

	<h2>Policy and Resources Committee</h2> <h3>23 February 2017</h3>
Title	<h3>Golders Green Station Draft Planning Brief</h3>
Report of	Cath Shaw Commissioning Director - Growth & Development Interim Deputy Chief Executive
Wards	Childs Hill, Garden Suburb and Golders Green
Status	Public
Urgent	No
Key	Yes
Enclosures	Appendix 1: Draft Golders Green Station Planning Brief
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Summary

The draft Golders Green Station Planning Brief is intended to provide a clear and robust planning framework that will inform and guide the consideration of any future planning application that proposes redevelopment of land at Golders Green Station. This land incorporates the Golders Green Bus Station, Underground Station together with adjoining depot and sidings area, and immediately surrounding public highways.

The draft Planning Brief focuses on the following key objectives :

- A sustainable mixed-use development, which respects and enhances the distinctive historic environment of Golders Green
- Supports a successful and vibrant town centre that serves the needs of residents, workers and visitors
- Creates high quality public realm that engenders civic pride and serves as a focal point for Golders Green
- Provides safe, effective and efficient travel within an accessible public transport interchange through improved transport connectivity and land use integration

The draft Planning Brief will be subject to a 6 week period of public consultation.

Recommendations

- 1. That the Committee approve the draft Golders Green Station Planning Brief for public consultation.**
- 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**

1. WHY THIS REPORT IS NEEDED

- 1.1 In order to shape the future of Golders Green Station a draft Planning Brief has been produced. This sets out the key parameters to consider in determining the future of the site reflecting its town centre location and heritage context.
- 1.2 Once adopted, the Golders Green Station Planning Brief will inform and shape any future redevelopment proposal. It will form a material consideration in the determination of any future application concerning Golders Green Station.
- 1.3 The draft Planning Brief establishes the Council's preferred approach to development based on the following objectives:
 - A sustainable mixed-use development, which respects and enhances the distinctive historic environment of Golders Green
 - Supports a successful and vibrant town centre that serves the needs of residents, workers and visitors
 - Creates high quality public realm that engenders civic pride and serves as a focal point for Golders Green
 - Provides safe, effective and efficient travel within an accessible public transport interchange through improved transport connectivity

2. REASONS FOR RECOMMENDATIONS

- 2.1 Producing a Planning Brief is vital to ensure that any future development at Golders Green Station comes forward in line with Council priorities and delivers sustainable development.

- 2.2 The production of a Planning Brief will provide a joined-up approach to the key development site in Golders Green that will inform the thinking of a future Town Centre Strategy. This will take a place-based commissioning approach to holistically consider all the needs of the town centre; similar to the adopted strategy for Burnt Oak that has already delivered a wide range of improved outcomes through partnership work between the Council, local landlords and retailers.

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 any future development of Golders Green Station. 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 C* 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 Golders Green will be held to provide the opportunity for people to discuss the draft Planning Brief with officers.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The draft Golders Green Station 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 town centre site, integrating an improved, more accessible transport interchange within Golders Green contributing to a successful and vibrant town centre that serves the needs of residents, workers and visitors.*

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 developer (Transport for London). 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 supports the delivery of a sustainable, mixed-use development and public transport interchange that provides town centre benefits through the provision of a high quality public realm.
- 5.3.2 Social benefits will be secured through improved public realm and the delivery of a mix of housing unit sizes and tenures including affordable housing.
- 5.3.3 Economic benefits will be delivered through improved accessibility to the Station and the provision of retail uses.
- 5.3.4 Environmental benefits will be delivered through the use of sustainable design and appropriate air quality and noise mitigation measures.

5.4 Legal and Constitutional References

- 5.4.1 'Annex A to Responsibility for Functions' of the *Council Constitution* sets out the functions of the Policy and Resources Committee that includes "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 a 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 Golders Green Station may lead to a less strategic response to any future development and result in Council priorities not being achieved.

5.6 Equalities and Diversity

- 5.6.1 The draft Planning Brief helps implement policy objectives set out in the Local Plan Core Strategy. Adopted in 2012 the Core Strategy was subject to an Equalities Impact Assessment (EIA).
- 5.6.2 Only at the time of the planning application, will sufficient detail with which to analyse the equalities impact be available. In line with corporate policy the Council is committed to comply with the 2010 Equalities Act and Barnet's Equalities Policy, therefore equalities implications will be assessed at the planning application stage.
- 5.6.3 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.
- 5.6.4 The borough equalities data outlined in the Barnet Community Cohesion and Equalities Data Summary has been duly considered in the preparation of the Planning Brief and has informed the recognition of the needs of the Golders Green area.
- 5.6.5 The Brief further sets out risks and challenges associated with redevelopment of the site (particularly environmental and access challenges) in order to identify barriers that need to be overcome. By setting out these key site challenges, the Brief reduces the risk of a planning application being considered without sufficient attention to the site specific equalities risks.

5.7 Consultation and Engagement

- 5.7.1 A briefing session was held with Ward Members of the Childs Hill, Garden Suburb and Golders Green Wards. Ward Members were broadly supportive of the Planning Brief approach, but were extremely concerned about any development of Golders Green Station resulting in building heights greater than prevailing heights of the immediately surrounding area. Ward Members were also strongly opposed to any development of the Golders Green Bus Station that involved an undercroft development.

- 5.7.2 The Council will carry out a public consultation exercise on the draft Planning Brief for a period of six weeks.
- 5.7.3 The draft Planning Brief will be published online and advertised in the local paper. A public event in Golders Green will be held to provide the opportunity for people to discuss the draft Planning Brief with officers and provide feedback. Further detail on consultation arrangements is set out in Appendix C of the draft Planning Brief.

6. BACKGROUND PAPERS

- 6.1 [Barnet Local Plan Core Strategy](#), September 2012
- 6.2 [Barnet's Statement of Community Involvement](#), July 2015