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| | <h2>Policy and Resources Committee</h2> <h3>16 December 2015</h3> |
| <p style="text-align: right;">Title</p> | <p>North London Business Park Draft Planning Brief</p> |
| <p style="text-align: right;">Report of</p> | <p>Commissioning Director Growth and Development</p> |
| <p style="text-align: right;">Wards</p> | <p>Brunswick Park</p> |
| <p style="text-align: right;">Status</p> | <p>Public</p> |
| <p style="text-align: right;">Urgent</p> | <p>No</p> |
| <p style="text-align: right;">Key</p> | <p>Yes</p> |
| <p style="text-align: right;">Enclosures</p> | <p>Appendix 1: North London Business Park Draft Planning Brief</p> |
| <p style="text-align: right;">Officer Contact Details</p> | <p>Nick Lynch – Planning Policy Manager 0208 359 4211 Nick.lynch@barnet.gov.uk Mike Carless – Principal Planning Policy Officer 0208 359 4657 mike.carless@barnet.gov.uk</p> |

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| <h2>Summary</h2> |
| <p>The draft Planning Brief sets out the Council’s vision for the residential led mixed use development of the North London Business Park (“the Site”). The draft Planning Brief focuses on the following key objectives :</p> <ul style="list-style-type: none"> • Delivery of a new suburban community in Brunswick Park through a residential led scheme that effectively ties into the surrounding area • provision of a significant quantity of public open space, outdoor amenity space and a replacement pitch for sporting use to serve both the new development and the surrounding area • provision of affordable and flexible employment floorspace for Small to Medium Enterprises (SMEs) • provision of education, replacement nursery and other community uses • 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. |
| <h2>Recommendations</h2> |
| <p>That the Committee approve the North London Business Park draft Planning Brief for consultation</p> |

1. WHY THIS REPORT IS NEEDED

- 1.1 In 2006 the Council adopted a Planning Brief for North London Business Park (“the Site”) and the adjacent land at Coppies Grove (“the 2006 Brief). The 2006 Brief was produced in response to the high levels of vacancy at the North London Business Park at that time and recognition that despite providing modern office space (B1 use class) and generous car parking within a suburban setting, the Business Park did not address the demands of the London office market.
- 1.2 The employment led mixed use scheme promoted by the 2006 Brief failed to revitalise the Site. Therefore in order to make more efficient use of this strategic Site a revised approach to development of the land is now vital ensuring that its future use is optimised within the wider London development context and helps to address the pressing demand for housing in the capital.

2. REASONS FOR RECOMMENDATIONS

- 2.1 North London Business Park is a large strategically important site of 16.5 ha, located in an established suburban area with reasonable transport links locally and to central London. Producing a Planning Brief is vital to ensure that future development of North London Business Park 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 an updated 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 NLBP Planning Brief will be subject to a period of public consultation. The draft NLBP Planning Brief 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. A public event in Brunswick Park 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 NLBP 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 NLBP Planning Brief will ensure a good mix of unit sizes and tenures with adequate amenity space, public open space, sports provision through the secondary school and educational, nursery and community facilities appropriate to the scale of development.*
- where people are helped to help themselves, recognising that prevention is better than cure – *the draft NLBP Planning Brief provides an element of commercial floorspace for Small and Medium Enterprises and other commercial uses. This will be located alongside space for community uses and help to increase opportunities for residents and businesses to meet their own needs;*
- where responsibility is shared, fairly – *the draft NLBP Planning Brief highlights priorities for provision of and contributions towards community infrastructure in particular healthcare, library and a nursery/crèche;. and.*
- where services are delivered efficiently to get value for money for the taxpayer - *the draft NLBP Planning Brief highlights opportunities for improved service provision from new and easily accessible facilities that are integrated within the development*

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

5.2.1 The cost of producing the NLBP Planning Brief is being met by the landowner and delivered by Regional Enterprise (Re) on behalf of the Council.

5.3 **Social Value**

5.3.1 The draft NLBP 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 Brunswick Park 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. Community infrastructure including land for healthcare and educational facilities (re-provision of St Andrew the Apostle secondary school and nursery with an opportunity for a new primary school). The potential opportunity to provide modern fit-for-purpose library space will be explored.

5.3.3 Economic benefits will be delivered through the re-provision of business space that supports 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

- 5.5.4 Failure to put in place an up-to-date Planning Brief may lead to a less strategic response to the development of the site and result in Council priorities not being achieved.

5.6 Equalities and Diversity

- 5.6.4 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).
- 5.6.5 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.
- 5.6.6 The scale of development proposed will help to ensure that a wide cross section of Brunswick Parks’ community needs can be met with a range of residential units and tenures available. In addition a variety of community uses and commercial uses will be delivered as part of the scheme as well as public open space. This will increase opportunities for people to access services locally, benefit from open space and access to sporting facilities.
- 5.6.7 Accessibility will be improved through increased permeability through the site with improved public realm helping reduce the real and perceived risk of crime helping improve feelings of vulnerability that certain groups of people feel.

5.7 Consultation and Engagement

- 5.7.4 The Council will carry out a public consultation exercise on the draft Planning Brief for a period of six weeks. It will be published online and advertised in the local paper. A public event in Brunswick Park will be held to provide the

opportunity for people to discuss the proposals with officers. This will enable local residents to hear more about the proposals and give their feedback. Further detail is set out in Appendix 1: North London Business Park Draft Planning Brief.

5.7.5 Proposals by the Comer Group [the landowners] are being developed in advance of submitting a planning application. Two public exhibitions were held in November 2015 at NLBP to provide residents with an early opportunity to discuss the proposals with the Comer Group.

5.8 **Insight**

5.8.1 Data from the Barnet Observatory on the socio-economic characteristics of Brunswick Park has provided the basis for local prioritisation of community infrastructure.

6 **BACKGROUND PAPERS**

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

6.2 [Planning Brief for North London Business Park and Land at Oakleigh Road South 2006](#).

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