

London Borough of Barnet

Copthall Planning Brief

Consultation Report

September 2016

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Summary of Consultation Activity

Consultation on the draft Copthall Planning Brief took place over a period of 6 weeks extending from 7th January until 17th February 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 Copthall. This letter was also posted to all properties with an address on the Copthall Estate. A Public Notice was published in the Barnet Press to publicise the consultation and the draft Planning Brief was published on the Council’s website. Further publicity included a drop-in session at the Copthall Leisure Centre on 2nd February 2016.

There were 12 responses received during the consultation. They were received from a mix of statutory stakeholders including Historic England, Highways for England, the Environment Agency, the Mill Hill Preservation Society, the Mill Hill Neighbourhood Forum, Hasmonian School and local residents.

The consultation responses did not include a response from key stakeholders including Saracens, Sport England, the Camden Community Football and Sports Association (Chase Lodge), Metro Golf Club, the Hendon Rugby Club, the Mill Hill Rugby Club and Powerleague. These key stakeholders were given a further opportunity to respond in May 2016 and responses were received from Mill Hill RFC and Metro Golf Centre.

Below is a summary of the issues raised, with a full set of comments, alongside the Council’s response to each, and what action was taken to amend the Planning Brief to address the issue raised in the response included at Appendix A of this report.

Main issues raised

Protecting Existing Green Belt Use

- Misleading regarding replacement of Allianz west stand. If it is similar to east stand then footprint of a new stand would be far larger than the existing stand and be an overall increase in floorspace.
- Development of a BMX/skateboard park/track, MUGA in south-west corner would be over development and impact on green belt character.
- Concern over development of closed circuit road cycle raceway and impact on green belt.
- Queen Elizabeth Park is not a realistic comparison.

Delivery of the Brief

- Not clear how and when the draft Planning Briefs objectives will be delivered by the council or other parties with no information on funding.
- Timeline for the delivery not clear
- Copthall consortium welcomed, although needs a broad representative membership
- Mill Hill RFC requires a long term lease to support investment in facilities

Existing uses and users

- Gaelic Athletics Association not identified.
- Various maps not accurate, also show conflicting Copthall site boundaries. Both existing uses and proposed uses are not accurately reflected which is confusing
- The recent investment and extension to the Metro Golf Centre is not recognised
- Has the varying biodiversity value across the Copthall site been considered in developing the brief.
- Archaeology potential highlighted

Transport/ Access

- Very poor public transport access - majority of users come by car. Current and proposed location of leisure centre excludes public transport users with reduced mobility and it was raised if this is the best location for the new leisure centre
- Should parks operation base be adjacent to an already congested junction.
- Transport plans for any increased use, [Allianz stadium] needs to be considered.
- Welcome the intended improvements to cycle and pedestrian access and hope they resolve issues with waterlogging of footpaths

Hasmonean School

- Make clear expansion plans and the land on which the expansion is proposed.
- The statement that it is important that the school can thrive and grow in line with the Council's requirements for increased secondary school places to meet the needs of Barnet's diverse population, seems incongruous in the middle of a brief for sports facilities.
- The potential transport impact on Champions Way is not considered

Appendix A: Full list of Representations and Council Response

Protecting Existing Green Belt Use

Respondent	Response	Council Reply	Action
Mill Hill Preservation Society	1.8 We agree that the value of the Copthall site as part of the green infrastructure of the Borough and the contribution its green capital plays in enhancing the quality of life for the local community. The size of the site and its strategic location places it as a District Park in the hierarchy of parks in Barnet and possibly London. This aspect of the site, clearly stated in the report, must not be lost in the obvious enthusiasm to develop the whole area!	Noted.	No change
Mill Hill Preservation Society	Clause 2.3 sets out the key objectives for the Copthall site passed in Council February 2015. Generally we agree with these and would highlight the one that states... "To respect the Green Belt location offering environmental and social enhancements that supports the case for development. In this regard the development must have a minimal impact on and enhance the landscape". Some of the suggestions in the report have drifted away from this significant policy.	Noted.	No change
Mill Hill Preservation Society	3.1 This clause mentions "... a number of hedgerows split the various areas, a legacy from an earlier agricultural use, which contributes towards the overall feel and attractiveness of the site." We would like to stress the importance of hedgerows for wildlife as well, and to encourage consideration to be given to wildlife throughout the Copthall site.	The brief recognises the nature designations made on the site and references hedgerows in relation to amenity value. To reflect Local Plan policy biodiversity should also be referenced.	Include reference to biodiversity in relation to hedgerows.
Mill Hill Preservation Society	Open Space an Amenity Land: Two areas are suggested - north of the proposed site for the new leisure centre and west of the Copthall playing	It is the Council's aspiration is for the brief to fulfil a high quality leisure function, further establishing the area as a sub-regional leisure hub therefore it	Revise to remove reference to BMX track and other facilities in

	<p>pitches. These two are quiet, serene areas – one open space with grasses and paths cut through, providing a magnificent local amenity space. The other being a wooded area – which under Green Belt legislation, and the terms of the brief, should be protected. Instead the brief proposes to install the following: Children’s play area/adventure park, fitness trail/outdoor gym; BMX/Skateboard Park, water park, MUGA (Multi-Use Games Area is an outdoor fenced area for various types of games, such as football, basketball or tennis) and all weather pitches close to the new leisure centre, Aerial course, Parkour, Outdoor games: the provision of public toilets either in the new sports pavilion or in a separate unit. The Society feel the provision of these facilities in these Green Belt areas would be an intrusion and would destroy the local amenity for local residents. The details are not shown on the proposed plans and we see this as a way to have them provided without giving sufficient notification to local residents in the Consultation. This is a deception.</p>	<p>will be necessary for some areas to become more intensively used.</p>	<p>fields to south west location.</p>
<p>Mill Hill Preservation Society</p>	<p>Closed circuit Road Cycling track: This option is being considered and elsewhere in the brief mention is made of Redbridge and Hillingdon road cycle raceways. The Society has also looked at Hog Hill cycle circuit and we are of the opinion this sort of dedicated track is totally inappropriate at Copthall due to the amount of space required to lay out the tracks. We are concerned that the site will become even more built up with more green areas given over to metalled road surfaces.</p>	<p>It is considered that the creation of this feature would be more suitable in a different location.</p>	<p>Revise to remove reference to closed circuit cycling track in this location.</p>
<p>Mill Hill Preservation</p>	<p>8.4 Includes <i>Map Eight: Landscape Design Principles</i> that has some contentious points on it. Again, the</p>	<p>It is considered that the creation of this feature in a more central location would be more appropriate.</p>	<p>Revise to remove reference to BMX track</p>

Society	proposed car park to the south of Allianz Park is already there: The green space behind the Hasmonean School is special and should not be used as a BMX and all terrain circuit:		and other facilities in fields to south west location.
Mill Hill Preservation Society	8.4 Includes <i>Map Eight: Landscape Design Principles</i> that has some contentious points on it. Again, the proposed car park to the south of Allianz Park is already there: The green space behind the Hasmonean School is special and should not be used as a BMX and all terrain circuit: The area to the north of Mill Hill Rugby Club is shown wooded and should remain so – although it has been suggested that there should be new pitches and courts in this area.	It is the Council’s aspiration is for the brief to fulfil a high quality leisure function, further establishing the area as a sub-regional leisure hub. It is considered that the proposal in this location could be appropriate depending on detailed design.	Brief revised to reflect proposals.
Mill Hill Preservation Society	8.5 We have already noted our objection to using the south-west corner of the site, currently wild meadows, for anything other than that. The fact the new brief is stating sports facilities for this area - an outdoor gym, BMX track, skateboard park, children’s play area, small park pavilion with refreshment stall, and toilet/baby change facilities – will cause the area to lose its attraction and become ‘urbanised’. The brief should be protecting the various characteristics of the different parts of the site.	The brief recognises the nature designations made on the site and recognises the amenity value of these features and has been revised to recommend no development in this area, except for potential to increase pedestrian access.	Revised section on spatial strategy
Mill Hill Preservation Society	9.2 This clause describes the area of woodland to the north of Mill Hill Rugby Club. This is woodland area and should stay as green space and woodland as shown on <i>MAP EIGHT: Landscape design principles</i> . The existing footpath along the old railway line should be protected. Whilst it is shown as woodland and described as having fitness trails, in fact the brief calls for the space to be used for playing surfaces of various types that will be determined by the “emerging Playing Pitch Strategy”. The Society feel	It is the Council’s aspiration is for the brief to fulfil a high quality leisure function, further establishing the area as a sub-regional leisure hub. It is considered that the proposal in this location could be appropriate depending on detailed design.	Brief revised to reflect proposals.

	that to show the space as woodland and to call for it to be used for pitches to be entirely misleading.		
Mill Hill Preservation Society	9.7 We have covered this point previously under Section 7. We consider the idea inappropriate.	It is the Council's aspiration is for this area to fulfil a high quality leisure function. It is considered that the creation of this feature within the borough at this location is appropriate, subject to feasibility and it being appropriately landscaped.	No change.
Mill Hill Preservation Society	This section quotes some current planning law that in our opinion is not entirely correct. The statements are a little simplistic and do not refer to current case law. Clause 12.7 states the brief is designed to maintain openness of the Green Belt and minimise any harm. MHPS does not entirely agree with the statements made and suggests that each application will have to be dealt with and argued on its merits. Clause 12.8 states that the brief will ensure that any proposals are designed not to undermine any of the 5 purposes of the Green Belt in this location, maintaining the openness of the Green Belt and therefore not causing harm. Larger structures, additional car parking, cycle tracks, new roads, and loss of woodland (for example), taken together would not uphold Green Belt principles.	It is agreed that permissions will be determined in line with existing Green Belt Policies and would need to be judged on their merits. It is the role of the Council's Planning Brief to consider development aspirations against these policies. It is considered that the uses included in the Brief are compatible with the land's green belt designation.	Add reference to judging disproportionate increase on its own merits.
Mill Hill Preservation Society	Para 12.8: Consider that together, larger buildings, additional car parking, cycle tracks, new roads, and loss of woodland would not uphold greenbelt principles.	It is considered that all new developments should contribute to the established function of this part of the green belt.	No change.
Mill Hill Neighbourhood Forum	We recognise that the area is green belt and that, as such, any development will need to be sympathetic to the green belt vision and policies. We think this is recognised within the Planning Brief.	The support is welcomed.	No change.
Mill Hill Neighbourhood	The provision of completely new facilities (children's play areas, public toilets, BMX/skateboard-park, road	The support is welcomed.	No change.

Forum	cycling track etc) are all welcomed. We think that these new facilities, if sensitively developed, are not inconsistent with green belt objectives.		
Local Resident	I am concerned at 9.2 in 'other sports facilities'. Why should this area be considered for new outdoor sports facilities with different type and number of playing surfaces? Has an assessment of its natural importance been undertaken? This area would be better enhanced as a passive recreation area. The regenerating oaks need to be valued and the area closer to Page Road, while initially requiring the removal of asphalt should then be left to naturalise, so complementing the old railway line. This could form a valuable natural area easily accessible to many residents.	It is the Council's aspiration is for the brief to fulfil a high quality leisure function, further establishing the area as a sub-regional leisure hub. It is considered that the proposal in this location could be appropriate depending on detailed design. Agreed, that one of the key principals of this site as part of the green belt is to preserve and enhance biodiversity and an assessment of biodiversity will form part of any planning proposal on this site.	Include further detail in section 12 Planning Requirements setting out biodiversity approach.
Mill Hill Preservation Society	Allianz Stadium: The statement "Replacement west stand with integrated under stand facilities reduces the overall footprint" is totally inaccurate. The proposed footprint of the new stand compared to the existing one represents a huge increase.	Guidance on the application of green belt for this site is contained in the Planning Brief, it is not the intention of this Planning Brief to allow a disproportionate increase.	Minor changes to drafting made.
Mill Hill Preservation Society	There is a café in a landscaped setting shown in front of Saracens' proposed new west stand and this is located on an area that Saracens propose to use as a grass rugby pitch.	This map has been removed.	Remove Map 8
Mill Hill Preservation Society	Map 8: Footprint of proposed west stand is smaller than that of the existing East Stand, which is not perceived as what is going to happen.	Guidance on the application of green belt for this site is contained in the Planning Brief, it is not the intention of this Planning Brief to allow a disproportionate increase.	No change.
Mill Hill Preservation Society	8.8 Just to point out that for the East Stand the temporary seating in front of the stand that sits over the athletics track, is not removed on non-match days to allow full use of the athletics track. It is removed at the end of the rugby season to allow a full width track	Agreed.	Amend document.

	for the summer athletics. The track is then reduced in width again for the rugby season.		
Mill Hill Preservation Society	8.13 The brief states that any proposed development should be “designed to ensure that there is no disproportionate increase in the floor space over and above the existing structures, and they sit as far as reasonably possible over the existing footprint”. Given that the proposed new West Stand has been indicated to be the same size as the current East Stand, then this will be vastly greater than the old west stand in both height and footprint. How can the brief make such contradictory statements like controlling the size of new structures, when the brief objectives also state that the Council “will support new facilities, including a new west stand at Allianz Stadium”?	Guidance on the application of green belt for this site is contained in the Planning Brief, it is not the intention of this Planning Brief to allow a disproportionate increase.	No change.
Mill Hill Neighbourhood Forum	The redevelopment of the West stand at Allianz stadium is noted and welcomed. The move of Saracens to Allianz stadium 3 years ago has brought great benefit to the area, not only in the arrival of one of the best rugby union clubs in Europe, but also the support they have provided to the community. A new West stand will benefit both the club and the community further still.	The support is welcomed.	No change.
Mill Hill Neighbourhood Forum	Whilst the maximum capacity should stay at 10,000 we think that further consideration should be given to the occasional temporary increase of capacity to 15,000 for European championship quarter and semi final matches. We think that, as this would only impact one or two matches each year, the effect on the locality would be small overall. The benefits in terms of prestige and economics would be important both to Mill Hill and to Barnet	Noted	No change

Metro Golf Centre	Metro GC agrees with MHPS's response dated 3rd June 2016, we do not support the overdevelopment in the Green Belt.	Noted	No change
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Delivery of the Brief

Respondent	Response	Council Reply	Action
Mill Hill Preservation Society	1.10 The wording of this clause suggests that Council are looking towards various parties on, or associated with the site, to deliver the proposals through their own investment. We are concerned that the Council do not make it clear what their contribution will be towards the achievement of 'the Brief' alongside the current stakeholders.	It is not the purpose of a Planning Brief to identify funding streams. The Planning Brief will provide a greater degree of certainty for potential developments coming forward increasing confidence for investment.	No change
Mill Hill Preservation Society	Mill Hill Rugby Club and Hendon Rugby Club: Again improvements are called for but will funds be made available to do this? We would also suggest that any changes to their car parking arrangements should be subject to the same stringent assessment that Saracens had to produce by way of Transport Plans for their match days. The Council need to consider that any increase in parking will be mostly sub-let on Saracens match days, causing Saracens Transport Plan to be no longer accurate for the Cophall Site. This in turn will cause considerable inconvenience to local residents.	It is not the purpose of a Planning Brief to identify funding streams. The Planning Brief will provide a greater degree of certainty for potential developments coming forward increasing confidence for investment.	No change.
Mill Hill Preservation Society	Comments made against Mill Hill Rugby Club and Hendon Rugby Club indicate that both their clubhouses 'should be replaced'. Is this also the intention of the clubs concerned and will funds be made available from the local authority to facilitate this replacement?	It is not the purpose of a Planning Brief to identify funding streams. The Planning Brief will provide a greater degree of certainty for potential developments coming forward increasing confidence for investment.	No change.
Mill Hill Preservation Society	9.1 This clause makes mention of "the new Mill Hill Rugby Club clubhouse", incorporating a new Parks Resource Centre. This "new clubhouse" has not been mentioned previously. It is strange that on the one hand the cost of rebuilding of such facilities is to be the responsibility of the clubs, but if this rebuilding is not possible then presumably the necessary relocation of the Parks Resource Centre will not be possible. Surely the brief should facilitate things happening that are not dependent on other actions being undertaken.	It is appropriate that the Brief indicates that the co-location of these functions would be supported from a planning standpoint. It is not the purpose of a Planning Brief to identify funding streams. The Planning Brief will provide a greater degree of certainty for potential developments coming forward increasing confidence for investment.	No change.
Mill Hill	15.2 In our opinion this planning brief needs considerably	Cophall is a large site, with various	No change.

Preservation Society	more ‘joined-up-thinking’ to make it an effective brief. It seems more a collection of random ideas thrown together than a cohesive development strategy. If potential developers expect to be able to carry out a project simply because it is mentioned in the brief then it will be a recipe for disaster.	potential actions, it is considered that the objectives included at section 2 of the Planning Brief demonstrate a “joined-up” rationale for these.	
Mill Hill Preservation Society	Para 16.1: This clause suggests a Copthall Consortium and the Society is not against this idea as long as the net of users and stakeholders is drawn wide enough to ensure development takes all aspects of development into consideration including local residents and the needs of the community. We are concerned about finances and funding and that appropriate contributions should be available from all users including the normal responsibilities of a Local Authority.	Noted. It is not the role of the Planning Brief to establish a governance structure.	No change.
Mill Hill Neighbourhood Forum	The brief currently does not have an indicative timeframe, though, for the various proposals. We understand the need to consult on each individual proposal before the development is started. We also recognise the funding constraints the Council are working within and the need to work with external funding bodies, such as sports funding bodies. Both these points mean that exact timings for any particular proposal cannot be confidently forecast. Nevertheless the MHNF believes that an indicative timeframe for the whole site, covering the next 5 or 10 years, showing the potential sequence of developments would be helpful to everyone. This could serve to galvanise pro-active behaviour towards making the Copthall site a premier location for sport in North West London, without it appearing as a building site over a protracted period.	It is not appropriate for the brief to provide an indicative timeframe with various interdependences between proposals and commercial decision making needs.	No change.
Mill Hill Neighbourhood Forum	Nevertheless the MHNF believes that an indicative timeframe for the whole site, covering the next 5 or 10 years, showing the potential sequence of developments would be helpful to everyone. This could serve to galvanise pro-active behaviour towards making the Copthall site a premier location for sport	It is not appropriate for the brief to provide an indicative timeframe with various interdependences between proposals and commercial decision making needs.	No change.

	in North West London, without it appearing as a building site over a protracted period.		
Mill Hill Neighbourhood Forum	The establishment of a Copthall consortium is welcomed. We firmly believe that by working together with other users and stakeholders, Copthall can be developed into a sports hub and recreational facility that will be second to none and one that Mill Hill and Barnet can be proud of.	The support is welcomed.	No change.
Mill Hill RFC	Mill Hill RFC has been on site since 1957, operating without any call on council resources, and our needs are simple, i.e. a long lease. With that security in place we can go ahead and improve the structure, facilities and 'front gate image' of the club. We can also then start to deliver our player / community strategy which has been extensively discussed (for the last three years at least) with various bodies including Barnet Property Services, Capita , Greenspaces, 4Global, The Rugby Football Union (a major source of investment funds) , Councillor Sury Khatri, Councillor Rozenberg,(Barnet's Assets, Regeneration and Growth Committee) and other organisations who wish specifically to promote the amateur game and other sports. Its just a pity that we seem to have been omitted so far, from your consultation process , along with several others – Hendon RFC, Metro Golf et al.. . 2017 will be our 80 th year. This therefore provides a fine opportunity to move us on finally from square one, to which we keep returning.	London Borough of Barnet property services are aware of the requirement for a long lease.	No change.
Metro Golf Centre	Regarding the developments including the Saracens West Stand and the new leisure centre my view on this is that it would enhance what is becoming a great site offering many different sports. My only reservation is the amount of disruption caused by construction and how it would impact our trade. I am sure that you are aware of the high rent and rates we pay and we	Individual planning applications would be required to demonstrate through a Construction Management Plan how the impact on existing users would be mitigated.	Include reference to Construction Management in section 12: planning delivery strategy

	would suggest a rent reduction during the period of construction.		
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Existing uses and users

Respondent	Response	Council Reply	Action
Mill Hill Preservation Society	3.5 <i>Map Two: Planning Brief Area</i> does not indicate the Hendon Rugby Club located to the south of Allianz Park and who are an equally important stakeholder on the site as the Mill Hill Rugby Club. We would also note that the Gaelic Athletics Association are not mentioned in the brief. They are based at Copthall and use one of the pitches of the Mill Hill Rugby Club for Gaelic Football.	The map was extracted from the internet, and was not intended to identify users.	Map has been replaced
Mill Hill Preservation Society	Para 3.5: GAA use at Copthall not mentioned in the brief.	It is noted that there is at present Gaelic Athletics Association use of the site. No users of the site will be removed before a satisfactory alternative provision has been identified.	Include reference to existing users of the site needs being met elsewhere in relation to loss of pitch.
Mill Hill Preservation Society	The main uses section under the Copthall Playing Pitches is totally inaccurate. The brief states 4 football pitches, and 3 rugby pitches – whereas there are 4 rugby pitches and at least 18 football pitches of various sizes based on the requirements of junior football. We agree the current pavilion is in a poor state and again we ask will funds be made available by the Council for its replacement?	After reviewing, there are at least 4 rugby pitches, and 15 football pitches on this part of the site.	Update to state that there are at least 4 rugby pitches, and 15 football pitches on this part of the site.
Mill Hill Preservation Society	On <i>Map Six: Existing Uses</i> the car park to the south of Allianz Park is not shown as part of Saracens' domain, whereas in fact it is. Again Hendon Rugby Club is not shown.	Noted.	Revised Map 6 to better reflect land use
Mill Hill Preservation Society	On <i>Map Six</i> : Again Hendon Rugby Club is not shown.	The map was extracted from the internet, and was not intended to identify users.	Revised Map 6 to better reflect land use
Mill Hill Preservation Society	7.1 Copthall Leisure: If the new centre is to the west of the existing with the resultant loss of one pitch, the requirements of the Gaelic Athletics Association need to be taken into account as the 'lost' pitch is likely to be the one they play Gaelic football on.	It is noted that there is at present Gaelic Athletics Association use of the site. No users of the site will be removed before a satisfactory alternative provision has been identified.	Include reference to existing users of the site needs being met elsewhere in relation to loss of pitch.

Mill Hill Preservation Society	Whilst we appreciate the Allianz Stadium is home to Shaftesbury Barnet Harriers, it is also home to Barnet & District Athletics Club who are not mentioned.	Noted.	List Barnet & District Athletics Club as users of Allianz Arena.
Mill Hill Preservation Society	9.5 "Mill Hill Golf Club"?	This use adjoins the site, but is not within.	Paragraph amended to refer to Hendon Golf Club.
Mill Hill RFC	Having read the draft document I note that it is still a draft and that some of the initial planning ideas that have now apparently been dropped but not yet omitted. From Mill Hill RFCs point of view the idea of a shared facility with Greenspaces and the alternative Champions Way Route we believe are no longer on the table – please correct me if I am wrong. There are still some inconsistencies ('Page Road'?) but overall the principles of the brief appear reasonably sound.	This proposal to re-route Champions Way has been dropped. The inconsistent use of Page Road is an error.	Remove text and Map 9 This will be amended in the document.
Metro Golf Centre	To follow up on the above I am not sure if you have recently visited or have ever visited our golf centre but the information in your brief suggests the latter. Metro Golf Centre has undergone major refurbishment during the past 3 years. We have spent in excess of half a million pounds upgrading our facility during this time. The Golf Centre now offers the following to any members of the public: <ul style="list-style-type: none"> • 45 Bay Driving Range- refurbished • Metro Golf Academy- enclosed teaching area where our 5 PGA Professionals use the latest state of the art equipment teaching members of the public to play golf • Metro Curve Simulator- 1 of a kind in North London golf simulator, offers members of the public to the opportunity to play over 150 golf courses worldwide in a lounged out heated room while the piazza serves food and drink. • 9 Hole Academy golf course- Open to the public this golf course tests all level of golfers. 	The recent investment is noted	The text has been updated

	<ul style="list-style-type: none"> • American Golf Super store- The U.K's leading golf retailer now has a 2500 square foot outlet at Metro • Captains Bay Adventure Golf- 9 hole adventure golf course. The course was completed in January 2016 with the purpose of getting more young people and families to take up the game of golf and has proven very successful in doing this. • Short Game area- offering a chipping green, bunker practise and putting green. • Metro Piazza Restaurant- Italian restaurant • Improved car park- tarmac and repaired problem areas. <p>During this time Metro Golf Centre has also created strong relationships with the following golf clubs:</p> <ul style="list-style-type: none"> • Hendon Golf club • Finchley Golf Club • Mill Hill Golf Club • Muswell Hill Golf Club • Stanmore Golf Club <p>This partnership allows all members of the above clubs to use the Metro GC at a reduced cost and it allows all Metro GC members reduced green fees at all the above clubs, this initiative brings us and all our partners together promoting golf in our borough.</p> <p>Combining all the above Metro GC is now recognized as the busiest Golf Centre in North London</p> <ul style="list-style-type: none"> - 3500 active members - 7 million golf balls hit per annum - 10 000 plus rounds played on the academy course - 12 000 Golf lessons given by our PGA Professionals last year - 35 000 visitors to the American golf store - 20 000 visitors to the Metro Piazza per annum 		
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	<p>Further to this our PGA Professionals actively visit schools in the borough giving young people the opportunity to learn and play golf for free.</p> <p>To date 12 schools visit the centre on a weekly basis allowing their students to practise golf. The England golf team and Middlesex county uses our centre for training.</p> <p>The reason I'm mentioning the above is not only did you not have us on the Cophall map during your presentation but also your description of Metro GC is totally incorrect in your brief.</p> <p>Metro has spend a considerable amount of money on improving the Centre and saying that our building is acceptable and our car park needs work is not acceptable when you have not even visited the centre.</p> <p>May I take this opportunity to invite you to visit Metro GC and I'll gladly give you a tour of wonderful facility.</p>		
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Transport / Access

Respondent	Response	Council Reply	Action
Mill Hill Preservation Society	6.3 It is agreed that the site does not have a high PTAL rating, and we agree that improving connectivity between the site and stations, whether by foot, cycling and bus services needs to be explored with the relative bodies and providers. However, we do not accept that car usage should be pandered to on the site and we totally disagree with the sentence... "It also means that car usage is likely to be high and the level of car parking needs to reflect this". The Society are totally against an increase in car parking on this Green Belt site, although we can see how existing car parking can be better used throughout the various sporting seasons.	Parking provided will be commensurate with the type of development permitted, in line with both London and Local Plans. Provision of parking will need to consider impact on green belt. The Planning Brief includes reference to formalising arrangements to sharing parking on site.	Revise Planning Brief to include reference to formalising arrangements to sharing parking on site.
Mill Hill Preservation Society	Map 7 & 8: Car park shown as proposed which is already there.	This is an error and will be rectified	Existing car parks are now identified in map 6.
Mill Hill Preservation Society	8.3 Under this section one sub-clause calls for "Improvements in the general landscaping layout, including access, circulation, car parking, sound buffering and green transportation links." The Society can support many of these items but we are set against increased car parking on the site.	Parking provided will be commensurate with the type of development permitted, in line with both London and Local Plans. Provision of parking will need to consider impact on green belt. The Planning Brief includes reference to formalising arrangements to sharing parking on site.	Revise Planning Brief to include reference to formalising arrangements to sharing parking on site.
Mill Hill Preservation Society	Table 7: Will improved car parking at Mill Hill and Hendon Rugby Clubs be consistent with the travel plan for Saracen's use at Allianz?	Parking provided will be commensurate with the type of development permitted, in line with both London and Local Plans. Provision of parking will need to consider impact on green belt. The Planning Brief includes reference to formalising arrangements to sharing parking on site.	Revise Planning Brief to include reference to formalising arrangements to sharing parking on site.
Mill Hill Preservation Society	Council Parks Operation Base: The brief states that the base will need to be relocated. We accept this, but would argue against the proposal made by the	The parks operational base needs to be relocated and to avoid traffic conflict and to best meet operational needs it is intended to locate it	No change.

	Council. "The base will need to be relocated to make way for the new leisure centre, and to avoid traffic conflict it is proposed to relocate it to a site close to the junction of Champions Way and Page Road (presumably Page Street?) in a landscaped setting and in a manner which minimises the openness of the Green Belt and its impact on residential amenity." As this is a very congested junction already we feel there is little scope for locating the depot at this junction in the manner described and nothing is shown on the plans to indicate the actual location.	proximate to the junction with Pages Road.	
Mill Hill Preservation Society	10.1 Given that the brief suggests that the Council are looking towards to various parties on, or associated with the site, to deliver the proposals through their own investment – we are concerned as to where fund will come from for this road realignment? In any event the Society feels that it is unnecessary expense and a rather 'hare-brained' idea.	This proposal has been dropped.	Remove text and Map 9
Local Resident	I am pleased to see that you are proposing to make the site properly accessible for walking and cycling and hope that you will make sure that public transport is similarly improved.	The support is welcomed. Depending on the development proposals put forward there maybe further work on public transport.	No change.
Local Resident	I hope that the whole site will be pedestrian and cycle friendly along with covered cycle parking at all venues.	Noted, it is crucial that the amount of mode share accounted for by pedestrians and cyclists is maximised. Facilities for cyclists should be provided in all development.	Include reference to importance of cycle parking facilities.
Mill Hill Neighbourhood Forum	2.1 The potential to use Copthall as a site to develop sports education, working with Middlesex University and Barnet and Southgate College, as well as local schools, is welcome. MHNF would like to see the development of cycle and walking routes from these colleges to Copthall to facilitate easy access without car or coach use.	The support is welcomed. Importance of the walking/cycling route from Middlesex University is identified in the brief.	Include reference to importance of cycle link to Middlesex University

Mill Hill Neighbourhood Forum	2.2. The objective to “vastly improve pedestrian and cycling movements within the site” is also welcomed. The site has many existing paths, routes and trails for walking, cycling and jogging. However many of them are difficult to use in autumn and winter due to ground conditions and water logging. We would like consideration included to provide permeable artificial surfaces on the worst affected areas so that use of the paths and trails becomes much more enjoyable over the whole year to a larger number of users.	It is agreed that the routes through the site should be designed in such a way that makes them useable all year round.	Add a bullet point with regard to securing year-round access routes throughout the site.
Mill Hill Neighbourhood Forum	2.3. We see development of these paths and trails as an integral part of a wider green network. We would support proposals to develop routes up to Arrendene open space and eventually to the Ridgway and Totteridge valley. Also to Hendon through Sunny Hill Park and to Burnt Oak and Edgware using sections of the disused railway line. We believe that this old railway line should be strategically reserved for future transport related use that would serve in part to improve the Orbital links across the Borough & NW London generally. Initially this could be part of a bus link from Mill Hill East with a safe cycle-way, but ultimately this could be part of a Tram/Lite-Rail link between Finchley Central, Mill Hill and Edgware or even Bushey. It could also be linked through Colindale, Brent Cross and Dudding Hill to Old Oak Common, where some track beds still exist.	The aspiration for a light rail link is noted as being positive for reducing car dependency, however there are no proposals to implement this at the present time.	No change.
Mill Hill Neighbourhood Forum	2.4. We note though that the development of green routes is also mentioned in the draft Parks and Open Spaces Strategy, but perhaps with less emphasis. The MHNF believe that both this brief and that strategy need a similar set of words (and timeframe) to help develop an integrated approach to this objective.	Ensuring the connectedness of the borough’s greenspaces are included within all capital investment projects from 2016 is an action and intended environmental outcome of the Parks and Open Spaces Strategy for Barnet 2016-2026	No change

Mill Hill Neighbourhood Forum	Access to the Copthall site and facilities remains the biggest single issue. Excluding Saracens games the majority of users come to Copthall by car.	Noted.	No change.
Mill Hill Neighbourhood Forum	2.14. In particular swimming galas result in a large number of cars parking on the site. The gala on 30 January this year is an example. The car park was completely full with at least 50 cars parking illegally on double yellow lines, in service areas and down Greenfields Lane.	The Planning Brief includes reference to formalising arrangements to sharing parking on site for the benefit of site tenants.	Revise Planning Brief to include reference to formalising arrangements to sharing parking on site.
Mill Hill Neighbourhood Forum	2.15. Whilst noting the improvement to cycling and walking facilities that the site will have, the MHNF firmly believe that improved bus facilities are important to the success of the proposed developments. We think that consideration should be given to ensuring the proposed new roadways on the site are wide enough for buses	Noted	No change.
Mill Hill Neighbourhood Forum	We also think that discussions should be held with TfL about a new regular bus route which would go through the site, perhaps encompassing Mill Hill, Colindale, Hendon and Finchley. This would allow the existing and growing populations of these centres greater flexibility to get to Copthall and minimise the use of cars and resultant traffic problems. We recognise that Copthall is a Barnet wide facility and not just for the use of Mill Hill residents; accordingly it should have appropriate public transport to allow Barnet residents to use it without bringing their cars.	Noted	No change.
Mill Hill Neighbourhood Forum	2.19 We note that the area of the site between Mill Hill Rigby Club & the Old Railway Line, which was previously the site of the Old Copthall School until it burnt down, is marked on your Maps Seven and Eight for "Fitness and Play Trails". We also note under paragraph 7.1 references to the need for Camden	Parking provided will be commensurate with the type of development permitted, in line with both London and Local Plans. Provision of parking will need to consider impact on green belt. The Planning Brief includes reference to formalising arrangements to sharing parking on site.	Revise Planning Brief to include reference to formalising arrangements to sharing parking on site.

	Community Football and Sports Association to have improved parking provision. It is definitely necessary to reduce parking on Page Street, when this organisation is operating but we believe that any on-site parking provision should be provided wholly within the site that they lease and manage, not in any other part of the Copthall site.		
Mill Hill Neighbourhood Forum	At 9.5 you refer to Mill Hill Golf Club, but mean Hendon Golf Club.	Noted.	Amend reference
Mill Hill Neighbourhood Forum	In many places your Draft Document refers to “Page Road”, when it is in fact “Page Street”.	Noted.	Brief revised accordingly .
Local Resident	I would have thought that easy access to public transport would have been a requirement of the new leisure centre. The 221 bus route along Pursley Road should mean that the new leisure centre is situated along Pursley Road. This would give the new leisure centre access to more people and by giving direct access to public transport encourage people to come by public transport with the car parking requirement being reduced. A better site would be where there is a ‘car park’ and green space at the top of map eight. There are people with disabilities who would find aqua activities beneficial to them but who will be denied use of the leisure centre facilities because they cannot manage the walk from the bus to where you propose to place the new centre (for example, those with MS). You have the example of the new Finchley Memorial Hospital, where the sighting of the new hospital did not consider people using public transport to get there. Barnet Council needs to promote public transport over private car use and the	The replacement leisure centres location is considered appropriate to maintain green belt openness and other considerations including servicing, biodiversity and access. Flat and level access is available from existing bus stop. A more accessible location is not considered possible and may have a greater impact on the objectives for green belt.	No change

	sighting of the new leisure centre should reflect this. As it is an indoor facility, there is no advantage to be gained by sighting it in the middle of Copthall fields compared to the periphery. But there are advantages of having it on the periphery.		
Local Resident	The old railway-line has a great natural surface and natural paths should be allowed to form through the other areas. This could allow a circuit from Page Street, which could also become a natural science study area as there are three distinct natural areas. Please do not add asphalt paths with concrete edges or add cycle-ways. Pedestrians need their own space to meander and this would also enhance the biodiversity of the area by increasing the width of the natural area. With so many more pedestrians than cyclists, pedestrians need greater consideration, especially for improving health and well-being. If this area is retained as a natural area Champions Way should not be re-routed to the side of it.	A wayfinding and landscaping strategy are required to deliver the objective to create an accessible location for all visitors with vastly improved pedestrian and cycling movements within the site. Part of this will include improving surfacing of routes.	No change
Local Resident	In an area this size it should be possible to provide separate provision for pedestrians and cyclists. The requirements of pedestrians and cyclists are very different so why do planners downgrade the provision for each with the 'shared' option? Natural areas should remain cycle-free, so they remain a destination and not downgraded to a transport corridor. Consideration needs to be given to enhancing pedestrian areas, to improve the health and well-being of residents. More people exercise by being pedestrians – walking, jogging or running, than any other exercise, yet, it is often not appreciated enough to be catered for in its own right. The use of hard surfaces, like concrete and asphalt, should be avoided	A wayfinding and landscaping strategy are required to deliver the objective to create an accessible location for all visitors with vastly improved pedestrian and cycling movements within the site. Part of this will include improving surfacing of routes.	No change

	in preference for more user-friendly natural surfaces or those made using recycled rubber.		
Metro Golf Centre	9.5 'Metro golf Centre adjoins Mill Hill Golf Club' - Please note that we are adjoining Hendon Golf Club, Mill Hill Golf Club is situated about 5 miles from Copthall and is located on the A1 motorway.	Noted.	Amend reference
Metro Golf Centre	Champions Way at best of times is a one car in one car out road, creating an entrance to a school within this road will cause major disruption and a serious loss of revenue to the Metro GC	Individual planning applications would be required to demonstrate through a transport assessment their impact on the local road network.	No change
Local Resident	In terms of accessibility I can't see how the new position for the Leisure Centre improves the situation particularly for people traveling by public transport which has long been an issue. Has the old Copthall School site on Page Street been considered as an option for the Leisure Centre? Wouldn't that open up the possibility of a Bus route and stop close to the Leisure Centre as well as preventing the loss of a playing pitch?	The replacement leisure centres location is considered appropriate to maintain green belt openness and other considerations including servicing, biodiversity and access. Flat and level access is available from existing bus stop. A more accessible location is not considered possible and may have a greater impact on the objectives for green belt.	No change

Hasmonean School

Respondent	Response	Council Reply	Action
Hasmonean School	The development of the area for sporting activity; passive recreation; green infrastructure; local park; and community use is supported in principle. However, there are aspirations and discussions with the Council to expand the current Girl's School site immediately adjacent the Planning Brief area to provide a combined Boys and Girls school, which will deliver an extra 2 form entry provision for Barnet educational need. This area is identified for fitness & play and BMX. It is considered that the school proposals can significantly enhance the sporting provision at the western end of the site by providing community use of new MUGA, all weather pitch and sports facilities. The proposed education and sporting facilities by the school would be more appropriate than the current proposal of BMX for the long term vision of Cophall and its neighbourhood.	The Council will consider the Hasmonean proposals on their merits. The provision of high quality facilities that the community can also benefit from will be considered as part of any planning application. The boundary of the Planning Brief has been amended to include the entire Cophall Estate and ensure consistency across the various maps in the document. The south west corner of the site forms part of the Cophall Estate so should be included in Planning Brief. It is considered that the creation of the BMX feature in a more central location would be more appropriate.	Amend all maps to be consistent and to reflect the site boundary of Cophall Estate. Revise to remove reference to BMX track in south west location of Cophall Estate.
Hasmonean School	The proposed school development can also enhance pedestrian and cycling routes around the boundary of the site increasing permeability within the Cophall sporting area.		
Hasmonean School	There is no specific funding identified in the brief and the new school proposal can deliver new facilities and offer a community use agreement.		
Hasmonean School	There is the opportunity to discuss specific sporting provision as part of development that could meet existing deficiencies.		
Hasmonean School	Map 6 in the Planning Brief shows the site of the proposed school expansion as having no existing use and it is suggested that this area rather than specifically noted for BMX, fitness & play is marked up for exploration of mixed use education / sporting use.		
Hasmonean School	Generally, the brief is supported provided that a reference is added to promote educational facilities that enhance sporting community provision.		

Hasmonean School	This western area of the brief is only approximately 7% of the total site, so introducing enhanced educational facilities would not undermine the overall vision of sporting provision especially as these can be provided by a new school for community use.		
Mill Hill RFC	However, with the Hasmonean School development coming in to play at such a late stage, there may be some significant rethinking to be done, not least with regard to access from Page Street and the potential logistical chaos ensuing from simultaneous major developments (Saracens new stand, Hasmonean School)	The Council will consider the Hasmonean proposals on their merits including the potential transport impacts and access arrangements.	No change
Metro Golf Centre	The Cophthall Sports and Leisure area was established for recreation purposes and Metro GC does not support the idea of building a school within this area. <ul style="list-style-type: none"> Metro GC agrees with MHPS's response dated 3rd June 2016, we do not support the overdevelopment in the Green Belt. 	Noted	No change

Other Issues

Respondent	Response	Council Reply	Action
Mill Hill Preservation Society	Metro Golf Centre – the brief states “Although not incongruous the current buildings are not modern.” However, we would note that the centre has been recently overhauled, updated and extended and the buildings are perfectly acceptable. In fact better than many others on the site.	Response from Metro Golf Centre has highlighted the recent investment made and the Planning Brief has been revised.	Revise brief to reflect Metro Golf Centre investment.
Mill Hill Preservation Society	Para 6.3: Noting low PTAL, support improved cycle and pedestrian access.	Support is noted.	
Mill Hill Preservation Society	8.1 We can make no sense of the 3 Key Nodes strategy for improvement and development. <i>Map Seven: Landscape Nodes</i> shows at least 7 areas, not three. There are yellow dotted lines that are not on the key so the reader is left not understanding what they are for. The map also shows a proposed car park to the south of Allianz Park which is already there as part of	Acknowledge that this map could be improved and replaced. Spatial strategy has been revised to reflect three areas to better reflect access character.	Updated access map included and updated spatial strategy map and spatial strategy section.

	Saracens Stadium. (This also relates to our comments under 7.1 above)		
Mill Hill Preservation Society	Metro Golf Centre: We simply do not understand the comments made in the brief. Long term investment has been put into the centre and the car parking is adequate as it is.	Response from Metro Golf Centre has highlighted the recent investment made and the Planning Brief has been revised.	Revise brief to reflect Metro Golf Centre investment.
Mill Hill Preservation Society	8.1 We can make no sense of the 3 Key Nodes strategy for improvement and development. <i>Map Seven: Landscape Nodes</i> shows at least 7 areas, not three.	The spatial strategy has been revised to refer to northern, central and southern areas rather than nodes to better describe the different areas of development.	Update spatial strategy section
Mill Hill Preservation Society	8.6 This clause embodies some of our greatest concerns. The suggestion that the Queen Elizabeth Park (QEP), which was the venue for the 2012 Olympics, could in some way be an exemplar for the Copthall site is strange. The size, funding, management, and timescales are all totally different and bear little resemblance to the challenges set by QEP. For instance, the Olympic Park was 560 acres (Copthall being some 173 acres), with 6.5 km of waterways, 15 acres of woodland and 4,300 new trees, and plans for 15,000 jobs to be created. The Society challenges the comparison.	While only given as an example agreed that the reference may have been misinterpreted and has been removed.	Remove comparison to Queen Elizabeth Park.
Mill Hill Preservation Society	8.26 As far as we understand the location of the new Leisure Centre will be sited to the west of the current centre – not to the south west as indicated in this clause of the brief.	Noted.	Section has been amended.
Mill Hill Preservation Society	10.3 This clause discusses the walkway along the old railway line. It talks of it becoming a major asset. The Society is of the opinion it is a major asset already and should be protected.	Agreed	Brief to reflect status as a major asset.
Mill Hill Preservation Society	14.1 It is hard to reconcile the Local Plan – which embodies protection of the Green Belt as one of the Councils Three Strands Approach – with the aspiration to model Copthall on the Queen Elizabeth Park.	While only given as an example agreed that the reference may have been misinterpreted and has been removed.	Remove comparison to Queen Elizabeth Park.
Mill Hill Preservation Society	Para 15.3: We find the last sentence of this clause odd, in so far as the Hasmorean School is outside the site boundary as set out in the brief. The statement that it is important that the school	The objectives in the Brief are to deliver a core of sports and leisure facilities at Copthall. The objectives do not relate to	No change.

	can thrive and grow in line with the Council's requirements for increased secondary school places to meet the needs of Barnet's diverse population, seems incongruous in the middle of a brief for sports facilities unless it is intended that land should be made available to them. If this is the case it should be properly stated as part of the Public Consultation.	the Hasmonean School.	
Mill Hill Preservation Society	15.4 The list of items that developers must consider is inadequate. In addition to the items stated others should be included such as The London Plan, Barnet Local Plan Core Strategy, Green Belt Regulations and National Planning Policy Framework. If applications are made these are the items that they will be examined against.	A fuller list of planning considerations will be added.	Planning delivery strategy section expanded.
Mill Hill Preservation Society	In conclusion The Society feel this is a poorly drafted document with some ill-conceived ideas and we hope the points we have made will be taken into account as the brief is developed. The inaccuracies are easily ironed out, but the conflicting policies need further thought. Finally, we are concerned that the author of the report does not have a firm grasp of local issues and Copthall as part of the local network of green space and the Green Belt.	Noted	Various amendments made in response to comments made.
Highways Agency	No comments.	Noted.	No change.
Herts and Middx Wildlife Trust	The plans must take appropriate account of the existing ecological value of the site. The development proposals must demonstrate how they will conserve and enhance biodiversity, in accordance with NPPF. This will entail ecological survey of the site and the specification of any avoidance, mitigation, compensation or enhancement measures required to achieve net biodiversity gain. The survey should be consistent with BS 42020 'Biodiversity code of practice for planning and development'. It should show; what is there, how it will be affected by the development proposals and how any adverse impacts can be avoided, mitigated or compensated in order to	Further work on biodiversity value of the site will be required as part of detailed development proposals.	Amend biodiversity requirements

	achieve net ecological gains. Ongoing management proposals to achieve net gain should be described, including the funding arrangements required to maintain ecological gains in perpetuity.		
Local Resident	I am very pleased to see that you have future plans for Copthall, I always felt that it is under-utilised.	Support is welcomed.	No change.
Local Resident	I very much support your proposal for the BMX / all terrain circuit and would also strongly support the development of a closed circuit road cycling track.	Support is welcomed.	No change.
Barnet Borough Arts Council	<p>BBAC links arts, drama, music, history and environment groups across the Borough, publicising what's on through Barnet Arts magazine and website, quarterly magazine and Art & Information exhibitions.</p> <p>There is particular concern that there are very few exhibition facilities in the Borough apart from arts depot, and have suggested in the consultation on libraries that these be included in future, providing wall spaces or screens with good lighting in locations with many visitors. arts depot has space available in holiday weeks in the Apthorp Gallery but is used for education by the dance school during term-times, although they do have a wall in their café area for local artists. There are occasional travelling exhibitions in Chipping Barnet library on screens, but very few other opportunities to show work.</p> <p>Our Executive Committee ask that I write to suggest that exhibition spaces be included in the two new sports complexes suggested at Copthall and Church Farm, in the foyers near to the cafés. They could display exhibitions on many subjects - arts, sports, photography and the many new technology subjects and techniques, using screens.</p> <p>Professional management is required and it is suggested that there should be a franchise arrangement similar to that used for</p>	This relates to management of the individual facilities although reference can be included in the Planning Brief.	Include reference to possibility for art space in the brief

	the cafes.		
Hendon and District Archaeological Society (HADAS)	The draft brief ought to cover heritage matters as well as nature conservation. Paragraph 4.1.1 correctly identifies the setting of the listed 'The Lodge' as something that must be covered, but does not discuss the possibility of there being archaeological remains on the site which will need addressing in any final proposals for its improvement. Although not itself in an Area of Special Archaeological Significance, the site borders Areas 5a and 5b delineated in the map at Appendix 1 to the Development Management Policies document of Barnet's Local Plan, published in September 2012. 5a (western area) is part of an estate belonging to Nicholls of Copthall in the 1570s, and was part of Hendon Manor. In area 5b a Roman trackway/road of mid 1st/early 2nd century date running approximately north/south was found by HADAS in 1967; it was possibly associated with Roman road 167 or a track leading off the A5 Edgware Road to the west. The recent discovery of prehistoric remains on the site of the old Inglis Barracks is another indication of the potential. The Planning Brief should draw attention to all this, and indicate that any proposals which involve significant excavation, whether for building or the improvement of sports pitches, etc., should take into account the possibility that archaeology, whether artefacts or evidence of earlier landscape use, will be encountered and should be studied appropriately. It will be for Historic England to advise on whether any specific archaeological condition should be imposed on any planning application made in pursuance of any Planning Brief.	Archaeology would be considered as part of an updated list of planning considerations.	Update list of planning considerations
Environment Agency	Our mapping and the submitted site location plan indicates that the Hendon Cemetery Drain (designated as a sealed main river) flows through the south eastern part of the site.	Noted.	Include further details of what is required in response to flood risk and mitigation.

	<p>The application site lies partially within Flood Zone 3 defined by Table 1 of the National Planning Practice Guidance, Flood Risk and Coastal Change (section 25) as having high probability of flooding. Footnote 20 paragraph 103 of the National Planning Policy Framework (NPPF) requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is proposed in such locations.</p> <p>Paragraph 4.1.4 of the submitted Planning Brief acknowledges that the southern part of the site is within Flood Zone 3 and recognizes that a flood risk assessment will be required.</p> <p>The Flood Risk Assessment should include (but not necessarily be limited to) the following:</p> <ul style="list-style-type: none"> • Identification of the Flood Zone and vulnerability classification in accordance with Table 2 of the National Planning Practice Guidance, Flood Risk and Coastal Change (section 25). • Confirmation of any flood defences and standard of protection provided, to confirm the level of residual risk in accordance with the Strategic Flood Risk Assessment (SFRA) for the borough. • Estimation of flood depths at the site for a range of flood events. • Suitable flood mitigation measures based on flood characteristics at site. • Details of set back of the development from the riverbank. <p>We cannot prepare or provide FRAs. However, our Customers and Engagement Team can provide any relevant flooding information that we have available for you to use. Please note that there may be a charge for this information.</p>		
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	<p>To request flood risk data, you can email: HNLquiries@environment-agency.gov.uk, or telephone 03708 506 506 and ask for the North East Thames Customers and Engagement team.</p> <p>For further information on our flood map products please visit our website.</p>		
Environment Agency	<p>It will need to be shown that any increase in built footprint within the 1 in 100 chance in any year (including an allowance for climate change) flood extent can be directly compensated for, on a volume-for-volume and level-for-level basis to prevent a loss of floodplain storage. Please be aware that if there are no available areas for compensation above the design flood level, then compensation will not be possible and no increases in built footprint will be allowed. The use of voids, stilts or undercroft parking as mitigation for a loss in floodplain storage should be avoided as experience shows that they become blocked over time by debris or domestic effects, and we would recommend to the LPA that these are not accepted as methods of compensation.</p>	Noted.	Include guidance in the Planning Brief.
Environment Agency	<p>We request that for any new developments within Flood Zones 3 and 2, finished floor levels are set no lower than 300 millimetres above the 1 in 100 chance in any year including an allowance for climate change flood level, to protect people and the property from flooding. Where this cannot be achieved due to other planning constraints, we request that floor levels are set as high as possible (for extensions to existing buildings, no lower than the existing floor levels) and that flood resilience/resistance measures are considered, where appropriate, up to the design flood level. Information on preparing property for flooding can be found in the documents 'Improving the Flood performance of new buildings' and 'Prepare your property for flooding'.</p>	Noted.	Include guidance in the Planning Brief.
Environment	Safe Access	Noted.	Include guidance in

Agency	<p>During a flood, the journey to safe, dry areas completely outside the 1 in 100 chance in any year plus including an allowance for climate change floodplain would involve crossing areas of potentially fast flowing water. Those venturing out on foot in areas where flooding exceeds 100 millimetres or so would be at risk from a wide range of hazards, including for example unmarked drops, or access chambers where the cover has been swept away.</p> <p>Safe access and egress routes should be assessed in accordance with the guidance document 'FD2320 (Flood Risk Assessment Guidance for New Developments)'. Where safe access cannot be achieved, an emergency flood plan that deals with matters of evacuation and refuge to demonstrate that people will not be exposed to flood hazards should be submitted to and agreed with the local planning authority.</p> <p>We recommend that you also discuss this with the local authority emergency planners as they will be responsible for agreeing to any emergency plan submitted with your application.</p>		the Planning Brief.
Environment Agency	<p>Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the main river (Hendon Cemetery Drain).</p>	Noted.	Include guidance in the Planning Brief.
Environment Agency	<p>Biodiversity</p> <p>The finalised scheme should be designed with a naturalised buffer zone of at least 8 metres from the Hendon Cemetery Drain (designated main river) to ensure access for flood defence maintenance. These buffers should be planted with native species to enhance the ecological value of the river corridor.</p> <p>You should consider setting back the existing flood defences into the site and provide soft engineered alternative to the hard flood wall. This approach is in line with the requirements of the</p>	Noted.	Reference to 8 metre consent to be included in Brief.

	River Basin Management Plan and Water Framework Directive.		
Historic England	The Copthall site covers a large area of undeveloped land between two parts of the Copthall and Holders Hill Archaeological Priority Area as currently defined. The course of a Roman road is believed to run north-south through the eastern side of the site. Under new GLAAS guidelines for defining Archaeological Priority Areas it is likely that the undeveloped land at Copthall would be recommended for inclusion in an extended Archaeological Priority Area to better reflect the significant potential for new discoveries. GLAAS would therefore recommend that any major planning application is supported by an archaeological desk-based assessment and where necessary field evaluation. More minor schemes might also merit archaeological mitigation depending on their location, scale and nature particularly if they are cumulatively part of a wider scheme of intensified use.	Noted	Update and include in list of planning considerations
Historic England	The area is also covered by hedgerows which are survivals from the pre-twentieth century historic landscape, and might well be considered 'important hedgerows' under the Hedgerow Regulations 1997 – the conservation of this historic field pattern should be covered in the proposed landscape management plan.	Noted	Update and include in list of planning considerations
Mill Hill Neighbourhood Forum	Generally we welcome the strategy proposed to develop the Copthall site as an integrated sports and recreation facility. In particular we think the enhanced facilities will be important in supporting public health objectives, as well as providing an improved range of facilities that thousands of residents can enjoy on a regular basis.	Support welcomed	No change
Mill Hill Neighbourhood Forum	We note in section 5 the comment that Copthall Leisure Centre's "location is poor in relation to the rest of the sports facilities". Given this, is the location of the new leisure centre optimum within the new Copthall scheme?	The replacement leisure centres location is considered appropriate to maintain green belt openness and other considerations including servicing,	No change

		biodiversity and access.	
Mill Hill Neighbourhood Forum	2.6. Also we note the comment in section 7 that the new leisure centre should “be designed so that it can expand as resources and planning policy allow”. The MHNF believe that consideration should be given to an increased swimming pool capacity when the new facility is built. This could be the provision of two 25x10 lane pools, rather than the currently proposed one 8 lane and one 6 lane pools. This would give greater flexibility for the growing number of swimming galas that are held at the leisure centre and would also “future proof” the facility to deal with the forecast population growth in Barnet over the next fifteen years.	The replacement proposals for the Copthall Leisure Centre were consulted on in summer 2015 and the specification is decided.	No change
Mill Hill Neighbourhood Forum	2.7. The replacements for the Mill Hill and Hendon rugby clubs facilities and the Copthall playing field changing facilities are particularly welcomed. We think that when designing and locating the new facilities consideration should be given to maximising the quality of the views across the whole site. In particular the current location of Mill Hill rugby club blocks views across the site, whilst the Copthall grounds changing facilities are unsightly and have a negative impact on the views across the fields and trees. In general we think it would be good to “open up” the boundaries of Copthall, where possible, as this would improve the visual amenity offered and attract more users as a consequence.	The hedgerows area feature of the site providing amenity and screening whilst also having biodiversity value. The Brief notes the negative visual impact of both the Mill Hill rugby club block, the Hendon Rugby Club block and the Copthall Playing Fields pavilion.	No change
Mill Hill Neighbourhood Forum	2.8. The relocation of the Barnet parks operational base to the edge of the estate is a sensible move which will reduce traffic within the site. Any redevelopment at the Page Street entrance, though, should be positioned so as to minimise the impact on the views and visual amenity across the site. It should be an attractive “Gateway” to the site.	The work on wayfinding will consider how best to improve the entrance as a gateway.	Amend and make reference
Mill Hill Neighbourhood	We note in section 9 the comment on “the emerging playing field strategy” and look forward to reviewing it.	Noted.	No change.

Forum			
Mill Hill Neighbourhood Forum	While perhaps originally used as caretaker cottages we think it is quite bizarre that apparently planning permission has been given for the development of a very large residential property at Copthall Lodge (referenced under 5.1.1. between Alliance Stadium and the Leisure Centre. This is a wholly inappropriate development without a sports related rationale that would allow some conformance with the policies set out in the NPPF.	Was previously a residential use converted into one residential unit, a family unit.	No change
Local Resident	I found the Planning Brief difficult to follow. I downloaded and printed the document but then it was difficult to read the key and the descriptions on the maps as the type was so small. There was also no mention of the direction of north so I hope I was correct to assume it was in the direction of the top of the page.	The maps are being revised	All maps amended
Local Resident	Toilet facilities for those who wish to enjoy outdoor, independent exercise are sadly lacking in Barnet. However, where these are planned the safety of users should be a major consideration. There needs to be self-contained cubicles with outward opening doors opening directly to the park – no internal passageways. If these are to be included as part of the leisure centre, it should not be necessary to pass reception in order to use them.	Noted	No change