

	<b>Policy and Resources Committee</b>  <b>16 December 2015</b>
<b>Title</b>	<b>Draft Grahame Park Estate Development Supplementary Planning Document (SPD)</b>
<b>Report of</b>	Commissioning Director Growth and Development
<b>Wards</b>	Colindale and Burnt Oak
<b>Status</b>	Public
<b>Urgent</b>	No
<b>Key</b>	Yes
<b>Enclosures</b>	Appendix A: Grahame Park Draft SPD Appendix B: Initial Consultation Report Appendix C: Consultation Strategy December 2015 Appendix D: Risk Management Matrix
<b>Officer Contact Details</b>	Michael Osman, <a href="mailto:michael.osman@barnet.gov.uk">michael.osman@barnet.gov.uk</a> ; 0208 359 3955

### Summary

The Council, in partnership with Genesis Housing Association, has 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. This was agreed at the Asset Regeneration and Growth Committee (ARG) on the 8th September 2014.

On the 13 January 2015, the Committee approved a consultation strategy which involved two consultation exercises. The first was an options consultation which was carried out in February 2015, and the second was the statutory consultation on the draft SPD which is the subject of this report.

Approval is sought for the following:

- the publication of the draft SPD which comprises Appendix A to this report;
- the publication of the supporting documents comprising Appendices B and C attached to this report;
- carrying out a six week statutory consultation in January/February 2016. This will take the form of a letter and questionnaire, along with a public drop in session at a

venue on the estate. The questionnaire will provide the opportunity for people to make comments on the draft SPD.

Comments made will be taken into consideration in the drafting of the final SPD and will be summarised in the subsequent report to this Committee recommending the approval and statutory adoption of the SPD.

### **Recommendations**

- 1. That the Committee approve the publication of the draft Grahame Park Development Framework SPD, and supporting documents, as described in the report, and delegates to the Commissioning Director the power to make any final necessary amendments to the documents prior to publication.**
- 2. Notes that following the consultation appropriate changes are made to the SPD and the revised SPD is reported back to Committee for approval and adoption.**

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

- 1.1.** 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.
- 1.2.** 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.
- 1.3.** 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.

- 1.4. In addition, it was important to review the outcome of the public consultation carried out in February 2015, and to ensure it is reflected appropriately in the draft SDP.
- 1.5. This 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.

## **2. REASONS FOR RECOMMENDATIONS**

- 2.1. As part of the regulatory procedures for the preparation of SPDs (the Planning and Compulsory Purchase Act 2004 and the associated Town and Country Planning (Local Planning) (England) Regulations 2012) the Council is required to carry out public consultation on such documents. The proposed consultation strategy is appended to this report. Authority is sought to carry out the statutory SDP consultation in February 2015. The statutory 6 week consultation on the draft SPD will follow in January 2016.
- 2.2. The consultation responses are summarised in the Consultation Statement that accompanies this report to Committee on the draft SPD. This document explains how consultation responses have been addressed in the preparation of the SPD, before residents and stakeholders are asked to comment on the draft SPD.

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

- 3.1. On the 8 September 2014, the Assets Regeneration and Growth approved, inter alia, the following: "The Committee agrees to preparation of a supplementary planning document to guide the development of Stage B of the Grahame Park Regeneration Programme, to be progressed in accordance with the Council's established process for the development and approval of new planning policy documents."
- 3.2. The preparation of the SPD has therefore been undertaken in accordance with that resolution.
- 3.3. Furthermore, on the 13 January 2015, this Committee approved a consultation strategy which involved two consultation exercises. The first was

an options consultation which was carried out in February 2015, and the second was to be the statutory consultation on the draft SPD which is the subject of this report.

- 3.4. The proposals for the statutory consultations on the draft SPD contained in this report are compliant with the above decision.
- 3.5. It was not considered that there were any viable alternative options to be considered.

#### **4. POST DECISION IMPLEMENTATION**

- 4.1. Following this decision, the draft SPD will be published and the consultation will be carried out. Comments received from the consultation exercise will be taken into consideration in the preparation of the final SPD. Officers expect that the final SPD, along with the Consultation Statement summarising the responses received to the consultation on the draft SPD, will be reported back to this Committee in March or April 2016.

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

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

- 5.1.1. Furthermore, the regeneration scheme complies with strategic objectives in the Council's Housing Strategy 2010-2025, which include:
  - Increasing housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents; and
  - Promoting mixed communities and maximising opportunities available for those wishing to own their home.
- 5.1.2. The SPD should help to achieve the objectives and priorities of the Health and Wellbeing Strategy, by delivering new healthcare facilities and enabling people to be healthier and have greater life opportunities.

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

- 5.2.1. GHA and the Council have entered into a Planning Performance Agreement (PPA) to fund the preparation and adoption of the SPD. The fee agreed with GHA includes public consultation work that is to be carried out during the preparation of the SPD, including all associated costs. The consultation and SPD will be developed within existing resources in the Strategic Planning and Regeneration services within Regional Enterprise Ltd.
- 5.2.2. The resourcing provided by GHA has enabled officer time to be dedicated to the project. The SPD work has been largely carried out by existing Re staff, so has not resulted in the need to employ any new staff to work specifically on this project. There is not expected to be an impact on 'core work' carried out

by the relevant teams involved in this project, as other staff will backfill these roles whilst the SPD is produced.

### **5.3. Social Value**

5.3.1. The SPD will ensure that the Regeneration Scheme will be delivered to a high standard. It will deliver the Councils priorities of the provision of new and replacement community facilities as well as housing infrastructure and parks for residents. The SPD will contribute towards the positive management of the Councils land and property assets.

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

5.4.1. A SPD provides details to support the policies in a local authority's development plan and must therefore be consistent with the policies in the development plan.

5.4.2. The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 (the Regulations) provide guidance on the preparation and adoption of an SPD. The Council is required under the Regulations to carry out a statutory consultation for a period of at least 4 weeks on an SPD and to take into account any representations received before proceeding to adopt the SPD.

5.4.3. Upon adoption the SPD becomes a statutory document that forms part of Barnet's local plan policy framework.

5.4.4. 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".

### **5.5. Risk Management**

5.5.1. The matrix attached at Appendix D sets out the likely risks associated with this recommendation and the mitigating actions.

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

5.6.1. The SPD implements policy set out in the Local Plan Core Strategy which has been subject to an Equalities Impact Assessment (EqIA). Furthermore, the SPD itself is accompanied by an EqIA.

5.6.2. The SPD will be consulted in accordance with the Council's standard practice and would ensure equal opportunity in the engagement process throughout.

### **5.7. Consultation and Engagement**

5.7.1. SPDs are prepared through powers contained within the Planning and Compulsory Purchase Act 2004 and the associated Town and Country

Planning (Local Planning) Regulations 2012.

5.7.2. Other sections of this report and the attached Consultation Strategy set out how this consultation will be carried out.

## **5.8. Insight**

5.8.1. Data from the Barnet Observatory on the demographic structure of the Borough and the Wards has informed the draft SPD.

## **6. BACKGROUND PAPERS**

6.1. Assets, Regeneration and Growth Committee, 8<sup>th</sup> September 2014 – <http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?AllId=7973>