

	<h2>Policy and Resources Committee</h2> <h3>22 March 2016</h3>
<p style="text-align: right;">Title</p>	<p>Brake Shear House - 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>High Barnet</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: Brake Shear House – Final Planning Brief Appendix 2: Consultation Programme Appendix 3: Consultation Report</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Harriet Beattie – Principal Planning Officer 0208 359 7131 harriet.beattie@barnet.gov.uk</p>

Summary

The Planning Brief sets out the Council’s vision for the residential led mixed use development of the Brake Shear House site. The 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 Planning Brief has been subject to a 3 week period of public consultation. Upon adoption the Planning Brief will guide development proposals for this site.

Recommendations

That the Committee

- 1. Note the responses in the Consultation Report attached at Appendix 3.**
- 2. Adopt the Brake Shear House Planning Brief attached at Appendix 1.**

1. WHY THIS REPORT IS NEEDED

- 1.1 There is the 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 the site provides for the delivery of much needed housing alongside new employment space to support the continued use of the site by small to medium sized 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 Brake Shear House Planning Brief has been subject to a period of public consultation and revised in light of the comments received. The adopted Planning Brief will be a material consideration in the determining future planning applications on this site.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The 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 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 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 existing small businesses on the site.*

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

5.2.1 The cost of producing the 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 Responding to Entrepreneurial Barnet, the site will secure economic benefits through the re-provision of employment uses on the site through modern business space designed to address the needs of small and medium sized enterprises.

5.3.2 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 are related documents bridging the gap between the provisions of the Local Plan and the requirements of any future planning application for the site.

5.4.3 A Planning Brief 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 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 has carried out a public consultation exercise on the draft Planning Brief for a period of three weeks.

5.7.2 A number of responses have been received including from the Barnet Borough Arts Council and the Hendon and District Archaeological Society. A public consultation event was held on Wednesday 2nd March. Two members of the public visited this event. A meeting with the Chipping Barnet Town Team was held on 29th February. The consultation report in the appendices of the Brief summarises all consultation responses and details all actions taken as a result.

5.8 **Insight**

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

6. **BACKGROUND PAPERS**

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

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