

	<h2>Policy and Resources Committee</h2> <h3>16<sup>th</sup> December 2015</h3>
<b>Title</b>	<b>Copthall – Draft Planning Brief</b>
<b>Report of</b>	Commissioning Director Growth and Development
<b>Wards</b>	Mill Hill
<b>Status</b>	Public
<b>Urgent</b>	No
<b>Key</b>	Yes
<b>Enclosures</b>	Appendix 1: Copthall: Draft Planning Brief
<b>Officer Contact Details</b>	Ian Butt – Associate Director Re 07825 399724 ian.butt@capita.co.uk

<h2>Summary</h2>
<p>The Draft Planning Brief provides a framework for the coordination of development within the Copthall sports and recreation estate in Mill Hill (“the Estate”). The planning brief focuses on the following key objectives:</p> <ul style="list-style-type: none"> <li>• To deliver a range of sports and physical activity facilities within a parkland setting</li> <li>• To support the development of the new Copthall Leisure Centre</li> <li>• To support new facilities including a new west stand at the Allianz Stadium</li> <li>• To develop and enhance other facilities and coordinate investment in the parkland areas, improving access and way finding throughout the site</li> <li>• To ensure the positive management of the Green Belt, enhancing openness and improving accessibility to sport and recreation</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>

<h2>Recommendations</h2>
<p><b>That the Committee approve the Copthall draft Planning Brief for public consultation</b></p>

## 1. WHY THIS REPORT IS NEEDED

- 1.1 At the 17<sup>th</sup> February 2015 Policy and Resources Committee meeting, approval was given for funding and the commencement of procurement work streams towards the delivery of, inter-alia, a new leisure centre at Copthall. In addition the Committee agreed public consultation on proposals for a new leisure centre at Barnet Copthall, covering the proposed facilities mix and the location within the Copthall site. This was as part of the wider Sports and Physical Activities Strategy of the Council.
- 1.2 At that time, it was envisaged that a Master Plan would be prepared for Copthall, in order to set out the objectives for the Estate, identify the mix and spatial plan for facilities and a planning strategy for their delivery. The plan will also be used as part of the public consultation on the re-provision of Barnet Copthall Leisure Centre. However, in order to provide weight to planning decisions for the Estate, officers consider that a planning brief, which has been subject to public consultation, is the most appropriate avenue.
- 1.3 The Planning Brief (**see Appendix 1**) sets out the key objectives for the site:
- The creation of an exciting place for sport and recreation;
  - To create a hub for a range of sports that will sit within a parkland setting and attract the widest range of users that encourages sport take up, exercise and improves health within the Borough;
  - A core of sports and leisure facilities based on a new leisure centre, the Allianz Stadium and a new pavilion with satellite facilities which meet the future needs of sports clubs;
  - To support sports development across the borough by acting as a hub for other facilities, and links to local and sub-regional sports clubs;
  - To harness the prestige and potential of Saracens and the Allianz Stadium as a centre of excellence for rugby in London;
  - To support the growing links with education at all levels;
  - To create a first class visitor experience that is safe, enjoyable and memorable;
  - To create a coherent, well branded and managed whole understanding and delivering the needs of a range of operators and activities;
  - A design that caters for the need and reflect the corporate objective for sport and the public health outcomes;
  - To provide a range of parkland facilities that will attract the widest range of visitors; To create an accessible location for all visitors with vastly improved pedestrian and cycling movements within the site;
  - Create a park where users can co-exist and operate without detriment to each other 24/7; and
  - A park that links as part of a green network with its surrounding areas, in particular Hendon and Middlesex University to the south and Mill Hill via the disused railway line to the east.
- 1.4 Copthall is located centrally within the Borough. Although enclosed by building development, it is also located within the Green Belt. The site has an area of approximately 70 hectares (173 acres) of Green Belt land and supports an

array of sporting facilities including the Copthall leisure centre, the Allianz Stadium, home to Saracens RFC and Shaftesbury Barnet Harriers athletics club and a number of other sports tenants and seasonally let pitches. The site includes a Council's Green Spaces Operational Base which services the site and surrounding spaces.

- 1.5 The site is also an integral part of the green infrastructure network for the Borough and acts as a local park for the communities surrounding the site. The Estate helps promote health and wellbeing, conserve the natural character of the area, and encourage economic growth. An opportunity has arisen to fulfil these objectives and by working with the local community, stakeholders, tenants and users it will deliver an exemplar facility.
- 1.6 The site has many users with their own needs and aspirations for the future of the site. This is why this strategically important site requires an integrated plan and operating framework in place to guide these future developments.
- 1.7 The Planning Brief specifically promotes the development of:
  - A replacement for the Copthall Leisure Centre
  - A replacement of the west stand at the Allianz Stadium
  - A new green spaces operation base
  - New club houses for existing clubs
  - Improved access, car parking, and way finding
  - Public realm improvements, in particular the creation of 'Hub' at the new leisure centre
  - A replacement to the Copthall pavilion, including new changing and club house facilities
  - Investment in pitches

## **2. REASONS FOR RECOMMENDATIONS**

- 2.1 Producing a Planning Brief is vital to ensure that future development of the Copthall site comes forward in line with Council priorities and delivers sustainable development. It is also vital to control development within this Green Belt location; ensure development accords with the objectives of the brief; and provide a framework for the coordination of development and working with partners on the site.

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

- 3.1 The alternative option is to not produce a Planning Brief. Not doing so would greatly restrict the Council's ability to coordinate development on the site, restrict inappropriate development in the Green Belt and provide a strategic justification for the development that the brief promotes. 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 six-week period of public consultation. The document may be revised in light of comments received and the proposed final draft will be reported back to the Policy and Resources Committee for approval. See paragraph 5.7 below.

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

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

The draft Copthall 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  
Copthall will provide a major centre of sport and recreational activities for residents and visitors to the Borough. It will provide a combination of public and competition based sports facilities for active users and spectators. By the promotion of sport – active or as a spectator – the Council is seeking to encourage a more active lifestyle and sport take up. This in turn will help with the long term sustainability of sports local clubs and the long term investment in facilities.
- Where people are helped to help themselves, recognising that prevention is better than cure  
Copthall as part of wider Sports and Physical Activity strategy as well as the Open Space Strategy, will assist local residents to enjoy the benefits of sport and recreation. Improved access, way finding and the range of formal and informal activities in one location, and as part of a borough wide network, ensures that the needs and capabilities of all residents are met, breaking down some of the barriers to participation.
- Where services are delivered efficiently to get value for money for the taxpayer  
The Copthall Planning Brief will encourage cooperation between the organisations on the site, delivering the most comprehensive level of services for the public, whether through public or private service provision.

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

- 5.2.1 The cost of producing the Planning Brief has been met from the Sports and Physical Activities transformation budget approved by the P&R Committee in February 2015.

- 5.2.2 The Council will engage with stakeholders to prepare a delivery plan for the proposals in the brief, including funding sources. Stakeholders include the clubs using the site, Sport England, sports federations, the local community and ward members.

##### **5.3 Social Value**

5.3.1 Social benefits will be secured through opportunity to increase participation in sport and physical activity in the Borough. This includes the health benefits, but also to benefits of participation.

5.3.2 Economic benefits will be delivered through the promotion of Barnet as a place for sport in North London. Businesses are attracted to locate to and stay in areas which offer staff a good range of sport and social activities. The continued presence of national teams such as Saracens Rugby Union Club and Barnet and Shaftesbury Harriers Athletics Club in the Borough is a major promotional tool for attracting business investment.

5.3.3 Environmental benefits will be delivered through enhancing the parkland setting of Copthall.

#### **5.4 Legal and Constitutional References**

5.4.1 Constitution, Responsibility for Functions, Annex A, sets out the terms of reference of the Policy and Resources Committee including:

- the overall strategic direction of the Council including approving documents related to the Local Plan
- To be responsible for the overall strategic direction of the council including those matters not specifically allocated to any other committee affecting affairs of the Council

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.

5.4.5 Under the Council's Constitution, Annex A (Responsibility for Functions) the Policy and Resources Committee is responsible for the overall strategic direction of the Council including approving documents related to the Local Plan.

#### **5.5 Risk Management**

5.5.1 Failing to produce a Planning Brief for the Copthall site may lead to a less strategic response to the development, a less coordinated response to investment in the area and result in Council priorities not being achieved.

#### **5.6 Equalities and Diversity**

5.6.1 The aim of Copthall is to create a fully inclusive location for sport and recreation within the Borough. The range of sport possible on the site means that all people can use the facilities, or visit the area as part of the Boroughs extensive green spaces network.

5.6.2 There are opportunities to link the facilities to education services at all levels.

## **5.7 Consultation and Engagement**

5.7.1 The Council carried out consultation on the re-provision of the Barnet Copthall Leisure Centre and the re-provision of Church Farm Leisure Centre over the summer 2015. The draft planning brief was used during that consultation to show the proposed location of the new leisure centre on the site. Whilst that consultation was not specifically on the draft planning brief itself local residents were asked about the range of facilities that they would wish to see developed on the site. The feedback was generally positive about the ideas contained within the planning brief as well as the provision of a new leisure centre.

5.7.2 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.

5.7.3 The Brief will be published online and advertised in the local paper. A public event will be held to provide the opportunity for people to discuss the proposals with officers and provide feedback.

## **5.8 Insight**

5.8.1 Data from the SPA project has helped identify the priorities outlined in the Brief.

## **5 BACKGROUND PAPERS**

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

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