

	<p><b>Policy and Resources Committee</b></p> <p><b>16 December 2015</b></p>
<p style="text-align: right;"><b>Title</b></p>	<p><b>National Institute of Medical Research - Draft Planning Brief</b></p>
<p style="text-align: right;"><b>Report of</b></p>	<p>Commissioning Director Growth and Development</p>
<p style="text-align: right;"><b>Wards</b></p>	<p>Mill Hill</p>
<p style="text-align: right;"><b>Status</b></p>	<p>Public</p>
<p style="text-align: right;"><b>Urgent</b></p>	<p>No</p>
<p style="text-align: right;"><b>Key</b></p>	<p>Yes</p>
<p style="text-align: right;"><b>Enclosures</b></p>	<p>Appendix 1: National Institute of Medical Research – Draft Planning Brief</p>
<p style="text-align: right;"><b>Officer Contact Details</b></p>	<p>Nick Lynch – Planning Policy Manager 0208 359 4211  <a href="mailto:Nick.lynch@barnet.gov.uk">Nick.lynch@barnet.gov.uk</a></p>

<p><b>Summary</b></p>
<p>The draft Planning Brief sets out the Council’s vision for the residential led mixed use development of the National Institute of Medical Research. The draft Planning Brief focuses on the following key objectives :</p> <ul style="list-style-type: none"> <li>• To deliver a high quality residential-led mixed used development comprising a range of housing types and tenures, including family homes;</li> <li>• To ensure the positive management of the Green Belt, enhancing openness, as well as biodiversity and improving public accessibility for sport and recreation;</li> <li>• To preserve and enhance its contribution to the character and appearance of the Mill Hill Conservation Area;</li> <li>• To provide opportunities for employment creation, ensuring the continued contribution to innovation and growth through provision of workspace for small to medium enterprises; and</li> <li>• To ensure any new development is of the highest design and environmental standards and appropriate in scale and siting.</li> </ul> <p>The draft Planning Brief will be subject to a period of public consultation. Upon adoption the Planning Brief will guide development proposals for this site.</p>

# **Recommendations**

**That the Committee approve the National Institute of Medical Research draft Planning Brief for consultation**

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

- 1.1 With the relocation of the National Institute of Medical Research (NIMR) to St Pancras in 2016 and the disposal of a 19 hectare site by the Government a major development opportunity has arisen.
- 1.2 The NIMR site is located in the Green Belt and also within the Mill Hill Conservation area. It also forms part of the Mill Hill Neighbourhood Area. There is a significant opportunity to transform the site into a residential-led, mixed use development that is sensitive to its surroundings and is policy compliant.
- 1.3 In order to shape the future of this site a Planning Brief has been produced. This sets out the key parameters to consider in determining the future of the NIMR site reflecting its Green Belt location and designation as a Conservation Area. It also highlights the opportunities it provides for the delivery of much needed housing and new employment that supports small to medium enterprises.

## **2. REASONS FOR RECOMMENDATIONS**

- 2.1 Producing a Planning Brief is vital to ensure that future development of the National Institute of Medical Research site comes forward in line with Council priorities and delivers sustainable development.

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

- 3.1 The alternative option is to not produce a Planning Brief. Failure to produce a Planning Brief could result in a less strategic response to the development of the site. This may also result in Council priorities not being achieved.

## **4. POST DECISION IMPLEMENTATION**

- 4.1 The draft Planning Brief will be subject to a period of public consultation. The document will be revised in light of comments received and the proposed final draft will be reported back to the Policy and Resources Committee for approval. The Consultation Programme in Appendix 2 of the Brief sets out further detail on how the Council will engage with the local community and other local stakeholders. A public event in Mill Hill will be held to provide the opportunity for people to discuss the proposals with officers.

## **5. IMPLICATIONS OF DECISION**

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

- 5.1.1 The draft NIMR Planning Brief helps to meet Corporate Plan 2015-20 strategic

objectives in ensuring that Barnet is a place:-

- of opportunity, where people can further their quality of life – *the draft NIMR Planning Brief provides guidelines for ensuring that development will enhance the setting of the site within Green Belt as well as the Mill Hill Conservation Area. It supports the provision of a good mix of residential type, sizes and tenures with adequate amenity space and provides opportunities for increased access to Green Belt as well as sport and recreation.*
- where people are helped to help themselves, recognising that prevention is better than cure – *the draft NIMR Planning Brief supports provision of commercial floorspace that meets the needs of modern business.*

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

5.2.1 The cost of producing the draft Planning Brief is being met by the prospective developers Barratts who have an agreement to purchase the NIMR site from the landowner, the Medical Research Council. The Planning Brief has been produced by Regional Enterprise (Re) on behalf of the Council.

## 5.3 **Social Value**

5.3.1 The draft NIMR Planning Brief sets out the parameters for the delivery of a residential led mixed use development on a strategic development site. Through the delivery of a new suburban mixed and balanced community in Mill Hill future development will secure social, economic and environmental benefits.

5.3.2 Social benefits will be secured through the delivery of a mix of housing unit sizes and tenures including affordable housing.

5.3.3 Economic benefits will be delivered through the provision of modern business space that addresses the needs of small and medium enterprises.

5.3.4 Environmental benefits will be delivered through enhancing the biodiversity on the site and meeting relevant energy and surface water run-off standards set out in the London Plan.

## 5.4 **Legal and Constitutional References**

5.4.1 Constitution Responsibilities for Functions Annex A sets out the terms of the Policy and Resources Committee including “to be responsible for the overall strategic direction of the Council including approval of development of statutory Local Plan related documents”.

5.4.2 Site specific Planning Briefs provide an opportunity to bridge the gap between the provisions of the Local Plan and the requirements of any future planning application for the site.

5.4.3 Planning Briefs should be consistent with and provide guidance, supplementing the policies and proposals of the Local Plan. Planning Briefs

cannot contradict, rewrite or introduce new policies.

5.4.4 Planning Briefs can have a number of functions, such promoting development of a site; addressing particular site constraints and/or further interpretation of local plan policies.

## 5.5 Risk Management

5.5.1 A consequence of failing to produce a Planning Brief for the NIMR site may lead to a less strategic response to the development and result in Council priorities not being achieved.

## 5.6 Equalities and Diversity

5.6.1 The 2010 Equality Act places a legal obligation on the Council to pay due regard to equalities. The draft Brief helps implement policy set out in the Local Plan Core Strategy. Adopted in 2012 the Core Strategy was subject to an Equalities Impact Assessment (EqIA).

5.6.2 Adoption of the Planning Brief will ensure that there is a considered approach to the development of the site which will have due regard to the need to eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010. It should also help advance equality of opportunity as well as foster good relations between people from different groups.

5.6.3 This mixed use residential led development will provide choice in terms of a range of units by size, type and tenure. It will also provide choice for businesses in terms of access to a range of employment spaces. It will also provide a long term opportunity for access to sports and recreational facilities in the northern part of the site.

5.6.4 Given the nature of the use there is no existing public access to the NIMR site. Accessibility to Green Belt will be improved through increased permeability across the non-residential elements of the site. Public realm improvements will help to reduce the real and perceived risk of crime and help to reduce feelings of vulnerability that certain groups of people feel.

## 5.7 Consultation and Engagement

5.7.1 The Council will carry out a public consultation exercise on the draft Planning Brief for a period of six weeks. Whilst Planning Briefs do not have a consultation requirement in the Council's Statement of Community Involvement they will be treated for consultation purposes as equivalent to a Supplementary Planning Document.

5.7.2 The Brief will be published online and advertised in the local paper. A public event in Mill Hill will be held to provide the opportunity for people to discuss the proposals with officers and provide feedback. Further detail is set out in Appendix 2 of the Brief.

## 5.8 Insight

5.8.1 Data from the Barnet Observatory on the socio-economic characteristics of Mill Hill has provided the basis for local prioritisation of community

infrastructure.

**6. BACKGROUND PAPERS**

6.1 [Barnet Local Plan Core Strategy](#), September 2012

6.2 [Barnet's Statement of Community Involvement](#), July 2015