the grant of planning permission in 2014. The proposed enhancements to Open Space associated with the diverted River Brent will be provided in three distinct phases. The current phase within this RMA relates to the Central Brent reach of the river, 'Reach 2'. The proposal will provide significant enhancements to the provision of open space and recreational facilities to serve the existing and future residents of the area.</p>
CS2 – Brent Cross - Cricklewood	<p>The Council will seek comprehensive redevelopment of Brent Cross – Cricklewood in accordance with the London Plan, the saved UDP policies (Chapter 12) and the adopted Development Framework. The Policy makes provision for the following:</p> <ul style="list-style-type: none"> <li>• It is considered likely that comprehensive regeneration will be achieved in accordance with the planning permission. If this is not achieved, the Council will</li> </ul>	<p>The 2014 consent of the S73 application continues to ensure the comprehensive redevelopment of Brent Cross Cricklewood in accordance with this policy and the Saved UDP policies. The current Reserved Matters Application for the proposed Open Space developments at Clitterhouse Playing Fields and Claremont Park is consistent with the 2014 permission.</p> <p>The Central Brent Riverside Park area, or Reach 2, is to be completed as part of the Phase 1A(N) works to ensure that the setting of the Living Bridge and associated infrastructure is delivered at the outset.</p>

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	<p>consider whether in the circumstances the Local Plan needs to be reviewed.</p> <ul style="list-style-type: none"> <li>• Specific monitoring indicators for Brent Cross – Cricklewood are set out in Appendix B of the Core Strategy On the basis of these indicators it is expected that comprehensive re-development will commence in relation to Phase 1 at some time between 2015 and 2017.</li> <li>• If these milestones are not achieved (or are not likely to be capable of being delivered) we will consider the possible need for a review of the Core Strategy Policy on Brent Cross – Cricklewood</li> <li>• The key milestone for the regeneration of Brent Cross – Cricklewood is likely to be the Phase 1 Compulsory Purchase Order (CPO). If by the end of 2014 any CPO that is required to deliver Phase 1 and commence the development has not been made and submitted for confirmation we will instigate a review of the policy framework for Brent Cross – Cricklewood.</li> </ul>	<p>The provision of significantly improved open spaces will provide facilities for existing residents in the area as well as future residents in subsequent years as new housing is brought forward.</p>
<p>CS5 (Protecting and enhancing Barnet's character to create high quality places)</p>	<p>The council will ensure that development in Barnet respects local context and distinctive local character, creating places and buildings with high quality design.</p> <p>Developments should:</p> <ul style="list-style-type: none"> <li>- Address the principles, aims and objectives set out in the relevant national guidance.</li> <li>- Be safe attractive and fully accessible.</li> <li>- Provide vibrant, attractive and accessible public spaces.</li> <li>- Respect and enhance the distinctive natural landscapes of Barnet.</li> <li>- Protect and enhance the gardens of residential properties.</li> <li>- Protect important local views.</li> <li>- Protect and enhance the boroughs</li> </ul>	<p>Compliant: It is considered that the Section 73 approved application takes into account the requirements of different groups and sectors of the community, the Central Brent Riverside Park would be a quality open space for existing residents as well as future residents in the area.</p> <p>The proposed enhancements to Open Space associated with the diverted River Brent will be provided in three distinct phases. The current phase within this RMA relates to the Central Brent reach of the river, Reach 2 and the proposal is defined as a Linear park/ green corridor.</p> <p>A lighting strategy is proposed for Riverside Park however full design details associated with this strategy will be subject to a planning condition requiring the submission of these details prior to work commencing.</p> <p>The river channel associated with the diverted River Brent will provide flood defences for a 1:5 year event scenario. The channel, including the maintenance route will be allowed to flood naturally outwith this event scenario. It is intended that the</p>

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	<p>high quality suburbs and historic areas and heritage.</p> <ul style="list-style-type: none"> <li>- Maximise the opportunity for community diversity, inclusion and cohesion.</li> <li>- Contribute to people's sense of place, safety and security.</li> </ul>	<p>Management Framework Agreement will ensure that access is restricted during flood events.</p> <p>The proposed development is consistent with approved Parameter Plan 011 (River Brent) and Parameter Plan 003 (Public Realm).</p>
<p>CS7 (Enhancing and protecting Barnet's open spaces)</p>	<p>Protection and enhancement of Metropolitan Open Space</p> <p>Create a greener Barnet by:</p> <ul style="list-style-type: none"> <li>- Meeting increased demand for access to open space and opportunities for physical activity.</li> <li>- Improving access to open space in areas of public open space deficiency.</li> <li>- Securing improvements to open spaces including provision for children's play sports facilities and better access arrangements, where opportunities arise.</li> <li>- Maintaining and improving greening by protecting incidental spaces, trees, hedgerows and watercourses.</li> <li>- Protecting existing site ecology and ensuring development makes the fullest contributions enhancing biodiversity.</li> <li>- Enhancing local food production</li> <li>- Improve the green networks</li> </ul>	<p>Compliant. The delivery the Central Brent Riverside Park, or Reach 2, is to be completed as part of the Phase 1A(N) works. Provision of landscaping under this phase is appropriate given the close linkage between the diversion of the River Brent and the provision of new infrastructure and, the desire to provide a completed scheme within this location.</p> <p>The proposal will provide a significant enhancement and provide a valuable open space for both local residents and for future residents.</p> <p>Once completed the Riverside park will connect into the proposed sequence of open spaces lining different green spaces throughout Brent Cross, primarily by way of access to/from the Living Bridge which connects south via market square to Clitterhouse Playing Fields and Claremont Park.</p> <p>An extensive planting strategy and landscaping proposals, together with enhanced habitat and ecology areas further ensures that the development complies with this policy.</p>
<p>CS9 (Providing safe, efficient and effective travel)</p>	<p>Developments should provide and allow for safe effective and efficient travel and include measures to make more efficient use of the local road network.</p> <p>Major proposals should incorporate Transport Assessments, Travel Plans, Delivery and Servicing Plans and mitigation measures and ensure that adequate capacity and high quality safe transport facilities are delivered in line with demand.</p> <p>The council will support more environmentally friendly transport networks, including the use of low emission vehicles (including electric cars), encouraging mixed use development and seeking to make cycling and walking more attractive for</p>	<p>It is considered that the development complies with this policy; the cycle and pedestrian path through the Central Brent Riverside Park will connect into the wider and improved cycle and pedestrian network.</p>

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	leisure, health and short trips.	
CS10 (Enabling inclusive and integrated community facilities and uses)	The council will ensure that community facilities are provided for Barnet's communities and expect development that increases the demand for community facilities and services to make appropriate contributions towards new and accessible facilities.	Compliant: the proposed Central Brent Riverside Park is designed to cater for the wider community. In order to ensure that all relevant user groups' needs are met and in particular to address concerns raised regarding inclusive access, a lift will be added from the Bus station and Living Bridge level to provide step free access to the Riverside Park. The exact location of the lift within the proposed identified zone and the specification and design of the lift will be submitted to and approved by the Council subject to consultation and agreement with the Consultative Access Forum.
CS11 (Improving health and wellbeing in Barnet)	Will improve health and wellbeing in Barnet through a range of measures including supporting healthier neighbourhoods, ensuring increased access to green spaces and improving opportunities for higher levels of physical activity.	Compliant: although the Riverside Park serves to enhance the setting of the redevelopment of Brent Cross shopping Centre it will do so in a manner which provides an enhanced river corridor with improved ecology, biodiversity and visual amenity. The park environment will benefit visitors to the Shopping Centre as well as local residents. The park also provides a linear green corridor incorporating pedestrian and cycle access to enable residents to move west to east without having to access the shopping centre and remote from vehicular traffic.
CS12 (Making Barnet a safer place)	<p>The Council will:</p> <ul style="list-style-type: none"> <li>- Encourage appropriate security and community safety measures in developments and the transport network.</li> <li>- Require developers to demonstrate that they have incorporated community safety and security design principles in new development.</li> <li>- Promote safer streets and public areas, including open spaces.</li> </ul>	<p>Compliant: a lighting strategy is proposed by the development partners. Although indicative details have been submitted with the current application full design details are still required and will be subject to the requirements of a planning condition. The lighting strategy will ensure the environment is secure.</p> <p>In addition, the Estate Management Framework Agreement advises that a team of SIA (Security Industry Association) accredited CCTV operators (closed circuit television) will operate an extensive system within Brent Cross shopping centre 24 hours of every day supporting the Duty Assistant team in providing a safe and secure environment.</p> <p>These systems will extend to the Central Brent Riverside Park and Living Bridge (surface).</p>
CS13 (Ensuring the efficient use of natural resources)	<p>The council will:</p> <ul style="list-style-type: none"> <li>- Seek to minimise Barnet's contribution to climate change and ensure that the borough develops in a way which respects environmental limits and improves quality of life.</li> <li>- Promote the highest environmental</li> </ul>	Compliant: The proposed infrastructure development associated with the Riverside Park development will include a Sustainable Urban Drainage Strategy which will use detention basins within landscaped areas and oversized pipes below new roads to achieve a 25% reduction of the current 1:100 year return flow plus 30% for climate change in accordance with planning condition 44.5 of the

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	<p>standards for development to mitigate and adapt to the effects of climate change.</p> <ul style="list-style-type: none"> <li>- Expect development to be energy efficient and seek to minimise any wasted heat or power.</li> <li>- Expect developments to comply with London Plan policy 5.2.</li> <li>- Maximise opportunities for implementing new district wide networks supplied by decentralised energy.</li> <li>- Make Barnet a water efficient borough, minimise the potential for fluvial and surface flooding and ensure developments do not harm the water environment, water quality and drainage systems.</li> <li>- Seek to improve air and noise quality.</li> </ul>	<p>s73 permission.</p> <p>Given the nature of the river channel the developers have advised that there is no scope within the site to accommodate surface water management specifically within this area. Separation and filtration mechanisms will be adopted to prevent pollution of the river channel from the maintenance route.</p> <p>Condition 44.5 of the S73 permission requires that SuDS provision within each phase or sub-phase will be integral to the site with a requirement that it be demonstrated that SuDS is maximised across the site. As the drainage arrangements for Phase 1AN seek to maximise SuDS across the Phase 1AN area officers are satisfied that the condition is met.</p>
<p>CS15 (Delivering the Core Strategy)</p>	<p>The council will work with partners to deliver the vision, objectives and policies of the Core Strategy, including working with developers and using planning obligations (and other funding mechanism where appropriate) to support the delivery of infrastructure, facilities and services to meet needs generated by development and mitigate the impact of development.</p>	<p>Compliant: the Section 73 permission was subject to a S106 Agreement. The current RMA sits under the S73 permission and the requirements of the s106 are still applicable. Where required, the s106 will be varied in order to secure deliver of specific elements within the current application.</p>
<p><b>Adopted UDP (May 2006) Saved Policies (May 2009) as referred to in Core Strategy Policy CS2 – Chapter 12 of the UDP: Cricklewood, Brent Cross and West Hendon Regeneration Area</b></p>		
<p>GCrick Cricklewood, Brent Cross and West Hendon Regeneration Area</p>	<ul style="list-style-type: none"> <li>- The Council seeks integrated regeneration in the Cricklewood, Brent Cross and West Hendon Regeneration Area.</li> <li>- All development to the highest environmental and design standards</li> <li>- Aim to develop a new town centre over the plan period.</li> </ul>	<p>Compliant: the development is consistent with this strategic aim, falling as it does within the terms of the S73 permission.</p>
<p>C1 Comprehensive Development</p>	<ul style="list-style-type: none"> <li>- The Council seeks the comprehensive development of the regeneration area in accordance with the area framework and delivery strategy.</li> <li>- Development proposals will need to meet policies of the UDP and their more detailed elaboration in the</li> </ul>	<p>Compliant: The scheme accords with this policy. The proposals are Phase 1A(N) proposals within the scope of the S73 permission, the first phase of development within the wider Brent Cross Cricklewood regeneration project.</p>

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	development framework.	
C2 Urban Design & Quality	-The Council will seek to achieve the standards of urban design for the Regeneration Area to result in a development of landmark quality.	Compliant: The LPA considers that the development will deliver a high quality environment in accordance with accepted principles of good urban design and this policy.
C3 Urban Design – Amenity	-The development should protect and improve the existing amenities of existing residents.	Complaint: The development will deliver an enhanced open space and provide improved access for residents whilst protecting residents’ existing amenity.
C4 Sustainable Design	<p>The Council will seek to ensure that the Regeneration Area pursues the highest standards of environmental design, including:</p> <ul style="list-style-type: none"> <li>• meet high performance standards for environmentally sustainable design and construction</li> <li>• an integrated network of public open spaces</li> <li>• Ensure the restoration and enhancement of the River Brent, without detrimental impact to the Brent Reservoir SSSI.</li> <li>• There must be a buffer zone, appropriate protection of legally protected species, and opportunities taken to enhance the biodiversity of the area.</li> </ul>	<p>Compliant: It is considered that the development will improve the open space, cycle and pedestrian networks in accordance with the planning conditions and obligations.</p> <p>The development will result in a net gain in biodiversity in terms of habitat quality and connectivity. Substantial improvements are proposed to the Central Brent Riverside Park and it is therefore considered that all criteria of this policy are met.</p> <p>A detailed landscaping scheme, habitat study and biodiversity strategy ensure that where required protected species will be protected and across the site the development will deliver enhanced habitat and ecology.</p> <p>Statutory consultees have not raised any objections to the proposal and the application is considered to demonstrate the influence of this policy.</p>
C7 Transport Improvements	<p>Transport improvements - the following should be provided through planning conditions and/or Section 106 agreements:</p> <p>i. Connections and improvements to the strategic road network.</p> <p>ii. Sufficient transport links to and through the development, to include at least one vehicular link across the North circular Road and one vehicular link crossing the railway to the Edgware Road.</p> <p>iii. A new integrated railway station and new integrated bus station at Cricklewood, linked by a rapid transport system to Brent Cross Bus Station and Hendon Central and/or Brent Cross Underground Stations on the Northern Line.</p> <p>iv. A new bus station at Brent Cross, to</p>	<p>To comply with this policy an integrated pedestrian and cycle path has been developed to facilitate connectivity through the development to connect into existing networks. The proposals will provide enhanced connectivity.</p> <p>Inclusive access is achieved by way of ramped access to the Riverside Park. The developers have in addition agreed to the provision of a lift to provide connection between the Living Bridge access point to the Riverside Park and Bus Station levels.</p>

Policy	Content Summary	Extent of Compliance and Comment
	<p>north of the North Circular Road, with associated improvements to the local bus infrastructure.</p> <p>v. An upgrade of the rail freight facilities.</p> <p>vi. Provision of an enhanced, rail-linked waste transfer station serving North London.</p> <p>vii. Priority measures for access to disabled persons, pedestrians, buses and cyclists throughout the Regeneration Area.</p>	
<p>UDP Specific Proposals (2006)</p> <p>Site</p>	<p>Parts of the BXC development site are subject to site-specific proposals as shown in the Proposals Map (2006) (as saved). The aspirations for these sites are set out below:</p> <ul style="list-style-type: none"> <li>• Brent Cross New Town Centre (Site 31) – new town centre, comprising a mix of appropriate uses, improved public transport and pedestrian access, landscaping and diversion of the River Brent;</li> <li>• Cricklewood Eastern Lands (Site 37) – mixed use including residential, office, leisure, local and neighbourhood shops, education, community uses and open space;</li> <li>• New Railway Station Cricklewood (Site 38) – railway station and public transport interchange;</li> <li>• New Waste Transfer Station (Site 39) – waste handling facility.</li> </ul>	<p>Compliant: the proposal is consistent with the Proposals Map.</p>
<p><b>Cricklewood, Brent Cross, West Hendon Regeneration Area Development Framework SPD 2005.</b></p>		
<p>The Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework was adopted by the council and the Mayor of London as Supplementary Planning Guidance in 2005. This Development Framework was produced in collaboration with the Mayor and the Greater London Authority, landowners and developers in order to guide and inform the design and delivery of the development with the aim of achieving high quality comprehensive redevelopment of the area around a new sustainable mixed use town centre spanning the North</p>		<p>Compliance in relation to the proposed Open Space provision: The parameters and principles of the BXC scheme are considered to be in accordance with the principles set out in the guidance contained in the adopted Development Framework (2005) generally and taken as a whole.</p> <p>The general proposals for the Central Brent Riverside Park are consistent with the vision and aims of the Development Framework. A hierarchy</p>

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Circular Road.	<p>The London Plan and the UDP saved policies combined with the Development Framework establishes a series of strategic principles for the comprehensive redevelopment of the area to create a new town centre, the overall vision for which is set out in UDP Policy GCrick.</p>	<p>of open spaces will be provided across the Brent Cross Cricklewood regeneration project and the enhancements Riverside park will ensure compliance with those aims and will connect into the proposed network.</p> <p>The proposal shows how the provision of the Central Brent Riverside Park fits into the wider development, including the relationship of the proposed riverside park with the proposed infrastructure including the diverted River Brent and the relationship with proposed green corridors and cycle and footpath networks.</p>

Key relevant local and strategic supplementary planning documents

**Local Supplementary Planning Documents and Guidance:**

Sustainable Design and Construction (2013)  
 Planning Obligations (Section 106) (April 2013)

**Strategic Supplementary Planning Documents and Guidance:**

Accessible London: Achieving an Inclusive Environment (April 2004)  
 Sustainable Design and Construction (May 2006)  
 London's Foundations SPG (March 2012)