LOCATION: Phase 6, Millbrook Park (Former Inglis Barracks) NW7 1PX

REFERENCE: 18/6352/RMA  
Received: 23 October 2018  
Accepted: 6 November 2018

WARD(S): Mill Hill  
Expiry: 5 February 2019

APPLICANT: Poly UK

PROPOSAL: Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 6 of the Millbrook Park development pursuant to Outline planning permission reference H/04017/09 dated: 22/9/2011, involving the erection of 310 units in the form of 11 x 1 bedroom flats, 184 x 2 bedroom flats and 15 x 3 bedroom flats, the provision of 700 sq.m of Commercial Space, together with details to discharge the requirements of conditions 5, 8, 26, 27, 29, 32, 35, 48, 52, 70, 80, 83, and 85

RECOMMENDATION 1

The Committee grants delegated authority to the Service Director Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his/her absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

RECOMMENDATION 2: Approve Subject to Conditions

1. This development must be begun within three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

   18057_00_07_001 - Phase 6 Site Plan  
   18057_00_07_099_Tenure Plan_Lower Ground Floor  
   18057_00_07_100_Tenure Plan_Podium Level  
   18057_00_07_101_Tenure Plan_Level 01  
   18057_00_07_102_Tenure Plan_Level 02  
   18057_00_07_103_Tenure Plan_Level 03  
   18057_00_07_104_Tenure Plan_Level 04  
   18057_00_07_105_Tenure Plan_Level 05  
   18057_00_07_200 - Site Sections AA_BB  
   18057_00_07_201 - Site Sections CC_DD  
   18057_FF_07_099
Accommodation schedule;
EIA Statement of Conformity;
Planning Statement;
Design and Access Statement (including Landscaping);
Sustainability Statement including Code for Sustainable Homes and BREEAM Pre-Assessments;
Energy Statement;
Ecological Appraisal; and
Drainage Strategy.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

3. Before the relevant plot of the development hereby permitted is occupied the associated car parking space(s) shown on the plans hereby approved shall be provided and shall not be used for any purpose other than parking of vehicles in connection with the approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

4. Before the development hereby permitted is occupied full details of the electric vehicle charging points to be installed in the development shall have been submitted to the Local Planning Authority and approved in writing. These details shall include provision for not less than 20% of the approved parking spaces to be provided with electric vehicle charging facilities and 20% for future use. The development shall be implemented in full accordance with the approved details prior to first occupation and thereafter be maintained as such.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policy 6.13 of the London Plan.

5. Before the relevant plot of the development hereby permitted is occupied the associated cycle parking and cycle storage facilities shall be installed in accordance with the approved plans and such spaces shall be permanently retained thereafter.

6. No above ground construction shall be undertaken until details of materials to be used for the external surfaces of the buildings and hard surfaced areas, including samples of these materials, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason: To safeguard the visual amenities of the locality in accordance with Policies CS5 of the Core Strategy (2012) and DM01 of the Development Management Policies (2012).

7. The development shall accord with the provisions contained within the submitted Construction Environmental Management Plan, dated October 2018, except as otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and polices 5.3, 5.18, 7.14 and 7.15 of the London Plan 2016.

8. Prior to occupation of the relevant phase of the development hereby approved, an External Lighting Assessment of lighting proposed within that Development Phase shall be submitted to and approved in writing by the Local Planning Authority. The External Lighting Assessment submitted shall detail the existing average night time luminance and light spread levels across the application site at night, identify the levels of light pollution received at the windows to residential properties within proposed development and, where appropriate, identify the measures to be used to mitigate the impacts of light pollution on the future occupiers proposed dwellings as well as mitigate any impacts to species including bats. Any light pollution mitigation identified in the External Lighting Assessment shall be implemented in full prior to occupation of the relevant phase.

Reason: To ensure the development provides adequate amenities of the future occupiers of the proposed dwellings and to accord with policy DM01 of the Barnet Local Plan and to mitigate the impact to species including bats in accordance with policies CS7 and DM16.

9. A crime prevention strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The strategy shall demonstrate how the development meets ‘Secured by Design’ standards. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that satisfactory attention is given to security and community safety in accordance with policy DM02 of the Development Management Policies (2012).
10. a) A scheme of hard and soft landscaping, including details of existing trees to be
retained and size, species, planting heights, densities and positions of any soft
landscaping, shall be submitted to and agreed in writing by the Local Planning
Authority prior to the occupation of the hereby approved development.

b) All work comprised in the approved scheme of landscaping shall be carried out
before the end of the first planting and seeding season following occupation of any
part of the buildings or completion of the development, whichever is sooner, or
commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part
of the approved landscaping scheme which are removed, die, become severely
damaged or diseased within five years of the completion of development shall be
replaced with trees or shrubs of appropriate size and species in the next planting
season.

Reason: To ensure a satisfactory appearance to the development in accordance
with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted
September 2012), Policy DM01 of the Development Management Policies DPD
(adopted September 2012), the Sustainable Design and Construction SPD
(adopted October 2016) and 7.21 of the London Plan 2016.

11. a) No site works or development (including any temporary enabling works, site
clearance and demolition) shall take place until a dimensioned tree protection plan
in accordance with Section 5.5 and a method statement detailing precautions to
minimise damage to trees in accordance with Section 6.1 of British Standard
BS5837: 2012 (Trees in relation to design, demolition and construction -
Recommendations) have been submitted to and approved in writing by the Local
Planning Authority.

b) No site works (including any temporary enabling works, site clearance and
demolition) or development shall take place until the temporary tree protection
shown on the tree protection plan approved under this condition has been erected
around existing trees on site. This protection shall remain in position until after the
development works are completed and no material or soil shall be stored within
these fenced areas at any time. The development shall be implemented in
accordance with the protection plan and method statement as approved under this
condition.

Reason: To safeguard the health of existing trees which represent an important
amenity feature in accordance with Policy DM01 of the Development Management
Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan
Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London
Plan 2016.

12. a) No site works or development (including any temporary enabling works, site
clearance and demolition) shall commence on site until a detailed tree felling /
pruning specification has been submitted to and approved in writing by the Local
Planning Authority.
b) All tree felling and pruning works shall be carried out in full accordance with the approved specifications under this condition and in accordance with British Standard 3998 (Recommendation for Tree Works).


13. a) Prior to the occupation of the hereby approved development, details of a Landscape Management Plan for all landscaped areas (including the proposed living fence) for a minimum period of 5 years have been submitted to and approved in writing by the Local Planning Authority.

b) The Landscape Management Plan shall include details of long term design objectives, management responsibilities, maintenance schedules and replacement planting provisions for existing retained trees and any new soft landscaping to be planted as part of the approved landscaping scheme.

c) The approved Landscape Management Plan shall be implemented in full in accordance with details approved under this condition.


14. a) The site shall not be brought into use or first occupied until details of the means of enclosure, including proposed levels and boundary treatments on the interface of Plot and the Scout camp, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

15. Before development hereby permitted is occupied, details of the proposed balconies including details of privacy panels where considered necessary by the Local Planning Authority shall be submitted and approved by the Local Planning Authority. The panels shall be provided in accordance with the approved details prior to the occupation of the development and retained as such thereafter.

INFORMATIVE(S):

1. The applicant is reminded that the conditions and planning controls in the outline permission H/04017/09 for the Mill Hill East Development dated 22/09/2011 are still relevant and must be complied with. There are also conditions that require to be discharged prior to the occupation of the development.

   The costs of any associated works to public highway, including reinstatement works, will be borne by the applicants and may require the Applicant to enter into a rechargeable agreement or a 278 Agreement under the Highways Act 1980.

2. Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.

   “An overarching recommendation is to follow BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.”

1. BACKGROUND TO THE CURRENT APPLICATION

1.1 The Mill Hill East Area Action Plan

Mill Hill East is designated as an Area of Intensification in the London Plan (2011) and as a key growth area in the Barnet Core Strategy (2012). The area covered by this designation includes the former Inglis Barracks; Mill Hill East station; International Bible Students Association (IBSA House); the Council Depot and recycling centre; Bittacy Court; the Scout Camp and former Mill Hill Gas Works (the area now centred around Lidbury Square).

The area was first highlighted as an area which could be redeveloped in the London Plan in 2004. This is primarily as a result of Project MoDEL (Ministry of Defence Estates London) which involves the consolidation and sale of surplus MoD properties around London. The activities from Inglis Barracks were transferred to RAF Northolt and the base vacated in 2008 thereby providing an opportunity for redevelopment. The Council recognised that Mill Hill East was an area where more detailed policies were required to guide future development and in 2009 adopted an Area Action Plan (AAP) which covered an area of 48 hectares focused primarily on the former Inglis Barracks site. The aim of the AAP is to seek to ensure that development takes place in a balanced and coordinated manner by setting out a comprehensive framework to guide the delivery of housing, employment, leisure and
associated community facilities, infrastructure, transport initiatives and environmental protection and enhancement.

A partnership comprising of a number of the key landowners and developers (the Inglis Consortium) prepared and submitted the outline application in 2009 for the comprehensive redevelopment of most of the area covered by the AAP.

1.2 The outline planning permission

In September 2011 outline planning permission was granted for the redevelopment of Mill Hill East regeneration site (now also known as Millbrook Park). This site covers an area of approximately 33.6 hectares (83 acres) and is located within the Mill Hill ward. The site is bounded to the east by Frith Lane, to the north by Partingdale Lane and to the west by Bittacy Hill (B552). Bittacy Business Park is immediately to the south of the site and Mill Hill East Underground station (Northern Line) lies to the south west.

The site is divided into a number of Development Land Parcels (DLP) or otherwise known as phases. Following approval of the site wide pre-commencement requirements, reserved matters applications will be brought forward for all detailed elements of the development, which would deal with all matters not fully addressed within the outline consent – the ‘reserved matters’ (layout, design, appearance and landscaping). This is controlled by Condition 5 of the outline permission (ref H/04017/09, dated 22nd September 2011).

The current application concerns the development by Poly Group of phase 6 of the outline consent, located on the southern edge of the wider Millbrook Park Site within the southern hub character area. The application site extends to 1.7ha and is bound by the consented Phase 10 (Sanctuary) and Phase 2A (Millbrook Park School) to the north; Bittacy Hill and the Millbrook Plaza to the south; The consented Phase 9B (Barratt London) phase to the west, the Frith Grange Scout Camp to the East and the Phase 6b site (The subject of a separate Planning Application) to the south east.

In addition to the plan drawings submitted, the following information was also submitted in support of the application and forms the supporting information:

- Plot/Development Schedule;
- Affordable Housing Scheme (Appendix III of this Statement);
- Drainage Strategy;
- Ecological Appraisal;
- Construction Management Plan;
- Energy Statement;
- Sustainability Statement and Code for Sustainable Homes Pre-Assessment; and
- Design and Access Statement (incl. Landscape Details).

2. MATERIAL CONSIDERATIONS

2.1 Key Relevant Planning Policy

National Planning Policy Guidance / Statements: The National Planning Policy Framework (NPPF) 2018
The 2018 NPPF was adopted in July 2018, replacing the 2012 NPPF. The NPPF sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". The NPPF also states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document includes a ‘presumption in favour of sustainable development’, unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

The Mayor's London Plan: March 2016

The London Plan is the development plan in terms of strategic planning policy for the purposes of the Planning and Compulsory Purchase Act (2004). In March 2016, the Mayor published (i.e. adopted) the London Plan 2011 consolidated with: the further alterations to the London Plan published in March 2015, the Housing Standards Minor Alterations to the London Plan published in March 2016 and the Parking Standards Minor Alterations to the London Plan published in March 2016.

The London Plan policies most relevant to the determination of this application are as follows:

2.13 (Opportunity Areas and Intensification Areas), 3.3 (Increasing Housing Supply), 3.4 (Optimising housing potential), 3.5 (Quality and design of housing developments), 3.6 (Children and Young People’s Play and Informal Recreation Facilities), 3.7 (Large Residential Development), 3.8 (Housing Choice), 3.9 (Mixed and balanced communities), 3.12 (Negotiating affordable housing on individual private residential and mixed use schemes), 5.2 (Minimising carbon dioxide emissions), 5.3 (Sustainable design and construction), 5.7 (Renewable energy), 5.11 (Green roofs and development site environs), 5.12 (Flood risk management), 5.13 (Sustainable drainage), 5.14 (Water quality and wastewater infrastructure), 5.21 (Contaminated land), 6.3 (Assessing effects of development on transport capacity), 6.9 (Cycling), 6.10 (Walking), 6.13 (Parking), 7.1 (Building London’s neighbourhoods and communities), 7.2 (An inclusive environment), 7.3 (Designing out crime), 7.4 (Local character), 7.5 (Public Realm), 7.6 (Architecture), 7.8 (Heritage Assets and Archaeology), 7.15 (Reducing noise and enhancing soundscapes), 7.19 (Biodiversity and Access to Nature), 7.21 (Trees and Woodlands).

Draft Replacement London Plan 2017

The Draft London Plan (DLP) published November 2017 sets out the Mayor’s overarching strategic planning framework from 2019 up to 2041. When adopted this will replace the London Plan 2016.

Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft
London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the 2016 London Plan.

Core Strategy (Adoption version) 2012
Development Management Policies ( Adoption version) 2012

Barnet’s Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD).

Relevant Core Strategy Policies: CS NPPF (National Planning Policy Framework – Presumption in Favour of Sustainable Development), CS4 (Providing Quality Homes and Housing Choice in Barnet), CS5 (Protecting and Enhancing Barnet’s Character to Create High Quality Places), CS7 (Enhancing and Protecting Barnet’s Open Spaces), CS9 (Providing safe, effective and efficient travel), CS12 (Making Barnet a Safer Place), CS13 (Ensuring the Efficient Use of Natural Resources), CS14 (Dealing with Waste).

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Relevant Development Management DPD Policies: DM01 (Protecting Barnet’s Character and Amenity), DM02 (Development Standards), DM03 (Accessibility and Inclusive Design), DM04 (Environmental Considerations), DM06 (Barnet’s Heritage and Conservation), DM08 (Ensuring a variety of sizes of new homes to meet housing Need), DM16 (Biodiversity), DM17 (Travel Impact and Parking Standards).

Mill Hill East Area Action Plan (AAP) 2009

The Mill Hill East Area Action Plan (AAP) was adopted by the Council in 2009 and forms part of Barnet’s Local Plan containing policies relevant to the determination of planning applications in the area. The AAP forms a material consideration in the determination of Planning Applications in this area.

The relevant policies for the consideration of this application are: MHE2 (Housing), MHE6, MHE10 (Making the Right Connections), MHE12 (Sustainable Transport), MHE13 (Parking), MHE14 (Creating a Sustainable Development), MHE15 (Design), MHE16 (Delivering Design Quality), MHE17 (Conserving Built Heritage), MHE18 (Delivering the AAP).

Approved Design Code

The approved Design Code pursuant to Condition 4 of the outline consent (ref H/04565/11, 21st Dec 2011) also sets out the guidelines for how the site, its neighbourhoods, open spaces and key amenities could be designed and built. It informs the formulation of individual reserved matter applications related to specific phases of development. Site-wide or phase related reserved matters must be in compliance with the agreed Design Code unless satisfactorily justified and this will be assessed in detail below.
### 2.2 Relevant Planning History

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<tr>
<th>Application Reference:</th>
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<tbody>
<tr>
<td>Case Officer:</td>
<td>Jo Dowling</td>
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<td>Proposal:</td>
<td>Outline application for the comprehensive redevelopment of the site for residential led mixed use development involving the demolition of all existing buildings (excluding the former officers mess) and ground re-profiling works, to provide 2,174 dwellings, a primary school, GP Surgery, 1,100sqm of 'High Street' (A1/2/3/4/5) uses, 3,470sqm of employment (B1) uses, a district energy centre (Sui Generis) and associated open space, means of access, car parking and infrastructure (with all matters reserved other than access). Full application for the change of use of former officers' mess to residential (C3) and health (D1) uses.</td>
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<td>Proposal:</td>
<td>Demolition of existing buildings within the curtilage of the Millbrook Park development (formerly Inglis Barracks) as approved under outline application reference H/04017/09 (Approved September 2011)</td>
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<td>Proposal:</td>
<td>Reserved matters application seeking approval of Appearance, Landscaping, Layout and Scale in relation to Phase 1a for the erection of 58 houses comprising 39 x 3 bed houses and 19 x 4 bed houses at 'Millbrook Park' (Inglis Barracks) submitted to meet the requirements of Condition 5 of outline planning application H/04017/09 dated 22 September 2011.</td>
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<td>Proposal:</td>
<td>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 2 of Mill Hill East development pursuant to Condition 5 of Outline planning permission reference H/04017/09 dated: 22/9/2011 involving the erection of 103 dwellings comprising 3 x one bed flats, 20 x two bed flats, 45 x 3 bed houses, 25 x four bed houses and 10 x five bed houses. Approval of layout and landscaping works to Phase 2 public open space (OS2), together with details to discharge the requirements of: Conditions 12 (relating to Plot L only); 57 (relating to plots within Phase 2 only); and 8, 26, 27, 29, 48, 52, 70, 80, 83, 85 and 91 all in relation to Phase 2 only.</td>
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<td>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 1 of Mill Hill East development (Millbrook Park) pursuant to Condition 5 of Outline planning permission reference H/04017/09 dated: 22/9/2011 involving the erection of 133 residential dwellings comprising 31 x one bed flats, 61 x two bed flats, 14 x three bed houses and 27 x four bed houses, including associated infrastructure, access roads, car parking, landscaping and approval of layout and landscaping works to Phase 1 public open space OS5, together with details to discharge the requirements of conditions 8, 13, 26, 27, 29, 32, 48, 52, 70, 80 and 85.</td>
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<td>Proposal:</td>
<td>Construction of a three-storey primary school (3 forms of entry) with nursery, community facilities and associated works and landscaping, including staff parking, hard play and sports games area, retaining walls, drainage attenuation measures and provision of a temporary drop off car park</td>
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<td>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 3 of Mill Hill East development pursuant to Outline planning permission reference H/04017/09 dated 22/9/2011 involving the erection of 138 units 7 x 5 bedroom houses, 41 x 4 bedroom houses, 47 x 3 bedroom houses, 26 x 2 bedroom apartments and 17 x 1 bedroom apartments together with details to discharge the requirements of: Conditions 5 (Reserved matter details), 8 (Affordable housing), 12 (Noise Survey along Boundary with IBSA House), 26 (Access points), 27 (Details of Estate Roads), 29 (Internal access roads), 35 (Petrol/oil interceptors), 48 (Open space), 52 (Children's playing space), 57 (Boundary treatment/ buffer), 70 (Home standards), 80 (Sustainable homes), 83 (Grey water/rainwater recycling), 85 (Green/brown roofs).</td>
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<td>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 3a of Mill Hill East development involving the erection of 92 dwellings comprising 27 x 1 bed flats, 42 x 2 bed flats, 13 x 3 bed houses and 10 x 4 bed houses to meet the requirements of Condition 5 of outline planning application H/04017/09 dated 22 September 2011.</td>
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<td>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 4a of the Mill Hill East development pursuant to Outline planning permission reference H/04017/09 dated: 22/9/2011, involving the erection of 114 units 6 x 5 bedroom houses, 37 x 4 bedroom houses, 12 x 3 bedroom houses, 50 x 2 bedroom apartments and 9 x 1 bedroom apartments together with details to discharge the requirements of: Conditions 5 (Reserved matter details), 8 (Affordable housing), 26 (Access points), 27 (Details of Estate Roads), 29 (Internal access roads), 32 (Shared Footways/ Cycleways), 35 (Petrol/oil interceptors), 48 (Open space), 52 (Children’s playing space), 69 (Noise from Plant), 70 (Home standards), 80 (Sustainable homes), 83 (Grey water/rainwater recycling) and 85 (Green/brown roofs).</td>
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<tr>
<td>Proposal:</td>
<td>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 6a of the Mill Hill East development pursuant to Outline planning permission reference H/04017/09 dated 22/9/11, involving the erection of a three storey B1 light industrial building providing 2,935m2 of gross internal floor area together with associated access, car parking and landscaping together with details to discharge the requirements of: Condition 5 (Reserved matter details), 5b (Advanced infrastructure works), 26 (Access points), 27 (Details of estate roads), 30 (Existing adopted highway), 35 (Petrol/oil interceptors), 83 (Grey water/rainwater recycling) and 85 (Green/brown roofs)</td>
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<td>Proposal:</td>
<td>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 4c of the Mill Hill East development pursuant to Outline planning</td>
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permission reference H/04017/09 dated: 22/9/2011, involving the erection of 89 units consisting of 12 x 1 bedroom apartments, 24 x 2 bedroom apartments, 16 x 3 bedroom houses, 24 x 4 bedroom houses, 13 x 5 bedroom houses together with details to discharge the requirements of: Conditions 5 (Reserved matter details), 8 (Affordable housing), 26 (Access points), 27 (Details of Estate Roads), 29 (Internal access roads), 32 (Shared Footways/ Cycleways), 35 (Petrol/oil interceptors), 48 (Open space), 52 (Children's playing space), 69 (Noise from Plant), 70 (Homes standards), 80 (Sustainable homes), 83 (Grey water/rainwater recycling) and 85 (Green/brown roofs).

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<tr>
<td>Proposal:</td>
<td>Outline planning application for up to 66 residential units, 700 sqm of B1 floorspace, 630 sqm energy centre (CHP) and associated car parking and landscaping.</td>
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<td>Proposal:</td>
<td>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 4b of the Mill Hill East development pursuant to Outline planning permission reference H/04017/09 dated: 22/9/2011, involving the erection of 188 units in the form of 80 x 1 bedroom flats, 89 x 2 bedroom flats, 12 x 3 bedroom flats, 3 x 3 bedroom houses and 4 x 4 bedroom houses, together with details to discharge the requirements of conditions 5, 8, 26, 27, 29, 32, 35, 48, 52, 58,63, 69, 70, 80, 83 and 85</td>
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<td>Case Officer:</td>
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<tr>
<td>Proposal:</td>
<td>Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 5 of the</td>
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Millbrook Park development pursuant to Outline planning permission reference H/04017/09 dated: 22/9/2011, involving the erection of 144 units in the form of 38 x 1 bedroom flats, 17 x 3 bedroom flats, x 17 x 3 bedroom houses and 16 x 4 bedroom houses, together with details to discharge the requirements of conditions 5, 8, 26, 27, 29, 32, 35, 48, 52, 58, 63, 69, 70, 80, 83 and 85.

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Application Reference: 17/7662/RMA

Case Officer: Andrew Dillon

Proposal: Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phases 9a and 9b of the Millbrook Park development pursuant to Outline planning permission reference H/04017/09 dated: 22/9/2011, involving the erection of 355 units in the form of 145 x 1 bedroom flats, 191 x 2 bedroom flats, 9 x 3 bedroom flats, 6 x 3 bedroom houses and 4 x 4 bedroom houses, the provision of 400 sq.m of A1 retail space, together with details to discharge the requirements of conditions 5, 8, 26, 27, 29, 32, 35, 48, 49, 52, 69, 70, 76, 80, 81, 83 and 85

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Application Reference: 18/0635/RMA

Case Officer: Andrew Dillon

Proposal: Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 4c of the Mill Hill East development pursuant to Outline planning permission reference H/04017/09 dated: 22/9/2011, involving the erection of 89 units consisting of 12 x 1 bedroom apartments, 24 x 2 bedroom apartments, 16 x 3 bedroom houses, 24 x 4 bedroom houses, 13 x 5 bedroom houses together with details to discharge the requirements of: Conditions 5 (Reserved matter details), 8 (Affordable housing), 26 (Access points), 27 (Details of Estate Roads), 29 (Internal access roads), 32 (Shared Footways/ Cycleways), 35 (Petrol/oil interceptors), 48 (Open space), 52 (Children's playing space), 69 (Noise from Plant), 70 (Homes standards), 80 (Sustainable homes), 83 (Grey water/rainwater recycling) and 85 (Green/brown roofs)

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**Application Reference:** 18/2891/RMA  
**Case Officer:** Andrew Dillon  
**Proposal:** Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 10 of the Millbrook Park development pursuant to Outline planning permission reference H/04017/09 dated: 22/9/2011, involving the erection of 110 units in the form of 35 x 1 bedroom flats, 59 x 2 bedroom flats and 16 x 3 bedroom houses, together with details to discharge the requirements of conditions 5, 8, 26, 27, 29, 32, 35, 48, 52, 70, 79, 80, 83 and 85.  
**Stat Start Date** 14/05/2018  
**Application Type** Reserved Matters  
**Decision** Granted  
**Decision Date** 02/08/2018

| Application Reference: 18/6351/RMA  
| Case Officer: Andrew Dillon  
| Proposal: Reserved matters application seeking approval for advance infrastructure works in relation to Phases 6 and 6b of Millbrook Park (Mill Hill East) pursuant to outline planning permission reference H/04017/09 dated 22/9/2011  
| Stat Start Date 06/11/2018  
| Application Type Reserved Matters  
| Decision Granted  
| Decision Date 05/02/2019

| Application Reference: 18/6351/RMA  
| Case Officer: Andrew Dillon  
| Proposal: Reserved matters application seeking approval for advance infrastructure works in relation to Phases 6 and 6b of Millbrook Park (Mill Hill East) pursuant to outline planning permission reference H/04017/09 dated 22/9/2011  
| Stat Start Date 06/11/2018  
| Application Type Reserved Matters  
| Decision Granted  
| Decision Date 05/02/2019

| Application Reference: 18/6640/FUL  
| Case Officer: Andrew Dillon
**Proposal:**  
Full Planning Permission for the erection of 2 linked buildings ranging from 5-6 storeys in height comprising 87 residential units (Use Class C3), 700 sqm (GIA) of employment space (Use Class B1), together with associated plant, car parking, cycle parking, refuse stores, servicing areas and associated hard and soft landscaping

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### 2.3 Consultations and Views Expressed

**Public Consultation**

- Neighbours Consulted: 243  
- Replies: 255

Correspondence has been received from 255 members of the public of which 251 are in objection and 4 are neutral comments (although the content of these comments are in objection to the proposals). Objections concern the following reasons:

**Impact on Scout Camp**
- Camp site has been used for many years (since 1934) by beavers, cubs, explorers, rainbows, brownies, guides etc. The proposed development poses a fundamental risk to its continued use.
- Proposed 6 storey building is built up to the boundary and will dominate and destroy rural setting of camp site.
- The number of windows and balconies facing the camp site will result in significant overlooking of the field which is used for camping and games.
- Proximity of proposed houses would prejudice the annual firework display which brings significant income to local groups
- Safeguarding issues regarding having so many residential properties on the boundary with the scout camp, making it difficult to ensure secure boundary of site.
- Future conflict between new proposed residential flats and noisy scout activities leading to potential ceasing of scouting activity.
- Misleading plans showing trees further from the boundary than they are, and more trees going into the scout camp which don’t exist
- Impact upon boundary trees due to close proximity of development to the trees.

**Highways**
- Highway danger due to extra traffic in Mill hill, particularly in relation to the scout camp
- Highway congestion due to increase in residential units.
- Lack of parking for development carried out to date.
- Lack of parking in area particularly around school
- Area should be used to provide additional parking not more units.

**Other Matters**
- The Millbrook area and adjacent areas are already overdeveloped, putting pressure on green belt and environment
Millbrook Park development does not have cafes, shops, public space/parks, etc.

**Oak Lodge School**

...am the headteacher of Oak Lodge School and a director of the Oakbridge Specialist Education Provision which became a subsidiary company of the Barnet Special Education Trust. In September 2018.

Since 2013 Oakbridge has been using the scout camp facilities when it was working in partnership with Barnet and Southgate College providing education for up to 16 learners whose needs were too complex to be able to attend the college’s own learning disability provision. Since becoming a company in its own right the places at Oakbridge are now commissioned directly by the London Borough of Barnet.

The majority of the learners attending Oakbridge have a diagnosis of autism and many display challenging behaviours. One of the reasons behind the success of the provision has been the excellent outdoor space that the scout camp provides which enables the learners to regulate their behaviours in a safe and secure environment. Without the use of this facility the Local Authority would potentially have to fund out of borough placements for the 16 learners who attend as there is no other suitable provision within Barnet.

Although the development does not impinge on the camp itself we are concerned about the closeness to the boundary line and increased proposed height of the dwellings which will overlook the site and we believe could potentially compromise the safety of the site given the vulnerability of our learners.

We are also very concerned about the extra traffic that the proposed development will have in the area. The access to the site is already difficult and again we are concerned about the increased safety hazard that an even busier road will cause to our vulnerable young people.

I would be very grateful if you could consider our concerns when the planning application is considered.

**Barnet Borough District Scout Council**

As Chair and on behalf of the Barnet Borough District Scout Council I write regarding the above Planning Applications. My comments are relevant to all of the above Applications as they each affect Frith Grange Camp Site jointly and severally and I have found it difficult to break down our thoughts into the separate Applications namely 18/6351/RMA, 18/6352/RMA and 18/6640/FUL. I hope you find this approach acceptable.

For the sake of clarity and for the avoidance of any doubt, Barnet Borough District Scout Council is the electoral body, which supports Scouting in the District. It is the body to which the District Executive Committee is accountable and is elected by the members of Barnet Borough Scouts, in accordance with the requirements of the Charity Commission and of The Scout Association. Members of the Executive Committee must act collectively as Charity Trustees of the Scout District, and in the best interests of its members to:

Protect and maintain any property and equipment owned by and/or used by the District
Promote and support the development of Scouting in the local area and Manage and implement the Safety Policy locally.

Whilst we appreciate this has no impact upon the current planning & Reserved Matters applications, we would like to register the fact that the Charity Trustees, for reasons as yet unknown, had no knowledge of or opportunity to make submissions in respect of any of the Millbrook Park development’s Planning Applications over the period of 2011 to 2015 that directly affected Frith Grange Camp Site. It should have been abundantly obvious to the planning officers at the time that, the users/occupiers of a site so dramatically and devastatingly impacted by the development would have responded most forcefully, and that the absence of any such responses over such a sustained period was worthy of investigation. On this occasion, the developers kindly made direct contact with us to discuss their plans. The correspondence address for Barnet Scouts is not Frith Grange and whilst writing may we once again draw your attention to numerous telephone calls and correspondence to various departments in which we have tried, seemingly still unsuccessfully, to get all correspondence for Barnet Borough Scouts and for Frith Grange to be addressed to The Treasurer, BBDSC, 11 The Pastures, Totteridge, London N20 8AN.

We write with regards to the above planning applications. We wish to object to the proposal on the basis of the proposed increase in height of blocks FF HH and GG which are between 22.1m and 23.6m in height. The original outline planning permission was approved to a maximum parameter of 20m and the proposed development represents an increase of circa 16% in terms of height of the proposed blocks.

It is considered that an increase of 16% is not insubstantial and the environmental assessments for the approved outline permission only tested to 20m and nothing above this height. Given that the proposed increase is outside of the original parameters by some way, it is not considered that this can be treated as a non-material amendment to the original consent. We hold some grave concerns that this increase in height will have a material impact in respect of the environmental assessments and consider that the entire scheme should be reassessed in these terms to take account of what is a significant and material change in height from the originally approved scheme.

Without this reassessment, the full implications of the proposed development cannot be assessed and the duty of care to consult on proposed development will not be met as the true impacts of the development are currently unknown. A full and detailed reassessment of the proposals is required in light of the increased height which is significantly over and above previously agreed parameters.

We also write further in respect of all of the above planning applications and wish to object to the proposal due to the increase in height of the proposed buildings from 4 storeys as approved under the outline application to 5 and 6 storeys. The increase in height will have a material and adverse impact upon neighbouring properties by virtue of increased bulk, scale and massing and will significantly increase the number of windows overlooking our campsite, resulting in a significant loss of privacy and security, a matter of grave concern to ourselves. It cannot be emphasised enough that we have a legal obligation in respect of Safeguarding – something that the Council is well engaged with and has had a relationship with us in respect of its implementation.
We take all aspects of Safeguarding extremely seriously and every adult involved in Scouting has to hold a valid Disclosure & Barring Service clearance. Frith Grange Camp Site hosts activities that involve children as young as 6 years, hosts a Special Needs facility for Vulnerable Young Adults and could at any one time have several hundred young people on the site.

To be overlooked and in plain view of hundreds of residents of tower blocks surrounding this green field site is totally unacceptable! Although Plans for Phase 6B have now made some attempt in one of the blocks to limit the extent of the view, there are still balconies and a host of windows intrusively overlooking our camping field. It should be noted that two of our buildings located quite close to the boundary line are a dormitory and a large Toilet block – totally inappropriate for these to be viewable by residents of the new properties.

The obligation placed upon us to regulate Safeguarding will be further strained by the increased risk posed by the fact that a previously inaccessible/unoccupied boundary along approximately 75% of our property will now be open to access by the residents and maybe by some members of the public who navigate their way around the estate and therefore, potentially a much higher footfall around the perimeter of our site. The risk of a breach to our security and possibly creating safeguarding issues is very much increased.

In the context of the concerns raised regarding Safeguarding, Security and Safety we would remind the Officers of the statement contained in the Council’s Policy Plan DM1 and also referred to later in this submission, that “Development proposals should create safe & secure environments and reduce opportunities for crime and minimise the fear of crime.”

These Planning Applications/Reserved Matters Applications impinge upon and have devastating consequences for our premises. Frith Grange Camp Site is the Headquarters of Barnet Borough Scout District and has been in continual use by them (or their predecessors Finchley Boy Scout Association and Finchley & Golder Green Scout District) for a period of 84 years (lease granted 1934) and has a further 68 years of its current lease still to run. The Scout District currently has in excess of 2000 members, of which over 1600 are Youth members. The facilities at Frith Grange are in almost continual use throughout the year and provides the only facility of its type where outdoor Scouting in the entire Borough of Barnet can be implemented. Frith Grange is a heavily used site, popular with our 28 Scout Group and 4 Explorer Units and also attracts a large number of visitors from the UK and from overseas, especially in the summer period when camping is at its peak. During this summer we hosted 120 Scouts from Israel for 2 weeks – the largest single group we have welcomed and a great opportunity for us to foster International relations. Frith Grange’s unique features for a site in London – open and airy, with no neighbours to worry about, unrestricted, safe & secure is all ABOUT TO BE RUINED and the site made far less enticing and attractive to use!

Much of the District’s income is derived from the camping fees we receive from visitors to the campsite and this will inevitably be reduced significantly when the site loses its unique green field designation and is no longer an attractive place to stay. Who wants to be hemmed in by 6 storeys of unbroken featureless vertical solid brickwork in 50% of phase 6B?

In addition, and as a point of clarity, the applicant has expressed that they have previously engaged with our representatives and have agreed the proposed changes to the development. This is frankly not true, whilst discussions were held with Allies and Morrison, GVA and the Developer Poly UK, the purpose of our meeting was to discuss the scheme
and to inform our organisation of the forthcoming plans, not to agree them. Indeed, there was no agreement to the proposals and we strongly object. Whilst on the subject of misinformation, we note that the architect’s drawings showing the trees on our camp site are misleading. The trees are shown far in excess of their actual height and density.

Paragraph 124 of the National Planning Policy Framework (2018) makes it clear that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It goes on to state that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. The proposed scale and massing of development accepted on the outline planning application (i.e. 4 storeys) was presumably considered to represent good design and result in a scale of development broadly acceptable to neighbouring sites and communities. The 4-storey proposal was probably just about acceptable and in recent discussions with the developers, it was mentioned that they could plant some large trees and provide other substantial screening. The outline permission was clear about design expectations and set a clear and detailed context for future development. Increasing the height, mass and bulk of the proposed buildings is wholly and totally unacceptable, does not represent good design and fundamentally does not meet the expectations and aspirations of good design as set out in the NPPF. Indeed, Paragraph 130 of this document specifically states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Attached are three images which show the views to and from phase 6B overlooking the camp site.

With specific regard to Local Planning Policy, we note relevant policies of the Barnet Local Plan (Development Management Policies) September 2012 and specifically Policy DM1 (Protecting Barnet’s Character and Appearance) which sets out a number of objectives to ensure development is appropriate within the Borough notably:

b. Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets;

d. Development proposals should create safe and secure environments and reduce opportunities for crime and minimise the fear of crime; and,

e. Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

The increase in height of the proposed development is considered to directly conflict with Policy DM1 of the Local Plan, it would create an unacceptable development in respect of mass, scale and height, would not afford adequate privacy and outlook for our campsite as an adjoining occupier and by virtue of the increased overlooking, would not create a safe or secure environment, increasing the potential for fear of crime and perception of crime.
The proposed development represents overdevelopment of the site and an increase in unit numbers and height will impact significantly on the amenities of us as adjoining neighbours, creating an unacceptable development which is too dense and directly impacts upon our amenity through increased overlooking and a significant reduction in privacy.

It has been noted that since the first part of the Millbrook Park development and the school were open for business the traffic flow along Frith Lane has increased considerably and could be deemed to be extremely busy indeed during the rush hours. The evening rush hour does coincide with the time our Scout Groups start to use the Frith Grange site! Advices by the developers that their road layout for Phase 6 & 6B will ensure that traffic does not use Frith Lane is vacuous indeed! It can be guaranteed that as occupancy of Millbrook Park increases the traffic flow along Frith will also increase. The road is already a “rabbit run” to avoid Nether Street in particular. It is already dangerous for users of Frith Grange Camp Site to enter & exit the grounds when Frith Lane is busy – drivers are impatient when held up by our Members trying to turn in across the traffic, drive too fast to see what is happening on the brow of the hill and generally behave badly. To permit development of the Millbrook Park estate above the levels already agreed would be to place even more vehicles on the road past our site and increase the potential of a very serious accident quite considerably.

Further, we wish to place on record the fact that we are seeking legal advice in respect of the typical campsite activities that take place frequently and year around such as, fire lighting, cooking, camp fires, fund raising events, large gatherings, musical events & parties etc – all of which can be noisy, create smells (cooking) and can start as early as 6:00 a.m. and continue until late at night! Occupiers (and their successors) of the properties about to be built must be made aware of our existence, the breadth and extent of our activities and accept that they cannot initiate legal action of any type whatsoever to limit or prevent the continuance of our scouting activities. We reserve the right to return to this most important matter at a later date prior to this application going before the Planning Committee.

We strongly object to the proposed development which clearly conflicts with policies of the NPPF and Barnet Local Plan and would respectfully request that the application is refused.

Officer Comment
All comments have been taken into account in the determination of the planning application and are addressed in the officer report below. The issues in relation to the scout camp is discussed in greater detail below.

Elected Representatives.

Andrew Dismore AM
I am writing to object to the above application in my capacity as London Assembly Member for Barnet and Camden. Principally, I am objecting to the impact of this development on the neighbouring scout camp site, Frith Grange.

The proposed new buildings would overlook the camp site, which has the potential to cause safeguarding and security issues as a number of young people are involved in outdoor activities. Specifically, the toilet and accommodation block are likely to be overlooked as a result of the change from the currently agreed 4 storey to 5 and 6 storey buildings. The taller
buildings will also result in the appearance of the camp site changing from a rural feeling to one far more urban.

The proposed block of flats in 6b will come right up to the boundary of the camp site, a 23m high brick wall. This is far too close, and will have an unacceptable outlook.

I therefore hope officers will be minded to refuse this application.

Residents Associations and Amenity Groups.

Mill Hill Preservation Society

1.0 Introduction: The committee of the Mill Hill Preservation Society (MHPS) have examined the application on the LBB planning website; we have met the developers design team in committee and received details of their final submission. In view of the large number of documents to be reviewed in such a relatively short space of time, we have commented based on our general experience with the project and Millbrook Park – rather than on detailed clauses in all the documents. Generally the committee were pleased with the proposed interpretation of the design guide.

2.0 Building heights: This application is for reserved matters and has outline planning based on the design guide for Millbrook Park. Nearly every other phase has added extra floors on one pretext or another and we are concerned that this should not happen on this project. The design guide already proposes the required heights and if made higher the buildings will visually overpower the surrounding areas.

The design guide shows some 6-storey elements, and only one small area of 5-storey in block HH and the remainder 4 storeys. We feel that these heights have not been adhered too, especially in block HH which was to be predominately 4-storeys. We do not mind flexibility in the interpretation of the design guide, but we are concerned about increased height and overlooking issues relating to the scout camp (see later clause 4.0).

3.0 Millbrook Plaza: The committee were concerned that at street level the energy centre would obscure the ground floor views of the retail shopfronts of Block FF & GG.

Additionally, at the north-east corner of the Plaza there is a large space onto the junction of Short Street and East Street (road names on drawings used) and it is important that this corner is detailed carefully so that the space does not ‘leak out’ and that the level changes and landscaping are dealt with appropriately.

The view from the underground station is important as the Plaza and building relationship will be the first impression for pedestrians on arrival to Mill Hill East. The developer told us that he was using a red brick – which we feel is appropriate and that the scheme showed a degree of cohesion with adjoining sites.

Any tree planting required to soften the south elevation of block FF would have to happen off the developer’s site on the Plaza and a degree of cooperation between landscape designs on different sites is required here. We feel that such planting is required.

The pedestrian crossing from underground side to the Plaza is important. This crossing should be as close as possible to the underground, be given ample milling space on pavements as there are likely to be large numbers crossing when tube trains come in, and
there should be direct access onto the plaza from the crossing location. (It is not clear from the drawings if this access has been incorporated.)

4.0 Child Safeguarding related to the Scout Camp: We have looked carefully at blocks HH and these do seem to vary from the heights of the design brief. This is unfortunate as this increases the issue of overlooking the scout camp where young children of both sexes will be camping out in the open and subjected to lack of privacy. Would it be possible for the developer to contribute to reinforcing the screen planting on the boundary of the site to improve privacy? We appreciate that there is little that can be changed on the block that is away from the boundary, however we do have concerns about the design where the block meets the site boundary. Reception windows, balconies and bedroom windows all overlook the camp site. We feel there are design options that could be considered to alleviate the issue:
   a. Balconies could be screened to prevent overlooking
   b. Overlooking reception windows could be deleted and non-offending ones enlarged
   c. Bedroom windows could have high cills to prevent overlooking – or be designed to be at an angle so they looked south away from the camp site
The Society believes it is possible to improve the overlooking challenges concerning block HH in relation to the scout camp site, and this should be addressed by the developer before the scheme is recommended for approval.

5.0 Landscape Views: We realise that the various landscape courtyards will be gated. In order to promote the visibility of the green spaces to all people passing through the site we suggest that security gates be designed to be as visibly permeable as possible.
In conclusion we feel this application is generally appropriate - subject to the issues we have raised in this letter. We shall be commenting on the scheme for phase 6B separately.

Mill Hill Neighbouring Forum

The Mill Hill Neighbourhood Forum’s committee has reviewed these plans and would comment that these plans with buildings above 4 storeys will cause overlooking of the Frith Grange Scout Camp that has been in situ for 80 years. There is thus a critical safeguarding issue if these buildings are built as close to the boundary and at the heights proposed. We accept that the current tree line could be re-inforced to reduce the opportunity for overlooking from buildings up to 4 storeys but not above this height.
Naturally when the scouts are active they do make some considerable noise and it would be wholly inappropriate for new residents of the proposed properties were to complain about said noise and this should be adequately covered under "agent of change" legislation.

Further there is an on-going issue at Millbrook Primary School in relation to the ability for people to drop off and collect their children at this primary school. With primary age children, certainly in their early years it is expected that the parent or guardian will take their child into their class room and read them a story or otherwise settle them down for the day. This cannot happen with the current allocation of only 8 car spaces for drop off. This issue will be made much worse with the opening of East Street with through passage past the school. This issue needs to be resolved NOW and can be through the allocation of some additional space taken from Phase 6. 6B is a "bonus" site and as such will allow the overall number of homes to exceed the number in the original MHAAP Thus it should be possible to slightly reduce the number to be built in 6 to make this part of the estate more reasonably liveable and for the safety of the children.
Finchley Society

On behalf of the Finchley Society, I'm writing to object to the above application for the development at Millbrook Park, NW7.

The development fails to take into account the proximity to the Frith Grange Scouting facility through overlooking and loss of privacy, as well as compromising the safeguarding of the young members.

It is an overdevelopment of the site and in particular the development for Phase 6B is too close to the boundary, overshadowing the Frith Grange Scout Camp with its scale.

Internal /external and Other Consultations:

Environment Agency

No Objection

Transport for London

Many thanks for consulting TfL with regard to the above application, however considering the scale, nature and location of the proposal TfL has no objections. TfL's understanding is the bus stop on Royal Engineers Way will not be negatively impacted by this development.

Highways

No objections raised.

Tree Officer

No specific objections raised in relation to Phase 6, subject to tree protection, planting and landscaping conditions.

Scientific Services

No comments received.

3. DESCRIPTION OF THE SITE, SURROUNDINGS AND PROPOSAL

3.1 Site Description and Surroundings

Site in relation to the outline consent:

The current application concerns the development by Poly Group of phase 6 of the outline consent, located on the southern edge of the wider Millbrook Park Site within the southern hub character area. The application site extends to 1.7ha and is bound by the consented Phase 10 (Sanctuary) and Phase 2A (Millbrook Park School) to the north; Bittacy Hill and the Millbrook Plaza to the south; The consented Phase 9B (Barratt London) phase to the west,
the Frith Grange Scout Camp to the East and the Phase 6b site (The subject of a separate Planning Application) to the south east.

The Design Code advises that with the Southern Hub Zone housing should be of a higher density housing with heights ranging from 3 to 6 storeys.

3.2 Description of Proposal

The proposal is to seek approval of matters reserved under outline planning consent ref H/04017/09 (layout, scale, appearance and landscaping) to redevelop the site for mixed use development comprising of the following:

Retail Floorspace

The proposals comprise of a total of 700sqm of Commercial space within Phase 6, distributed across the ground floor frontages of Blocks FF, GG and HH, with frontages facing onto Millbrook Plaza. The retail space within Block FF comprises a single unit totalling 392.8 sqm, Block GG comprises a single unit totalling 147.5 sqm, and Block HH comprises a single unit totalling 159.7 sqm. The proposals are in accordance with Condition 75 (as amended by application ref: 17/7516/NMA) of the Outline Application, which restricts the maximum size of any single retail unit at Millbrook Park to 400sqm.

Whilst the total provision of Retail floorspace is in line with the Development Schedule, the proposals present a minor deviation from the approved Development Schedule (Table A6157.1 v12), with the addition of a level of retail distribution within Block HH. This does not increase the quantity of retail space proposed, increases the coverage of active frontages and is considered acceptable.

Employment Floorspace

The proposals comprise 535 sqm of Employment Space (B1) within Phase 6, distributed across the ground floor frontages to the eastern extents of Plots GG and HH, to reflect the proposals coming forward within Phase 6B. The employment space within Plot GG comprises a single unit totalling 318.4 sqm, and Plot HH comprises a single unit totalling 216.6 sqm. The proposals accord with the approved Development Schedule and is therefore fully in accordance with the outline permission.

Housing:

The proposals would be for a mix of 1, 2 and 3 bedroom units) providing a total of 310 dwellings as follows:
The proposed properties are all in the form of apartments set in three perimeter blocks (FF, GG and HH) with storey heights ranging between 4-6 storeys.

**Discharging of conditions:**

This application also involves the partial discharging of a number of planning conditions attached to the outline consent that require information to be submitted for each phase of the development. Those conditions that are to be approved in relation to Phase 10 are as follows:

- **5 – Reserved Matters Details**
  
  Sets out the submission requirements for submission accompanying each reserved matter application.

- **8 – Housing Mix and Location of Affordable Housing Units**
  
  This requires prior to commencement of the development details of the proposed amount and mix of relevant residential development within that Phase and the proposed Affordable Housing Scheme to be submitted and approved.

- **Condition 26 – Pedestrian and Vehicular Access Points**
  
  This requires details of access points, estate roads and footways to be submitted and approved.

- **Condition 27 – Details of Estate Roads**
  
  This requires details of lighting, pedestrian facilities, crossing points, cycle facilities, signing, bus stops/shelters, bus standing/layover facility, bus driver facilities, highway improvements and estate road layout and gradient.

- **Condition 29 – Internal Access Roads**
  
  This requires the construction of the highway intended to serve that dwelling before any dwelling is occupied within any phase of development (scheme to be approved by the LPA).

- **Condition 32 – Shared Footways/ Cycleways**
  
  This requires the construction of the highway intended to serve that dwelling before any dwelling is occupied within any phase of development (scheme to be approved by the LPA).

- **Condition 35 – Petrol/ oil interceptors**

---

**Table 5.1 - Proposed Housing Amount and Mix**

<table>
<thead>
<tr>
<th></th>
<th>Private</th>
<th>Intermediate</th>
<th>Social Rent</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed flat</td>
<td>97</td>
<td>7</td>
<td>7</td>
<td>111</td>
</tr>
<tr>
<td>2 bed flat</td>
<td>165</td>
<td>13</td>
<td>6</td>
<td>184</td>
</tr>
<tr>
<td>3 bed flat</td>
<td>0</td>
<td>0</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>262</strong></td>
<td><strong>20</strong></td>
<td><strong>28</strong></td>
<td><strong>310</strong></td>
</tr>
</tbody>
</table>

The proposed properties are all in the form of apartments set in three perimeter blocks (FF, GG and HH) with storey heights ranging between 4-6 storeys.
This requires details of petrol/oil interceptors or justification concerning why this is not required.

- **Condition 48 – Design of Open Space**
  This requires details on the construction of any communal open space and should be in accordance with the principles and parameters contained within Parameter Plan 2, Landscape (A6157/2.1/04) and the Revised Public Realm and Open Space Strategy (MHE/OPA/5.1).

- **Condition 52 – Children’s Play Space**
  This requires details of children’s play areas to be submitted and approved and shall be provided within 12 months of the first occupation of any dwelling located within that phase.

- **Condition 70 – Design to Lifetime Homes Standards & Wheelchair Standards**
  This condition requires all residential units to be built in accordance with Lifetime Homes Standards. Furthermore 10% of the units shall be designed to be fully wheelchair accessible.

- **Condition 80 – Code for Sustainable Homes**
  A statement to be submitted to demonstrate measures incorporated to achieve a minimum standard of Code for Sustainable Homes Level 4 (with a minimum level of Code Level 6) by 2016.

- **Condition 83 – Greywater/Rainwater Recycling Provision**
  This requires details demonstrating the incorporation of either rainwater or grey water recycling facilities into each of the buildings to be submitted and approved.

- **Condition 85 – Green/Brown Roofs Provision**
  This requires details to demonstrate the provision of Green or Brown roofs into each of the buildings to be submitted. Details shall also include a reconciliation plan or table showing how the proposed provision complies with the 10% target fixed by condition 84.

**Amendments made during the course of the application**

Amendments have been secured during the course of the application in order to improve the relationship with the adjoining scout camp. These changes in relation to Phase 6 include amending the fenestration of the proposal to avoid Juliet balconies and to provide a living landscaped fence and planting along the boundary with HH.

**4. PLANNING CONSIDERATIONS**

**4.1 The Principle of Development**

The principle of constructing 110 residential is established by the outline planning consent. Condition 5 (Reserved Matters Details) seeks details (layout, scale, landscaping and appearance) to be submitted to and approved by the Local Planning Authority (LPA) prior to the commencement of development.
The reserved matters currently under consideration are:

**Scale** – the height, width and length of each building proposed in relation to its surroundings.

**Layout** – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.

**Appearance** – the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.

**Lanscaping** – this is the treatment of private and public space to enhance or protect the site’s amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

**Access** – The internal road layout was established at outline stage. This current application shows roads in the same location in compliance with the outline parameters for access, although the road through the middle of phases 9a & 9b has been altered to a pedestrian route only and will not be accessible to motor vehicles.

The outline planning permission consists of a series of parameter plans which establish a series of parameters and principles to create a clear framework of planning control and fix the quantum of development, land uses, levels and access arrangements.

The key parameter plans of relevance to the consideration of this application are:

- **Parameter Plan 1: Access and Movement**
  Establishes the main vehicular and pedestrian access points and vehicular movement hierarchy.

- **Parameter Plan 2: Landscape**
  Establishes the location and extent of areas of public open space.

- **Parameter Plan 3: Land use**
  Establishes the location and distribution of land uses and open spaces.

- **Parameter Plan 4: Scale**
  Establishes the maximum height permissible across the whole Millbrook Park site.

- **Parameter Plan 5: Character Areas**
  Establishes the extent and disposition of the strategic character areas.

- **Parameter Plan 6: Levels Strategy**
  Establishes the proposed spot levels at street junctions and maximum permissible gradients along each of the streets.

In order to support the detail contained within the parameter plans the outline consent has a number of additional documents that form a ‘strategic development framework’ in accordance with the requirements of Policy MHE18 of the AAP. The ‘framework’ establishes a series of development principles that will be used to guide detailed elements and the preparation of reserved matter applications. Of relevance to the consideration of this application are the following documents:

- **Design Principles Document**;
Design Code

In addition to the above a site wide design code has been approved in the clearance of condition 4 of the outline application and forms the guide to the assessment of reserved matters applications. This reserved matters application for Phase 10 is therefore considered within the framework of established broad development principles, Parameter Plans, and a detailed design code.

The applicant has submitted a statement of compliance with this application to describe the proposed development and demonstrates general compliance with the outline planning permission. There are some areas where the application does not conform and the applicant has provided justification for any deviations. These are explained in the sections below.

4.2 Amount of Development

Housing
The amount and mix of development for 310 dwellings in Phase 6 is in line with the outline consent, the latest approved phasing plan and the s.106 schedule of accommodation. 48 units are to be affordable dwellings consisting of 20 properties for social rent (7 x 1 bed, 6 x 2 bed and 15 x 3 bed flats) and 20 intermediate properties (7 x 1 bed and 13 x 2 bed flats) with the rest of the development to be private sale properties.

The proposal accords with the baseline tenure mix required under the S106 and accords with the latest agreed site wide phasing plan. Condition 8 (Housing Mix and Location of Affordable Housing Units) of the outline consent requires the submission of details of affordable housing, and the proposed submission is considered to accord with this requirement.

The proposed distribution of units within the phase (at a plot-by-plot level) does vary from the approved site wide unit mix a set out in Table A61557.1v12. These changes are as follows:

Table 5.2 - Plot-by-Plot Distribution of Housing*

<table>
<thead>
<tr>
<th>Plot</th>
<th>1BF</th>
<th>2BF</th>
<th>3BF</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The above redistribution does not alter the total number of units either private or affordable proposed in this phase. Similar redistributions have occurred in the majority of other phases and in principle are considered acceptable subject to design and neighbouring amenity issues discussed below.

4.3 Scale

Parameter Plan 4 (Scale) sets out the maximum permissible dimensional height and maximum level of storeys throughout the wider Millbrook Park Development. In relation to Phases 6 the approved storey heights range between 4 and 6 storeys.

<table>
<thead>
<tr>
<th>Plot</th>
<th>Approved Building Dimensions (Minimum-Maximum)</th>
<th>Approved Maximum Building Height (storeys)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Width</td>
<td>Length</td>
</tr>
<tr>
<td>FF</td>
<td>6 - 17m</td>
<td>40 - 110m</td>
</tr>
<tr>
<td>GG</td>
<td>6 - 17m</td>
<td>30 - 65m</td>
</tr>
<tr>
<td>HH</td>
<td>6 - 17m</td>
<td>40 - 90m</td>
</tr>
</tbody>
</table>

Height
As a result of changes in levels and commercial unit heights, all the buildings have been designed to minimise breaches to maximum building heights, as specified above. The scheme includes the following minor breaches to height:

• Block FF: Parameter Plan 4 allows for six storeys fronting the Millbrook Plaza and adjacent to Phase 9, with the remainder of the Block made up of four storeys. The storey height is breached by one storey in the North East corner of the block, fronting Millbrook Park CE Primary School. This responds to the approved breach of additional height in the south east corner of Phase 10 opposite this block.

• Block GG: Parameter Plan 4 allows for six storeys fronting the plaza to the west and four storeys across the rest of the phase. The block has been amended to allow for views through the site and to minimise north orientation of units. This reconfiguration has resulted in a one storey increase to the Parameter Plan to the east of the block.

• Block HH: Parameter Plan 4 allows for five storeys to the south west corner, fronting Millbrook Plaza, with four storeys for the remainder of the block. The storey height is breached by one storey in the to the north of the block, fronting the Millbrook Park CE Primary School to respond to Block FF and Phase 10. There is also an additional storey height breach of one storey to the south east corner with Block GG to allow for solar orientation and to relate to the surrounding blocks.

There are minor breaches to the maximum building heights identified within the parameter plans for this Phase (20m). The principle breach is to Blocks FF and GG. This is due to the need to incorporate commercial floor to ceiling heights (which are greater than residential floor to ceiling heights) in addition to the pitched roof form to provide a high quality design at the plaza as the entrance to Millbrook Park. These minor deviations are non-material in the context of the overall development as follows:

• Block FF: 23.2m (+3.2m)
• Block GG: 23.6m (+3.6m)
• Block HH: 20.2m (+0.2m)

No heights exceed the maximum six storeys identified by the Parameter Plans.

The Planning Authority is able to use its discretion to approve minor breaches to approved parameter plans where justified, in this particular instance the changes to block’s FF and GG do not raise any significant planning issues due to their location. In relation to block HH the main issue arising out of the changes are in relation to the scheme’s relationship to the scout camp. In this regard, while the southern part adjoining the scout camp is 5 rather than 4 storeys, it only exceeds the heights parameter by 0.2m. This exceedance is minimal and would not be noticeable to the naked eye. As such it is not considered that this departure would result in any significant increased impact over and above the approved parameters. Therefore in principle this is acceptable.

Width

Within Blocks FF, GG and HH there are building widths of 12-20.5m, 13.5-25.5m and 15-24.2m respectively, presenting breaches up to 3.5m, 8.5m and 7.2m in relation to the maximum 17m stated in the parameter plans. Again similar to the heights parameters the changes to blocks FF and GG are immaterial, and the only breach which needs to be
considered in greater detail is the parameter breach to HH. The reason for the breach was to
provide a gap between the blocks on the southern frontage of the development, which has
the effect of increasing the length of the flank wall facing the scout camp. In relation to the
impact of this change, it is noticed that this portion of the scout camp is more heavily wooded
than the southern edge of the scout camp facing the proposed phase 6b. As such views of
this flank are softened and screened from the neighbouring scout field. Due to this it is not
considered that the change in width creates any significant visual harm over and above the
approved parameters.

It is also noted that the side facing windows (which have been amended post submission to
remove the proposed Juliet balconies) are no greater in extent then they would be if the
building was shorter in width and as such would not cause any increased loss of privacy
than the extant scheme.

The approved design code allows departures from the approved parameters where such
departures are justified in planning terms and will result in the delivery of a better-quality
scheme. The Local Planning Authority is therefore able to use its discretion to approve minor
breaches to approved parameter plans, where justified.

The proposed departures are considered acceptable for the reasons listed above which are
discussed below under the design section of this report.

Density
The amount of development and minimum/maximum building dimensions have already been
approved at the outline stage and therefore the target residential density is also established
with the development providing 310 dwellings at a density of 850 habitable rooms per
hectare.

4.4 Layout

Policies CS5 and DM01 require development to be of a high-quality design and should
ensure attractive, safe and vibrant streets which provide visual interest. Proposal should also
create safe and secure environments, reduce opportunities for crime and minimise fear of
crime.

The approved Parameter Plans define ‘development zones’ within which new buildings can
be built, which in turn frame ‘corridors’ within which new access roads can be laid out and
‘spaces’ for public open space provided.

The proposed layout accords with these parameters in terms of the general positioning and
spatial extent of streets, development zones, access points and areas of open space.
This detailed layout follows extensive design discussions with the LPA and is considered to
provide a legible layout in broad accordance with the Illustrative Masterplan and the Access
and Movement Parameter Plan with the exception of the afore mentioned changes.

Parking

The application proposes the provision of 264 car parking spaces within this of which 237
are for the residential uses along with 4 visitor and 2 spaces for the commercial units.
Spaces will be allocated at the ratio of 0.58 space for each 1 bed unit and 1 to 1 provision for
the 2-3 space units (0.85 on average). 10% of parking will be for disabled persons, 20% of parking spaces are to be provided with electric charging points and a further 20% for future provision and is in accordance with the London Plan. The majority of the spaces are provided in the form of a secure basement car parks built the centre of the development plots, along with some twelve on street car parking spaces (8 of which are for the residential properties).

Condition 23 attached to the outline consent (as amended under application (ref. H/02977/12) limits the amount of car parking on the site to 2,522 spaces for residential uses, 54 for non-residential uses, plus limited visitor spaces. As such the parking proposals on this phase has to take account of the number of car parking spaces approved to date and the number of spaces which need to be provided in relation to the future phases 7 and 8, plans for which are being drawn up by the same applicant (Poly Group) and are due to be submitted shortly.

Overall the Millbrook park development will be built out near to the maximum number of spaces allowed under the outline approval. While the car parking proposed under this phase is lower than other phases, located further north in the site, account needs to be taken of the fact that this is the most accessible part of the development being located directly opposite from Mill hill station and the overall level of parking provision is considered acceptable in this instance.

Cycle Parking and mobility scooter parking is also proposed within the development within communal cycle stores for the apartments at the rate of 1 space for 1 and 2 bed units and 2 spaces for 3 bed units and above. In total provision for 325 spaces along with additional short term visitor spaces.

Access

The Design Code has been approved to enable the delivery of a permeable and legible new neighbourhood

The proposed layout accords with these parameters in terms of the general positioning and spatial extent of streets, development zones, access points and areas of open space. There is a minor deviation from the parameters where the secondary street that runs through the phase (East Street and Short Street) has been reduced from 20m to 16m to further optimise block dimensions.

Open space

The approved ‘Revised Public Realm and Open Space Strategy’ and the Design Code establishes the design principles for the landscape works.

While the proposed southern square is located within Phase 6, consent for this was granted under an earlier advanced infrastructure permission and falls outside the redline boundary of the site.

Crime

The proposed layout follows a perimeter block approach, which ensures that all street and public open spaces benefit from being overlooked by active frontages, including the central
pathway leading through the site. Secure access will also be provided to the proposed underground car park. Nevertheless, it is considered that a condition should be attached requiring the development to achieve Secured by Design accreditation.

Levels

Parameter Plan 6 (Levels Strategy) approved under the outline consent sets out the existing contours of the site and proposed spot levels at street junctions as well as the maximum permissible gradients.

In relation to Phase 6 there is a site level change of approximately 4.8m. All Blocks have been designed in compliance with the levels Parameter Plan. However due to the set levels of North Street and Millbrook Park plaza it has been necessary for the development to build up to and breach the approved heights parameters in some instances in order to achieve necessary floor to ceiling heights. This matter is discussed above in section 4.3 and in relation to the proposed site levels, these are in accordance with the approved levels strategy as set out in Parameter Plan 6 approved as part of the Outline Planning Approval and the approved Design Code.

4.5 Appearance

The National Planning Policy Framework 2012 makes it clear that good design is indivisible from good planning and a key element in achieving sustainable development. This document states that permission should be refused for development which is of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The National Planning Policy Framework (published 2012) makes it clear that good design is indivisible from good planning and a key element in achieving sustainable development. This document states that permission should be refused for development which is of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. It identifies that good design involves integrating development into the natural, built and historic environment and also points out that although visual appearance and the architecture of buildings are important factors; securing high quality design goes beyond aesthetic considerations.

The London Plan also contains a number of relevant policies on character, design and landscaping. Policy 7.1 of the London Plan further emphasises the need for a good quality environment, with the design of new buildings supporting character and legibility of a neighbourhood. Policy 7.4 of the London Plan states that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass; contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area; is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings; allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and is informed by the surrounding historic environment. Architectural design criteria are set out at Policy 7.6.

Policy CS5 of Barnet Council’s policy framework seeks to ensure that all development in Barnet respects local context and distinctive local character, creating places and buildings of
high quality design. In this regard Policy CS5 is clear in mandating that new development should improve the quality of buildings, landscaping and the street environment and in turn enhance the experience of Barnet for residents, workers and visitors alike. Policy DM01 also requires that all developments should seek to ensure a high standard of urban and architectural design for all new development and high-quality design, demonstrating high levels of environmental awareness of their location by way of character, scale, mass, height and pattern of surrounding buildings, spaces and streets. Proposals should preserve or enhance local character and respect the appearance. Policy DM03 seeks to create a positive and inclusive environment that also encourages high quality distinctive developments.

The approved design code for Millbrook Park also proposed detailed design guidance for development within this development. The approved design code breaks down the site into three separate character areas, ‘Green Belt Edge’, ‘Central Slopes’ and the ‘Southern Hub’. Phase 6 is located entirely within the Southern Hub character zone which is expected to be of the highest density (in relation to levels across the wider Millbrook Park site) and envisages designs of an ‘Urban Court’ layout, with apartment buildings ranging between 4-6 storeys set around a landscaped courtyard.

Scale, massing and detailed design

The proposal follows the general design principles set out in the approved Millbrook Park Design Code, and with the exception of minor breaches described above accords with the principles of the original outline approval. The broad structure of 4-6 storey blocks with basement car parking and podium deck gardens, is similar to other developments approved within the southern hub character area and relates satisfactory in scale to its surrounds. Unlike the adjoining phase 9, the proposal also incorporates pitched roofs over the apartment buildings providing a more traditional appearance with a contemporary style.

In relation to the detailed design of the proposals, the development has been designed to allow for active frontages to all roads and the public square, providing active ground floor uses and projecting balconies in some instances inset roof terraces help to provide visual interest to the street scene and help to frame the entrance into Millbrook Park.

In relation to materials the application proposes a simple material palate consisting of red stock bricks, standing seam roofs, metal balconies and recessed timber windows. While the final details will be secured by condition the overall material approach is considered acceptable, in keeping with the character of Millbrook Park, while providing suitable variety between phases.

Conclusion for External Appearance

Overall, the proposal successfully incorporates various architectural elements within a coherent design and is considered acceptable in principle resulting in a high-quality development in accordance with the requirements detailed within the Design Code and Policies CS5 and DM01.

4.6 Landscaping

The ‘Revised Public Realm and Open Space Strategy’ approved at outline stage sets out the principles for a landscape and open space strategy for Millbrook Park and provides detailed
design guidance for reserved matters applications. The approved Design Code adds another layer of detail and requires a number of landscaping features in Phase 6.

The current site is currently cleared and does not include any trees. In relation to the proposed landscaping, the application proposes acceptable levels of green space and related activities for all ages. From a design perspective the landscape proposal is well rounded and provides accessible spaces for future residents. Millbrook Plaza, is located on the southern edge of the phase and the landscaping proposals works well in stitching the urban square with Phase 6. Defensible spaces are proposed in a variety of forms to address the different street environments. The defensible space strategy is not detracting from the quality of the streetscape. Additional Planting and boundary treatment in the form of a green fence has been negotiated on the boundary of HH facing the Scout Camp in order to improve the visual relationship between the two sites and to provide mutual privacy.

Play space

Policy 3.6 of the London Plan states that housing development proposals should make a provision for play and informal recreation for children and young people. According to Housing SPG standard 1.2.2, the development is required to make appropriate play provisions in accordance with a GLA formula and calculation tool, whereby 10 m² of play space should be provided per child, with under-5 child play space provided on-site as a minimum, in accordance with the London Plan ‘Shaping Neighbourhoods: Play & Informal Recreation’ SPG and ‘Providing for Children and Young People’s Play and Informal Recreation’ SPG.

The play space provision in this proposal is one that relies on the landscape to promote informal natural play for children and teens. The total provision where young children can play is 270 m² for 0-5 year olds and 300 m² for ages of 5 and up, which is compliant with Policy.

Street Lighting

The application has provided limited details of proposed street lighting locations. While this is partly covered by previous advanced infrastructure consents, a condition is attached requesting the submission and approval of these details.

Conclusion for Landscaping

The landscaping approach is considered to be in accordance with design principles set in the Design Code and parameter plans. It will help to introduce a human scale to the frontages of the proposed buildings and will frame and complement the architectural approach whilst increasing the overall biodiversity of the site’s environment and safeguards the interface with the scout camp. It complies with Policies CS5 and DM16.

4.7 Amenities of Future Occupants

Dwelling outlook and daylighting

Development plan policy requires that new dwellings are provided with adequate outlook.
The layout proposed for Phase 6 avoids any single aspect north facing units through orientating the development on an east-west axis. The majority of units in all blocks are dual aspect, with single aspect units limited where possible. All apartments were designed with generous floor to ceiling windows in order to maximise the amount of light entering rooms.

Privacy

The layout of the development has been designed to ensure the protection of residential privacy and the avoidance of overlooking between units, with good separation between elevations and use of level changes and landscaping. through staggered window placement and utilising level changes and landscaping to maximise privacy and to ensure an appropriate level of privacy for new residential units.

Dwelling size

Table 3.3 in the London Plan provides a minimum gross internal floor area for different types of dwelling. The Mayor’s Housing SPG November 2012 includes a wider ranging Minimum Floorspace Table based upon the same standards.

All of the units proposed would have a gross internal floor area which would exceed the requirements of the London Plan for a dwelling of that type. The proposal is therefore considered to be acceptable in this regard.

Amenity space

The Council’s adopted Supplementary Planning Document entitled Residential Design Guidance as well as the Millbrook Park Design Code requires the provision of 5 sq.m of amenity space for each habitable room for flats, and between 40 and 85 sq.m for houses depending on the number of habitable rooms.

Every dwelling has access to some form of private amenity space in the form of balconies with access to the shared communal gardens proposed in the centre of the blocks. All of the proposed units meet or exceed the minimum standards outlined in the as stated and the proposal is acceptable on grounds of private and communal amenity space provision.

4.8 Impacts on amenities of neighbouring and surrounding occupiers and users

The periphery of the site is delineated by the consented Phase 10 development to the north, the consented Phase 9 Barratts development to the west, the 6b site (subject to a separate application) and the Frith Grange Scout camp to the east and Bittacy Hill to the south. In relation to the adjoining phases the buildings are located over 21m from the windowed elevations of these properties across public highways and as such it is not considered that the proposal would result in any significant material impact on the amenities of these properties in terms of daylight, sunlight or privacy.

The main sensitive adjoining use is the scout camp to the east of plot HH. The relationship of plot HH to the scout is not as sensitive as the relationship of Phase 6b to the scout camp. Officers have requested amendments to this application which is why this application is not being reported simultaneously with this report. The majority of received objections are joined objections which objected to both applications together and a lot of the issues raised are more relevant to the 6b application than this application for Phase 6.
In relation to the interface with HH and the scout camp there are two instances where the blocks back onto the scout camp at the northern edge near the school and at the southern portion of the woodland area to the west of the camp. The buildings are set back 1.6m from the boundary. The presence of this woodland helps to some extent to screen this part of the proposal from the main scout field and as such would not generate any significant overbearing impact or privacy issues to the camp. The woodland is however accessible to the scouts and is likely to be used for daytime activity. Due to these reasons officers have negotiated amendments to the fenestration removing the proposed Juliet balconies and replacing them with normal windows, which reduces the interaction between the two sites and prevents the situation that say a bedroom Juliet balcony would have to be fully opened from the bedroom windows to provide ventilation. Suitable boundary treatment including planting and the installation of a living fence between the uses has also been negotiated. Subject to these changes it is considered that in conjunction with the improvements being negotiated in relation to the 6b application would represent an appropriate relationship which would not adversely affect the continued operation of the scout camp.

### 4.9 Transport, parking and highways matters:

#### Access

The Design Code has been approved to enable the delivery of a permeable and legible new neighbourhood. In relation to the development the primary access routes that run along the northern, western, southern and eastern boundaries of Phase 10 which have already been granted consent under previous Advanced Infrastructure Works applications.

#### Pedestrian Facilities

Access and movements for pedestrians were established as part of the outline application, with access available through and to the sides of this phase. It is considered that the proposal would provide a satisfactory pedestrian environment in accordance with the aims of the design code.

#### Parking

Parking Standards set out in the Local Plan Policy DM17 is as follows:

Maximum Standards will be:

- (i) 2 to 1.5 spaces per unit for detached and semi-detached houses and flats (4 or more bedrooms)
- (ii) 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bedrooms) and
- (iii) 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom)

Condition 23 of the outline consent limits the number of residential parking spaces to 2,522 (plus limited visitor parking) across the whole site.

The table below shows the typical parking requirement as set out in the Design Code and that set out in the outline planning permission for the proposed development.
<table>
<thead>
<tr>
<th>No. of units</th>
<th>Parking Ratio Permission</th>
<th>Parking Ratio Design Code</th>
<th>Parking Req.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bed (35)</td>
<td>1</td>
<td>1.1</td>
<td>35</td>
</tr>
<tr>
<td>2 Bed (59)</td>
<td>1</td>
<td>1.1</td>
<td>59</td>
</tr>
<tr>
<td>3 Bed (16)</td>
<td>1.2</td>
<td>1.5/2</td>
<td>19.2- 32</td>
</tr>
<tr>
<td>Total (110)</td>
<td></td>
<td></td>
<td>113.2- 126</td>
</tr>
</tbody>
</table>

There is some flexibility in the provision but the total development should not exceed 2522 spaces so that individual phases may contain a higher number of spaces providing that the total number of spaces does not exceed the maximum number.

The application proposes the provision of 264 car parking spaces within this of which 237 are for the residential uses along with 4 visitor and 2 spaces for the commercial units. Spaces will be allocated at the ratio of 0.58 space for each 1 bed unit and 1 to 1 provision for the 2-3 space units (0.85 on average). 10% of parking will be for disabled persons, 20% of parking spaces are to be provided with electric charging points and a further 20% for future provision and is in accordance with the London Plan. The majority of the spaces are provided in the form of a secure basement car parks built the centre of the development plots, along with some twelve on street car parking spaces (8 of which are for the residential properties).

Overall the Millbrook park development will be built out near to the maximum number of spaces allowed under the outline approval. While the car parking proposed under this phase is lower than other phases, located further north in the site, account needs to be taken of the fact that this is the most accessible part of the development being located directly opposite from Mill hill station and the overall level of parking provision is considered acceptable in this instance.

A Parking Management Strategy has also been submitted as part of the supporting documents the content of which is considered acceptable.

**Accessibility and Inclusivity**

31 properties within Phase 6 are required to be wheelchair adaptable, which equates to 10% in compliance with Condition 70 (Design to Lifetime Homes Standards and Wheelchair Standards) of the outline consent. A third of these i.e. 10 units will be designed to meet the requirements of the Wheelchair Housing Design Guide (WHDG).

All of the proposed dwellings are designed to comply with the design criteria necessary to meet Lifetime Homes standards and it is considered satisfactory to meet Condition 70. The scheme has followed principles of inclusivity and accessibility.

**Cycle Parking**

Cycle Parking is proposed within the development within communal cycle stores for the apartments at the rate of 1 space for 1 and 2 bed units and 2 spaces for 3 bed units and
above. In total provision for 325 spaces along with additional short term visitor spaces. This is considered acceptable.

**Waste Management**

The application supporting documents propose communal basement refuse and recycling storage areas used by all properties which will be moved to collection points adjacent to the public highway on collection days. This is considered acceptable and accords with Barnet standards.

**Conclusion for Transport, Parking and Highways**

In summary, the application provides for adequate parking without harming the local highway network and promotes sustainable modes of travel and complies with Policies CS9 and DM17. The proposed parking levels are in accordance with the parameters of the Outline Consent and as such have already been agreed in principle by earlier approvals.

**4.10 Environmental issues**

**Construction management**

A Construction Management Plan for the whole of Millbrook Park was approved pursuant to Condition 17 of the outline consent (ref H/04183/11). The document incorporates the view that succinct method statements will be required for each reserved matter application. A Construction Management Plan has also been submitted with the current application which accords with the site wide policy and is considered acceptable.

**Contamination**

A contamination strategy for the whole site has been dealt with under Condition 63 of the outline consent (ref H/00643/12, approved April 2012). This condition is split into 4 parts and parts i) and ii) which includes desk top studies and site investigation have been approved. Parts iii) of the condition requires the approval of a remediation strategy and part iv) requires a verification to be submitted for each phase.

The details of remediation within this phase have been separately discharged under previous discharge of condition and advanced infrastructure approvals.

**4.11 Energy, climate change, biodiversity and sustainable construction matters:**

**Sustainable design and construction**

An overarching energy strategy for the whole of Millbrook Park was submitted to and approved pursuant to Condition 79 of the outline consent (ref H/00560/12). The approved strategy outlines how a centralised energy supply to the south of the site will be delivered, and a decentralised supply to the north. The south of the site will be served by a District Heating Network provided by a single Energy Centre while the north of the site is expected to adhere to the Mayor’s Energy Hierarchy by utilising an energy efficient building fabric and where applicable photovoltaic panels (PV).
The Mayor’s Energy Hierarchy sets out three methods for achieving reductions in carbon emissions:

1. Be lean: use less energy (fabric efficiency standards)
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

The application is accompanied by an Energy Strategy and Code for Sustainable Homes Pre-Assessment which demonstrates that the proposal would reach the equivalent of Code for Sustainable Homes Level 4 as well as achieving a 44.6% reduction in CO2 emissions through a mixture of fabric first as well as connecting to the District Heating network. The proposal would also achieve BREEAM ‘Very Good’ in relation to the non residential uses. The proposal would therefore be in accordance with Conditions 79 and 80 of the outline consent.

Water resources, Drainage and SUDs Infrastructure

The Drainage plan submitted with the application provides details of surface water and foul water drainage.

The applicant has submitted a drainage strategy in support of the application. The drainage strategy incorporates various measures including the use of swales and underground attenuation tanks to ensure that runoff does not exceed 49.6 l/s to the Thames Water surface water outlet in Bittacy Hill as required by the approved site wide drainage strategy. Discharges of foul water drainage will discharge to the existing Thames Water sewer also located in Bittacy Hill. Overall the proposed drainage strategy is considered acceptable and consistent with the site-wide drainage strategy approved under discharged Conditions 43, 44 and 46 (permission ref: H/04340/12) attached to the OPP.

Biodiversity and Ecology

The AAP encourages the planting of native species to encourage biodiversity. The Environmental Statement at outline stage concluded that there are no overriding concerns with respect to ecology and nature conservation preventing redevelopment taking place.

A site wide Ecological Mitigation and Management Plan (EMMP) was submitted and approved (H/04184/11, November 2011) pursuant to Condition 60 of the outline consent. It was considered that the document as approved demonstrated a comprehensive overall management plan for ecological assets on the wider Millbrook Park application site. Additional ecological enhancement is proposed in the form of landscaping within the podium deck car parks and along the edge of the scout camp.

Green/ Brown Roofs

Condition 84 (Green/Brown Roofs Target) of the outline consent requires a minimum of 10% of green or brown roofs across the whole of Millbrook Park site. Condition 85 (Green/Brown Roofs Provision) requires details to be submitted and approved demonstrating this provision across the whole site including a reconciliation plan or table showing how it meets the 10% target fixed by Condition 84.
The scheme meets this requirement through the use of podium deck gardens, inclusion of podium decks has been previously included in brown/ green roof calculations as well as the provision of sedum roofs on some of the roof slopes. As such the development would in itself comply with the requirements of Condition 84 and contribute to the overall provision within the Millbrook Park Development.

5. EQUALITIES AND DIVERSITY ISSUES

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

“(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”

For the purposes of this obligation the term “protected characteristic” includes:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council’s statutory duty under the above legislation.

6. CONCLUSION

As conditioned the proposal would not compromise the outline planning permission (H/04017/09) for the redevelopment of the wider site. It largely accords with the relevant development plan policies, conforms to the design principles and the parameters established in both the approved outline application for the former Inglis Barracks site and the Design Code. In those cases where the application departs from the approved Parameter Plans namely in relation to the changes in the approved height parameters these changes are justified by design benefits and are considered acceptable.

The proposal is acceptable on visual amenity, access, highways, biodiversity, and drainage grounds. The proposal would not significantly affect the amenities of neighbouring residential properties. It would provide for much needed quality housing, including affordable housing,
that would have a good standard of accommodation including outlook, privacy and access to daylight.

The design of the development is appropriate for the Southern Hub Character area, which also provides for variety and legibility. The materials and form relates well to the surrounding development. The layout of the development provides permeability around the site as well as to the wider Millbrook Park site.

The application also satisfies the requirements of Conditions 5, 8, 26, 27, 29, 32, 35, 48, 49, 52, 69, 70, 76, 80, 81, 83 and 85 of the outline consent.

It is recommended that the application be Approved subject to conditions as set out above under the recommendations section.
SITE LOCATION PLAN:  Phase 6, Millbrook Park (Former Inglis Barracks) NW7 1PX

REFERENCE:  18/6352/RMA

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