



Policy and Resources Committee

8 December 2020

Title

Draft The Burroughs and Middlesex University Supplementary Planning Document

Report of

Chairman of the Policy and Resources Committee

Wards

Hendon, West Hendon

Status

Public

Urgent

No

Key

Yes

Enclosures

Appendix A – Draft Supplementary Planning Document

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Summary

The Burroughs and Middlesex University draft Supplementary Planning Document (SPD) sets out guidance for the redevelopment of the area of Hendon around The Burroughs and the Middlesex University campus. This SPD will ensure that a robust planning framework is in place to enable a revitalised place that thrives and supports an inter-generational community. The Draft SPD must be approved before it undergoes a statutory period of public consultation.

Officers Recommendations

That the Policy and Resources Committee:

- 1. Notes the contents of the draft Supplementary Planning Document (SPD) attached at Appendix A.**
- 2. Approves the draft SPD as at Appendix A as the basis for public consultation.**
- 3. Delegate authority to the Deputy Chief Executive, in consultation with the Chairman of the Policy and Resources Committee to make any minor changes as necessary to the draft SPD prior to public consultation**

1. WHY THIS REPORT IS NEEDED

- 1.1 The SPD seeks to support the ambitions of enhancing the educational and civic offer the area around The Burroughs provides for existing communities in Hendon and as home to Middlesex University.
- 1.2 The Council and Middlesex University have shared ambitions for the University to become a thriving high quality learning environment that enables the Borough to capitalise on its location through encouraging innovative and creative industries that strengthen Barnet's economy.
- 1.3 These ambitions are set out in more detail in the Outline Business Case for the Proposed Hendon Hub Redevelopment report which is also on the agenda for this Committee.
- 1.4 Since the Local Plan Core Strategy was adopted in 2012 this area of Hendon has become a focus for tertiary education. There have also been increased expectations for Universities to supply purpose-built student housing closer to seats of learning. However the concentration of student housing can have a negative impact on existing residential communities as experienced in places such as Sheffield and in areas of LB Camden. The SPD seeks to provide policy guidance to manage these potential impacts.
- 1.5 In order to create a university campus the Council has been working with Middlesex University to consolidate their premises onto one site at The Burroughs. The Council is a major landowner in the area covered by this planning framework and therefore has an ongoing interest in future developments and improvements to the campus.
- 1.6 In partnership with Middlesex University, the Council is working to redevelop sites within the area around the Burroughs. This work will focus on helping the University to make more efficient use of its estate providing additional teaching facilities (including a teaching theatre) as well as increased student accommodation. There are also opportunities for more efficient use of land owned by the Council including several carparks and the Meritage Centre.

- 1.7 The Mayor of London supports the location of student housing close to education providers as this promotes better oversight of the students and promotes sustainability by lowering the numbers that need to travel to campus from other parts of London. The Mayor also requires the provision of affordable student housing to ensure students can access purpose built student housing.
- 1.8 Design guidance is also an important aspect of the SPD as the area has a significant number of historic assets and two Conservation Areas. Guidance for design is set out both in the SPD document.
- 1.9 Pre-engagement activity on the draft SPD highlighted concerns by local residents about the relationship between the University and the local community. The SPD therefore seeks to encourage better communication between the two and ensure that the community benefits from having a learning institution of this calibre in the area.
- 1.10 Improving public realm and the traffic and pedestrian movement in the area is important and this is discussed in the SPD which discuss the landscaping and transport options for the area.
- 1.11 Overall the SPD explores opportunities for:
- Improving community cohesion within the area
 - Delivering student and conventional housing.
 - Improving traffic and pedestrian movement through the area.
 - Enhancing the public realm, including traffic calming through The Burroughs.
 - Improving linkages with open spaces in Cophall and Sunny Hill.
 - Integrating the University campus with the residential hinterland and nearby town centres of Brent Street and Hendon Central.
 - Improving contributions to the local economy, as well as diversifying the area's cultural offer.
 - Providing a design guide for future development proposals.
- 1.12 The Burroughs and Middlesex University SPD is being prepared in the context of the new Barnet Local Plan which identifies nine sites for redevelopment. It is these sites which are discussed in the SPD.
- 1.13 The Council has undertaken early consultation on the SPD through:
- A consultation as part of the Local Plan in January-March 2020 which highlighted local residents' concerns;
 - A local stakeholder and Ward Member event in September 2020 which provided an update on the emerging SPD and sought their input.

A virtual/ online forum was used to overcome the social distancing requirements due to Covid-19.

- 1.14 The Covid-19 pandemic has altered many aspects of day to day life. While the long-term impacts are hard to fully assess immediately, learning and working patterns are most

certainly being affected. This is resulting in more students learning remotely as the numbers attending classes need to be managed to achieve the required social distancing, and more people across Barnet are working from home. It is unknown how long the measures will remain in place or if there will be long term changes to learning and work patterns. This SPD acknowledges the need to improve access to essential local amenities and to open spaces which are vital to supporting communities in adapting to the changes the pandemic has made to their lives.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The Burroughs and Middlesex University SPD, upon eventual adoption, will provide a framework for the redevelopment of this area of Hendon. There are several redevelopment opportunities, identified in the Regulation 18 Draft Barnet Local Plan which will enable growth and consolidate the Middlesex University in the area.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The alternative would be to not prepare this SPD. An opportunity to shape the future redevelopment of this area of Hendon would be lost at a time when development proposals are being progressed.

4. POST DECISION IMPLEMENTATION

- 4.1 Once the SPD has been approved public consultation can be undertaken, which is expected to begin in January 2021 for a period of six weeks. Comments received during consultation will be collated and considered and may result in amendments to the SPD. The updated SPD will then be adopted in spring 2021.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Burroughs and Middlesex University SPD will help to meet Corporate Plan 2019-24 three main outcomes:

- **Our residents live happy, healthy, independent lives with the most vulnerable protected** – the SPD will support redevelopment within the SPD area of Hendon that delivers an enhanced environment, including improved pedestrian environments and better links to public open space. The SPD help to provide a healthier environment where people are encouraged to lead active live and be part of local community life;
- **A pleasant, well maintained borough that we protect and invest in** – the SPD seeks a much-improved public realm along The Burroughs that encourages enjoyment of the local area. Investment in sustainable redevelopment that provides new homes, new economic activity, and increases educational

opportunities for local people; and

- **Safe and strong communities where people get along well** – the SPD will support a balanced and sustainable community that is engaged with the process of change and renewal. Investment in projects to reduce crime and anti-social behaviour are promoted through the SPD.

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

5.2.1 The cost of preparing this SPD has been at no additional cost to the Council. It has been met through planning fee income it was an active choice to use available funds to support a forward plan for development in this area.

5.2.2 There are no anticipated implications in IT or sustainability in relation to the SPD.

5.3 **Social Value**

5.3.1 The Public Services (Social Value) Act 2012 requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits.

5.3.2 The Burroughs and Middlesex University SPD fully supports a wide range of social, economic and environmental benefits.

5.3.3 Redevelopment of the sites in the SPD area will involve provision of additional academic facilities as well as student and conventional housing, bringing social and economic benefits. It will also enable delivery of improved public realm which, will lead to a much better environment. The SPD supports transformative change in transport, with zero car development and an improved environment for pedestrian and cyclists leading to a modal shift in how people get to and around the SPD area.

5.4 **Legal and Constitutional References**

The Planning & Compulsory Purchase Act 2004 and in particular Regulation 8 and 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 provide guidance on the preparation and adoption of supplementary planning documents. In dealing with an application for planning permission (or permission in principle) the local planning authority (LPA) shall have regard to, amongst others, the provisions of the development plan (so far as material) and to any other material considerations (s.70(2), Town and Country Planning Act 1990).

Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise (s38(6), Planning and Compulsory Purchase Act 2004).

If adopted, the SPD would not be part of the Council's statutory development plan; rather, it will be a material consideration in the determination of relevant planning applications

within the defined SPD area (as delineated by the red line boundary). SPDs provide further detailed guidance on topics in development plan policies and may not allocate land uses or create new planning policies.

SPDs must be prepared in accordance with the Council's local development scheme (s.19(1), PCPA 2004) and its SCI (s.19(3), PCPA 2004). The SCI sets out the Council's policy for consulting and engagement with individuals and stakeholders.

In accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council must publish, prior to adoption, a consultation statement explaining (i) who was consulted, (ii) a summary of the issues raised through representations and (iii) how any such issues raised in representations have been addressed in the SPD.

The proposed SPD will be a "local development document" (s.17(7)(za), PCPA 2004 and reg. 5, 2012 Regulations).

The proposed SPD must be adopted by a resolution of the council as the LPA for its administrative area (s.17(8)(a) and s28(3), PCPA 2004).

Under the Council's Constitution, Article 7 Committees, Forums, Working Groups and Partnerships paragraph 7.5 (Responsibility for Functions) sets out that the Policy and Resources Committee is responsible for the overall strategic direction of the Council including responsibility for Local Plans (except for matters reserved to Full Council).

5.5 Risk Management

- 5.5.1 Not progressing the SPD risks the Council having less influence to ensure successful redevelopment and positive outcomes in the SPD area.

5.6 Equalities and Diversity

- 5.6.1 An Equality Impact Assessment (EqIA) was undertaken for The Burroughs and Middlesex University SPD. The EQIA found that the SPD does not lead to unacceptable adverse effects on different communities.

5.7 Corporate Parenting

- 5.7.1 N/A

5.8 Consultation and Engagement

- 5.8.1 Early consultation has been undertaken through virtual/ online forums to overcome the social distancing requirements due to Covid-19. An event in September engaged with local stakeholders (businesses and community groups) and Members to provide an update on the emerging SPD and seek their input.

5.8.2 Once the draft SPD has been approved, the document will undergo public consultation, for a minimum of six weeks, which is expected to commence in January 2021. Following consultation any comments received will be assessed and the feedback will be used to inform the final document before it is adopted.

5.9 Insight

5.9.1 N/A

6. BACKGROUND PAPERS

6.1 Policy & Resources Committee - 6th January 2020 (Item 13) – Barnet’s Local Plan – Preferred Approach - (Reg 18)
<https://barnet.moderngov.co.uk/documents/s56947/Reg%2018%20PR%20Committee%20Report2.pdf>

6.2 Barnet’s Statement of Community Involvement – Covid 19 Addendum
<https://barnet.moderngov.co.uk/documents/s60203/Barnets%20Statement%20of%20Community%20Involvement%20-%20COVID%2019%20Addendum.pdf>

6.3 Barnet Local Plan Core Strategy DPD, September 2012

6.4 Barnet Development Management Policies DPD, September 2012

6.5 The Burroughs and Middlesex University Equalities Impact Assessment

6.6 The Burroughs and Middlesex University Sustainability Assessment

6.7 The Burroughs and Middlesex University SPD Design Guide *to be published at public consultation*

6.8 The Burroughs and Middlesex University SPD Landscape and Arboricultural Assessment *to be published at public consultation*

6.9 The Burroughs and Middlesex University SPD Transport Study *to be published at public consultation*