

	Policy and Resources Committee 17 May 2016
Title	Barnet's Local Plan – Draft Grahame Park Estate Development Supplementary Planning Document (SPD)
Report of	Commissioning Director Growth and Development
Wards	Colindale and Burnt Oak
Status	Public
Urgent	No
Key	Yes
Enclosures	Appendix A: Consultation Report Appendix B: Grahame Park SPD
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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, 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 the statutory consultation on the draft SPD which is the subject of this report.

On 16 December 2015, following consideration of the outcome of the consultations carried out in February 2015, and the draft SPD that was subsequently prepared, the Committee approved:

- the publication of the draft SPD for statutory consultation;
- the publication of supporting documents;
- the carrying out of a six week statutory consultation in 2016.

The purpose of this report is to provide a summary of the comments made during the statutory consultation period, which have been taken into consideration in the drafting of the final SPD, which is attached to this report with the recommendation that the Grahame Park SPD be approved for adoption.

Recommendations

That the Committee:

- 1. Note the public responses to the consultation carried out on the Grahame Park SPD and agree the Council responses in the consultation report attached at Appendix A;**
- 2. Adopt the Graham Park SPD attached at Appendix B**

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. In Grahame Park this has led 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. The Masterplan is now 10 years old and out of date, with only a limited proportion of the envisaged regeneration having been implemented. The Council, in consultation with Genesis Housing Association (GHA) took 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 GHA by central government, which will help to kick-start Stage B of the project. The review recommended the implementation of the Supplementary Planning Document (SPD)
- 1.3. This SPD sits below Barnet's Local Plan Core Strategy and Development Plan Documents, as well as the Colindale Area Action Plan (CAAP). The SPD will provide site specific guidance and advice 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 statutory planning documents produced by the Council which are subject to public consultation.
- 1.4. The SPD will 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.

- 1.5. There is an urgent need to adopt 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 first phase of stage B (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 at the end of 2016, so it is important that the SPD is adopted so that it can provide guidance for the preparation of that application and will be a material consideration in the determination of that application.
- 1.6. In addition, it is important to review the outcome of the public consultation carried out during February and March 2016, to ensure it is reflected appropriately in the adopted SPD.

2. REASONS FOR RECOMMENDATIONS

- 2.1. Grahame Park is a large strategically important site located in an established suburban area with reasonable transport links locally and to Central London. The SPD will ensure that future development of Grahame Park comes forward in line with Council priorities and delivers sustainable development.
- 2.2. The SPD offers a strategic vision for the future of Grahame Park reflecting the local community's views on the issues that have been dealt with during the consultation process and the priorities that have been identified. As a result the SPD will provide guidance for the preparation of future planning applications that will reflect the views of the local community.
- 2.3. An earlier version of the SPD which was made available for the purposes of consultation, proposed a community centre of 500 m² located in the central hub as part of a range of facilities, including the redevelopment of the St Augustine's Church site. The objections that were received related to the fact that the original section 106 planning obligation agreement signed in 2007 when outline planning permission was granted for the redevelopment of Grahame Park, provided for a community centre of 1100 m². The detailed planning consent for the original community centre on plot 8 was for 960m². However detailed design and viability work now underway envisages the community centre being developed separately and in addition to a new church hall, on the adjacent St Augustine's site of similar size which would be inclusive and multi-faith. Together these two sites have the potential to provide a combined total of up to 1000 m² of community floorspace in addition to the other uses forming the community hub provided for in the SPD.
- 2.4. It should be noted that the provision of the replacement community centre was required by clause 10 of the Section 106 agreement entered into that time. This provision will of course be replaced when a new planning application is submitted pursuant to the SPD, and during the determination of this

application, final agreement will be reached as to the appropriate size of the community centre. A new obligation under the new planning permission will need to be entered into for the provision of a community centre.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1.** On the 8 September 2014, the Assets Regeneration and Growth approved, among other things, 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 the statutory consultation on the draft SPD which was carried out in February and March 2016.
- 3.4.** It is not considered that there are any viable alternative options to be considered.

4. POST DECISION IMPLEMENTATION

- 4.1.** Following this decision, the adopted SPD will be published via a public notice.

5. IMPLICATIONS OF DECISION

5.1. Corporate Priorities and Performance

- 5.1.1.** 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 will 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 included costs connected with the public consultation work that was carried out during the preparation of the SPD, and all associated costs. The PPA was cleared by the Council's Finance Department. The SPD work has been carried out by the Council's Strategic Planning Department, with minimal impact on other departments, or any IT implications.
- 5.2.2. The resourcing provided by GHA has enabled officer time to be dedicated to the project. The SPD work has been carried out by existing Re staff, and specifically appointed staff. There has been only limited impact on the main functions carried out by the relevant teams involved in this project, as other staff have backfilled these roles whilst the SPD is produced.
- 5.2.3. Barnet has no commitment to meet any of the development costs as they are to be met by GHA. Replacement community provision will be funded through planning obligation agreements.

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 Council's priorities for 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 detailed guidance and advice which supports 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. In the event, a consultation period of 6 weeks was allowed for.
- 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. Failure to put in place a SPD 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

5.6.1. 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 has been consulted on 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. Consultation with the local community has had regard to the Local Plan Statement of Community Involvement adopted on the 28 July 2015.

5.7.2. Other sections of this report and the attached Consultation Report set out the outcome of the consultation and how this has influenced the SPD.

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, 8th September 2014 –
<http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?AllId=7973>

6.2. Policy and Resources Committee, 13 January 2015–
<http://barnet.moderngov.co.uk/documents/s20241/Initial%20Consultation%20Strategy%20Grahame%20Park%20Estate%20Development%20Framework%20SPD.pdf>

6.3. Policy and Resources Committee, 15 December 2015 –
<http://barnet.moderngov.co.uk/documents/s28165/Grahame%20Park%20Estate%20Development%20Draft%20Supplementary%20Planning%20Document%20SPD.pdf>