



Policy and Resources Committee

16 February 2016

Title	Brake Shear House - Draft Planning Brief
Report of	Commissioning Director Growth and Development
Wards	High Barnet
Status	Public
Urgent	No
Key	Yes
Enclosures	Appendix 1: Brake Shear House – Draft Planning Brief
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Summary

The draft Planning Brief sets out the Council's vision for the residential led mixed use development of the Brake Shear House site. The draft Planning Brief focuses on the following key objectives :

- To deliver a high quality residential-led mixed used development comprising a range of housing types and tenures, including family homes;
- To preserve and enhance its contribution to the character and appearance of the historic Chipping Barnet Town Centre;
- To provide opportunities for employment creation, ensuring the continued contribution to innovation and growth through provision of workspace for small to medium enterprises; and
- To ensure any new development is of the highest design and environmental standards and appropriate in scale and siting.

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.

Recommendations

That the Committee approve the Brake Shear House draft Planning Brief for consultation

1. WHY THIS REPORT IS NEEDED

- 1.1 There is a significant opportunity to transform the site into a residential-led, mixed use development that is sensitive to its historic and residential surroundings and is policy compliant.
- 1.2 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 Brake Shear site reflecting its town centre location and history of employment on site. 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 Brake Shear House 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 Chipping Barnet 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 Brake Shear House 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 Brake Shear House Planning Brief provides guidelines for ensuring that development will enhance the appearance of functioning of this site within the Chipping Barnet Town Centre. It supports the provision of a good mix of residential type, sizes and tenures.*
 - where people are helped to help themselves, recognising that prevention is better than cure – *the draft Planning Brief supports provision of employment floorspace that meets the needs of modern business while*

also seeking to provide workshop space that reflects the site's contribution to supporting small businesses.

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 purchased the site in 2015. The Planning Brief has been produced by Regional Enterprise (Re) on behalf of the Council.

5.3 Social Value

- 5.3.1 Constitution Responsibilities for Functions Annex A sets out the terms of the Policy and Resources Committee including "to be responsible for the approval of the statutory Local Plan and any related document".
- 5.3.2 Site specific Planning Briefs are related documents bridging the gap between the provisions of the statutory Local Plan and the requirements of any future planning application for the site.
- 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 approving the development of statutory Local Plan and related documents, and Neighbourhood Plans (for adoption by Full 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.

5.5 Risk Management

- 5.5.1 A consequence of failing to produce a Planning Brief for the Brake Shear House 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.

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 two weeks.
- 5.7.2 The Brief will be published online and advertised in the local paper. A public event in Chipping Barnet 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.

6. BACKGROUND PAPERS

- 6.1 [Barnet Local Plan Core Strategy](#), September 2012
- 6.2 [Barnet's Statement of Community Involvement](#), July 2015