

	<h2>Policy and Resources Committee</h2> <h3>1 September 2016</h3>
Title	Pentavia Retail Park - Draft Planning Brief
Report of	Cath Shaw - Commissioning Director Growth and Development
Wards	Mill Hill
Status	Public
Urgent	No
Key	Yes
Enclosures	Appendix 1: Pentavia Retail Park - Draft Planning Brief
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<h2>Summary</h2>
<p>The draft Planning Brief for the former Pentavia Retail Park responds to national and regional planning policy drivers that seek to effectively utilise brownfield land and ensure that residential development is a key consideration. This draft Planning Brief highlights the environmental and accessibility challenges of bringing forward residential development within this site. It also seeks to promote mixed use redevelopment of the site including new business space that ideally will provide new affordable workspaces for Small to Medium Enterprises within Barnet alongside ancillary community and retail spaces</p> <p>The draft Planning Brief will be subject to a 6 week period of public consultation. Upon adoption the Planning Brief will guide development proposals for this site.</p>

<h2>Recommendations</h2>
<p>1. That the Committee approve the Pentavia Retail Park draft Planning Brief for public consultation as set out in paragraph 5.7.</p>
<p>2. That the proposed final planning brief is reported back to the Committee for adoption after taking into account comments made as part of the consultation</p>

1. WHY THIS REPORT IS NEEDED

- 1.1 Surrounded by the A1, M1 and Midland Mainline, the former Pentavia Retail Park presents an opportunity to create a sustainable mixed use development on a challenging site.
- 1.2 In order to shape the future of this site a draft Planning Brief has been produced. This sets out the key parameters to consider in determining the future of the site reflecting its out of town centre location and site history. It also highlights the potential for the delivery of new homes and the opportunity for affordable employment space that supports small to medium enterprises together with ancillary retail and leisure uses.
- 1.3 The draft Planning Brief sets out the Council's vision for the sustainable mixed use development of the former Pentavia Retail Park site. The draft Planning Brief focuses on the following key objectives :
 - a sustainable mixed use development with a range of new affordable homes that contribute to housing choice;
 - new employment space to serve the needs of modern businesses, in particular small to medium enterprises;
 - new outdoor amenity space and landscaping;
 - new and ancillary small-scale 'non-destination' retail and leisure uses;
 - new and ancillary community space such as a nursery;
 - exemplary standards of sustainable design and environmental quality that respond to the challenging environmental context of the location; and
 - improvements to existing transport infrastructure and creation of new pedestrian and cycle links.

2. REASONS FOR RECOMMENDATIONS

- 2.1 Producing a Planning Brief is vital to ensure that future development of the former Pentavia Retail Park site comes forward in line with Council priorities and delivers sustainable development.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The alternative option is to not produce a Planning Brief. Failure to produce a Planning Brief could result in a less strategic response to the development of the site. This may also result in Council priorities not being achieved.

4. POST DECISION IMPLEMENTATION

- 4.1 The draft Planning Brief will be subject to a six week period of public consultation. The document will be revised in light of comments received and the proposed final Brief will be reported back to the Policy and Resources Committee for adoption. The Consultation Programme in Appendix 2 of the

Brief sets out further detail on how the Council will engage with the local community and other local stakeholders. A public event in Mill Hill will be held to provide the opportunity for people to discuss the proposals with officers.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 The draft Pentavia Retail Park Planning Brief helps to meet Corporate Plan 2015-20 strategic objectives in ensuring that Barnet is a place:-

- of opportunity, where people can further their quality of life – *the draft Brief provides guidelines for ensuring that development will enhance the appearance of this site. It supports the provision of a good mix of uses including residential, employment and ancillary retail and leisure as well as a range of housing types that provide housing choice.*
- where people are helped to help themselves, recognising that prevention is better than cure – *the draft Planning Brief supports provision of employment floorspace that meets the needs of modern businesses.*

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

5.2.1 The cost of producing the draft Planning Brief is being met by the prospective developers. The Planning Brief has been produced by Regional Enterprise (Re) on behalf of the Council.

5.3 Social Value

5.3.1 The draft Planning Brief sets out the parameters for the delivery of a mixed use development. Through the delivery of a new suburban mixed and balanced community in Mill Hill, future development will secure social, economic and environmental benefits.

5.3.2 Social benefits will be secured through the delivery of a mix of housing unit sizes and tenures including affordable housing.

5.3.3 Economic benefits will be delivered through the provision of modern business space that addresses the needs of small and medium enterprises.

5.3.4 Environmental benefits will be delivered through provision of soft landscaping on the site and utilising mitigation measures to address existing high levels of noise and air pollution.

5.4 Legal and Constitutional References

5.4.1 [Constitution Responsibilities for Functions Annex A](#) sets out the terms of the Policy and Resources Committee including “to be responsible for the overall strategic direction of the Council including approval of development of statutory Local Plan related documents” and “approval and adoption of planning briefs”.

5.4.2 Site specific Planning Briefs provide an opportunity to bridge the gap between

the provisions of the Local Plan and the requirements of any future planning application for the site.

5.4.3 Planning Briefs should be consistent with and provide guidance, supplementing the policies and proposals of the Local Plan. Planning Briefs cannot contradict, rewrite or introduce new policies.

5.4.4 Whilst Planning Briefs can have a number of functions, such as promoting development of a site; addressing particular site constraints and/or further interpretation of local plan policies it must be noted that a Planning Brief is not a full Development Plan Document and although a material consideration in any planning application it carries limited weight.

5.4.5 [Section 6.5 of the Responsibility for Functions \(Council Constitution\)](#) defines a key decision as one which:

- Will result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates; or
- Is significant in terms of its effects on communities living or working in an area comprising two or more wards.

5.5 Risk Management

5.5.1 A consequence of failing to produce a Planning Brief for the Pentavia Retail Park 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 draft Brief helps implement policy set out in the Local Plan Core Strategy. Adopted in 2012 the Core Strategy was subject to an Equalities Impact Assessment (EqIA).

5.6.2 The Public Sector Equality Duty contained in section 149 of the Equality Act 2010 requires public authorities to have due regard to a number of equality considerations when exercising their functions. The principal of equalities impact assessment is to identify whether people with protected characteristics are likely to be affected disproportionately and/ or differentially by impacts arising as a result of the proposals contained in the Planning Brief. A disproportionate equality effect arises when an impact has a proportionately greater effect on people sharing a protected characteristic as compared to other members of the general population at a particular location. The details of the Pentavia redevelopment, contained in the brief are not considered sufficiently detailed to enable further work on EqIA at this stage. Therefore further consideration of EqIA will be updated as the project develops, principally at submission of planning applications for development.

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. Any new residential development will need to meet London Plan standards for

wheelchair accessibility and retail and employment uses will need to comply with the relevant legislation.

5.7 Consultation and Engagement

5.7.1 The Council will carry out a public consultation exercise on the draft Planning Brief for a period of six weeks.

5.7.2 The Brief will be published online and advertised in the local paper. A public event in Mill Hill will be held to provide the opportunity for people to discuss the proposals with officers and provide feedback. Further detail on consultation arrangements is set out in Appendix 2 of the Brief.

6. BACKGROUND PAPERS

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

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