

	<p>Policy and Resources Committee</p> <p>22 March 2016</p>
<p style="text-align: right;">Title</p>	<p>North London Business Park 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 A – Consultation representations and responses Appendix B – Final North London Business Park Planning Brief</p>
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<p>Summary</p>
<p>The Planning Brief sets out the Council’s vision for the residential led mixed use development of the North London Business Park (“the Site”).</p> <p>The 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 <p>A draft version of the Planning Brief was consulted upon in Jan-Feb 2016, and the report of the consultation, and an updated final Planning Brief are attached to this report.</p>

Recommendations

That the Committee:

- 1. Note the public responses to the consultation carried out on the North London Business Park Planning Brief, and agree the Council responses in the Consultation Report attached at Appendix A.**
- 2. Adopt the North London Business Park Planning Brief attached at Appendix B.**

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.
- 2.2 There is before the Council an application for redevelopment of the NLBP site, submitted by Comer Homes (15/07932). This will be determined by the Council in accordance with the policies included in the Local development plan.
- 2.3 It is considered that the Planning Brief offers a nuanced, site-specific set of policy responses to the site, including, following the consultation, community’s views on the issues it brings. As such it will offer additional guidance in determining this, and any subsequent applications on the North London Business Park site.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The alternative to this recommendation is to not adopt the Planning Brief. This would mean that the current Planning Application would be determined without the additional guidance provided in the Planning Brief.

4. POST DECISION IMPLEMENTATION

- 4.1 The draft NLBP Planning Brief has been subject to a period of public consultation and revised in light of comments received and the proposed final Planning Brief will be used as a material consideration in the determining of planning applications on this site in the future.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The 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 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 NLBP Planning Brief provides an element of replacement commercial floor space to meet the needs of Small and Medium Enterprises such as those presently located in Building 3. This will be located alongside space for community uses and ensures continuity of space in the locality for residents and businesses to be enterprising and create a range of services that meet local needs;*
- where responsibility is shared, fairly – *the NLBP Planning Brief highlights priorities for provision of social and community infrastructure together with contributions towards off site infrastructure.*
- where services are delivered efficiently to get value for money for the taxpayer - *the NLBP Planning Brief highlights opportunities for improved service provision from new facilities integrated within the development*

- 5.1.2 Through supporting the provision of modern business space suited to the needs of small and medium enterprises the Planning Brief also helps to deliver the objectives of Barnet's Economic Strategy (Entrepreneurial Barnet) in facilitating business growth

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 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 and educational facilities (re-provision of St Andrew the Apostle secondary school and nursery).

5.3.3 Economic benefits will be delivered through the re-provision of business space that supports small and medium sized 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 Brief helps implement policy set out in the Local Plan Core Strategy. The Core Strategy was adopted in 2012 and 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**

5.7.1 Consultation on the North London Business Park Planning Brief took place over a period of 6 weeks extending from 7th January until February 17th 2016. Consultation involved letters that were e-mailed to stakeholders on the Local Plan consultation database as well as posted to residents living next to NLBP. A Public Notice was published in the Barnet Press to publicise the consultation. Further publicity included a drop-in session at Building 2 of the North London Business Park on 9th February.

5.7.2 Responses were received from a mix of statutory stakeholders including Historic England, Highways for England, Natural England and the Environment Agency. Local residents made up the majority of respondents to this consultation, particularly those in the Weirdale Avenue and Ashbourne Avenue area. A response was also received from the Comer Group, the owner and prospective developer of the site.

5.7.3 At the time of preparing the Planning Brief the Council expected that the Comer Group would submit a planning application following the adoption of the Brief. The Comer Group has submitted a planning application which is subject to statutory consultation must take place. Consultation on the application and the Planning Brief overlapped and the Council has ensured that all comments received are considered with regard to the planning application.

5.7.4 Below is a summary of the issues raised, with a full set of summarised comments, alongside the Council's response to each, and what action was taken to amend the Planning Brief.

Main issues raised & what changes we are making.

5.7.5 Local residents expressed concerns about the proposal to re-open an access route between the north of the NLBP site and Russell Lane through Ashbourne Avenue and Weirdale Avenue. Objections focused on increased traffic (including construction traffic), increased fear of crime and pressures on car parking arising from the re-opened access.

5.7.6 The Council considers that this re-opened access route makes a link with bus services and shops on Russell Lane as well as with Oakleigh Park station, and is required to make the development acceptable in planning terms. This access to services and public transport reduces the need to travel and supports the use of sustainable transport modes. The prospective developer Comer Homes has confirmed that access to Russell Lane by car from the NLBP site is not necessary from a commercial point of view.

5.7.7 This Planning Brief moves away from different options explored in the draft brief, bringing together a definitive position around only pedestrian and cycle access at this northern end of the site, alongside emergency vehicular access if this is deemed necessary by the emergency services during consideration of the planning application.

5.7.8 In terms of the fear of crime issue the Council will require the development to be appropriately designed so that it can positively affect perceptions of safety. A "Secured by Design" statement will be required to accompany the planning application, reviewed by the Metropolitan Police, to ensure that development is suitably designed to address this issue.

5.7.9 In terms of the increased pressure on car parking spaces the Council considers that with redevelopment the nature of the site will change. The site will change from an employment use to a residential led mixed use scheme including employment uses and a secondary school. The Transport Assessment that is required as part of the planning application will consider that journeys to and from the site will be different, and what provisions are required to mitigate the new trip pattern.

5.7.10 Regarding construction traffic, the Council agrees that of the three potential routes into the site, this is the least suitable for construction traffic to access/egress, and as such we will ensure that the construction

management plan excludes this route from accommodating construction traffic.

Support for retention of the existing pond on the site

- 5.7.11 There was support for the retention of the pond on the site, both from a wildlife perspective, and as well as the perception that it acts as a 'balancing pond', providing a flood mitigation measure. The Council agree that such purposes is make it a positive feature of the site, and that in some way it should be incorporated into the design of the new site.

Concern over the impact of the development on local infrastructure (including traffic congestion)

- 5.7.12 The issue of infrastructural needs for schools, access to healthcare, and impact on highways was raised.
- 5.7.13 School Place Planning benchmarking shows that the development has the potential to create a need for 1.1 to 1.8 forms of primary school entry, and 0.3 to 0.8 forms of secondary entry. The expansion of the secondary school on the NLBP site will accommodate the additional secondary need arising.
- 5.7.14 The NHS Clinical Commissioning Group will be consulted upon receipt of any planning application for the site, and will be expected to notify the Council whether additional health infrastructure is required to be provided on the site, or whether existing capacity can acceptably meet emerging need.
- 5.7.15 The impacts of traffic generated by the new homes and expanded school at the NLBP site will be fully examined within the Transport Assessment (TA) that will need to accompany any planning application for re-development of the site. The assessment will take account of the net impact associated with the loss of trips related to the existing site, against those added by the proposed development. The applicants TA will need to demonstrate that the travel impacts of the new land uses can be accommodated by the local transport system, and where any improvements are shown to be necessary, then either the developer will be obliged to deliver these mitigation measures under the supervision of the Council if adjacent to the North London Business Park, or if in the surrounding area, contribute suitable sums to the Council and / or Transport for London to ensure delivery by them.

Concerns about impact on local amenity, height and quantum of development

- 5.7.16 Concerns were raised about the changing nature of the area, increasing densities; and the potential impact of new development on adjoining properties and views across the site.
- 5.7.17 With regard to the character of the existing site, it is fairly distinctive, with the landscaping of the NLBP site creating a neutral relationship with adjoining properties. Given the pressures for new housing any redevelopment of the site is expected to generate new homes. Given the size of the site there are opportunities for higher densities in those parts furthest from existing residential properties.
- 5.7.18 Regarding how density varies across the site, the principle of requiring the edges of the site abounding neighbouring residential properties to be built at lower heights and densities is broadly supported by all parties with the exception of the developer seeking a “transitional zone” in the area adjacent to the residential properties on Howard Close. It is unclear why this is appropriate compared to other edges of the site, and accordingly the Planning Brief will not be amended to incorporate this principle.
- 5.7.19 Regarding the maximum height permissible on the site, the Local Plan Policy DM5 is clear that development classified as “tall” (8 storeys or more) will only be permissible in strategic locations as set out in the Core Strategy. As the NLBP site is not a strategic location, development of 8 storeys or more will be in conflict with the Local Plan.

Other Issues

- 5.7.20 There is concern locally that the development could disrupt the land on the site which could be contaminated due to the historic industrial use. This will be mitigated through the development, as required by national standards on contaminated land.
- 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

6.4 [North London Business Park-Draft Planning Brief](#), December 2015