

Planning Statement
MHE/OPA/12

Mill Hill East
Planning Application
October 2009

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1. Introduction

Purpose

- 1.1 This statement is submitted in support of a hybrid planning application which seeks consent for the redevelopment of the Mill Hill East site for residential-led mixed use redevelopment (refer to Site Plan: Plan ref.A6157/2.1/02). The application has been prepared in consultation with the local community, local authority officers and other key stakeholders in parallel with a comprehensive programme of technical work. The result, in the applicant's view, is a robust development proposal which accords with the policy requirements and objectives of the Mill Hill East Area Action Plan (MHE AAP) (2009) and fulfils the Council's objectives for sustainable development.
- 1.2 The purpose of this statement is to assess the application proposals against the provisions of the Development Plan and other material considerations that are relevant in the determination of the planning application, and to provide the Local Planning Authority (LPA) with appropriate information to assist them in the determination of the planning application.

Report Structure

- 1.3 This statement is structured as follows:
- **Section 2** provides background information;
 - **Section 3** describes the planning application site;
 - **Section 4** describes the development proposals and the scope of the planning application;
 - **Section 5** provides an overview of the planning policy framework affecting the site, and **Sections 6 to 19** assess the development proposals against this framework and other material considerations, as follows:
 - Section 6: Community Involvement;
 - Section 7: Principle of Development;
 - Section 8: Housing;
 - Section 9: Employment;
 - Section 10: Community Facilities, Shops and Services;
 - Section 11: Public Open Space and Children's Playspace;
 - Section 12: Greenbelt, Trees and Biodiversity;
 - Section 13: Transport and Access;

- Section 14: Sustainability/Climate Change;
 - Section 15: Design Quality;
 - Section 16: Built Heritage and Archaeology;
 - Section 17: Delivery;
 - Section 18: Planning Obligations; and
 - **Section 19** concludes the document.
- 1.4 A Development Schedule is provided at Appendix A.

2. Background Information

The Applicant

- 2.1 The planning application is submitted by the Inglis Consortium (the IC) – a consortium of landowners comprising:
- VSM Estates Limited (a joint venture between St Modwen Properties PLC and Vinci PLC);
 - London Borough of Barnet; and
 - Annington Properties Ltd.
- 2.2 The consortium of landowners has agreed to prepare a single comprehensive outline planning application covering each of their landholdings that lie within the Mill Hill East area (as affected by the MHE AAP). In total, the application site extends to 33.6ha (83 acres) which represents approximately 70% of the area affected by the MHE AAP.

Preparation of the Planning Application

Chronology of Key Planning Events

- 2.3 This planning application is the product of an extensive period of preparation and negotiations between the Local Planning Authority, landowners, local community, and other key stakeholders. An overview of this is provided below:
- 1990 – The Inglis Barracks site is allocated for redevelopment in the 1990 Barnet Unitary Development Plan;
 - 1999 – Outline planning application submitted for the redevelopment of the ‘Annington East’ land (plus adjacent land extending to the north) for residential development (application ref. W01708X/99). Outline planning permission was granted by LBB in 2002 and approval of reserved matters (siting, design, external appearance and landscaping) was granted at appeal (W01708AB/04) in 2006. This development has been partly implemented (on the adjacent land to the north of this site);
 - 2005 – Ministry of Defence announce that the British Forces Post Office (BFPO) and Defence Courier Service (DCS) will relocate from Inglis Barracks to RAF Northolt, and that the Inglis Barracks site is to close. The site is identified for disposal as part of Project MoDEL;
 - Summer 2006 – EDAW instructed to prepare the Mill Hill East Area Action Plan (AAP) on behalf of London Borough of Barnet;

- August 2006 – VSM Estates are awarded the Project MoDEL contract;
- October 2006 – Public Consultation on MHE AAP Issues and Options;
- July 2007 – Planning permission granted for the use of land and buildings on the Inglis Barracks site for B1 (Business) and B8 (Storage and Distribution) uses for a temporary period (this permission has subsequently been extended on several occasions). Tenants take up space shortly afterwards;
- August 2007 – New BFPO postal sorting facility becomes operational at RAF Northolt;
- September 2007 – Public Consultation on MHE AAP Preferred Options;
- January 2008 – VSM Estates Ltd granted vacant possession of the Inglis Barracks site;
- Spring 2008 – VSM Estates Ltd, Annington Property Ltd and London Borough of Barnet agree to jointly prepare a single outline planning application covering their landholdings at MHE. Consultant team instructed to prepare application;
- October 2008 – Examination in Public of the MHE AAP;
- January 2009 – MHE AAP adopted by LBB;
- October 2009 – Agreement reached between the major landowners (VSM Estates Ltd, Annington Property Ltd, and LBB) and submission of the outline planning application; and
- October 2009 – Submission of planning application.

Community and Stakeholder Involvement

- 2.4 The planning application proposals have been informed by a comprehensive programme of pre-application community and stakeholder consultation. Full details are set out in the Statement of Community Engagement (document reference MHE/OPA/16).

Implementation of the Planning Permission

- 2.5 Following the grant of outline planning permission, the applicant intends to undertake enabling works then dispose of the site in a series of phases to individual developers/housebuilders that will be responsible for seeking approval of reserved matters for each individual phase. The speed at which the site is disposed of and brought forward for development will ultimately be dependant on market conditions, however at this stage it is anticipated that it could take up to 10 years to fully implement the outline consent.
- 2.6 In light of this, the applicant is seeking a suitably flexible outline consent that will enable applications for the approval of reserved matters to be made in a series of phases in a period extending up to 10 years from the date of the outline consent (not the 'standard' period of 3 years), in accordance with the provisions of s.92(4) of the 2004 Planning and Compulsory Purchase Act (which allow LPAs to substitute the 'standard' 3/2 year periods with other

periods (whether longer or shorter) as they consider appropriate, having regard to the provisions of the Development Plan and other material considerations).

Project MoDEL

- 2.7 The majority of the application site comprises the former Inglis Barracks which was the former home of the Middlesex Regiment, the British Forces Post Office (BFPO) and the Defence Courier Service (DCS). Previous Ministry of Defence (MoD) activities have relocated to RAF Northolt in accordance with the MoD's 'Project MoDEL' (Ministry of Defence Estate in London), which involves the redevelopment of RAF Northolt to create the MoD's first integrated core site in London and which is to be funded through the disposal of the following MoD sites in London:
- Inglis Barracks, Mill Hill;
 - RAF Uxbridge;
 - RAF West Ruislip;
 - Victoria House, Woolwich;
 - RAF Bentley Priory, Stanmore; and
 - RAF Eastcote.
- 2.8 VSM Estates have been selected by the MoD to deliver Project MoDEL, and are tasked with securing appropriate consents for development on each of the above sites prior to their disposal.

3. The Application Site

- 3.1 The site comprises approximately 33.6ha (83 acres) and is located in Mill Hill, within the administrative area of the London Borough of Barnet. The site boundaries adjoin Frith Lane to the east, Partingdale Lane to the north and Bittacy Hill (B552) to the west. Mill Hill East Underground station (Northern Line) lies immediately to the south and Junction 2 of the M1 is approximately 2.2km (1.3 miles) to the south west. Central London is approximately 16km (10 miles) to the south and is accessible via the M1/A1/A41 and London Underground's Northern Line rail services.
- 3.2 The site is made up of land owned by VSM Estates (Inglis Barracks), London Borough of Barnet (LBB) (the 'Depot Site'), the Scout Camp site, and Annington Property Ltd (a number of separate areas of land). These landholdings are considered in turn below:

Inglis Barracks

- 3.3 This landholding covers the majority of the Mill Hill East site, and totals circa 20.5ha (50.6 acres). Until recently, its principal role has been as the headquarters of the British Forces Post Office (BFPO) and the Defence Courier Service (DCS). These activities have now been relocated to RAF Northolt and the MOD's use of the site has now ceased – at present land and buildings on the site are used for B1 (Business) and B8 (Storage and Distribution) uses on a temporary basis.
- 3.4 The Inglis Barracks site is made up of 3 distinct parts, as outlined below:
- **Barracks** – Occupies the northern part of the site and is enclosed by a security perimeter fence. The built estate is made up of four accommodation blocks, the Officers Mess, numerous office/technical buildings, a medical centre, gymnasium and chapel, which are interspersed with areas of open space, car parking, a formal parade ground and 3 tennis courts. Development of the site has largely occurred in an unplanned piecemeal fashion, most notably in the periods 1900-1905, the 1960's and the 1980's. This is reflected in the quality and style of the buildings which range from utilitarian poorly maintained post war blocks to higher quality original military buildings (including the Officers Mess), and a highly regarded war memorial.
 - **Open Space** – An area of open space extends southwards from the main barracks area which is mainly made up of amenity grassland, a sports pitch, trees, and an area of woodland; and

- **British Forces Post Office (BFPO)** – located in the far east of the barracks site. The principal building is a former tank maintenance shed built in the 1930's, considered to be in poor condition.
- 3.5 The site is currently accessed from a T junction between Bittacy Hill (B552) and Bray Road and via a priority T junction on Frith Lane for the former BFPO depot.
- 3.6 The key dates which track the historical development of Inglis Barracks, are summarised in Table 3.1 below.

Table 3.1 Historical Development of Inglis Barracks

Date	Stage of Development / Event
1905	Original facility built to house the Middlesex Regiment – Comprised 3 long barrack blocks, parade ground, and Officers Mess.
Circa 1918	War memorial added for the Middlesex Regiment following WW1.
1930	Construction of tank maintenance shed (now BFPO building).
1940's	Barracks enlarged during WWII with the establishment of a hutted camp.
1968-70	Further expansion of barracks.
1985	Construction of Physical and Recreational Training Centre.
2007	Relocation of operations to RAF Northolt and closure of site

London Borough of Barnet Depot Site

- 3.7 This Depot site extends to approximately 4.0ha (9.9 acres) and lies to the far south of the application site. Its principal role is for LBB waste vehicle and equipment storage, as well as a recycling facility. The site comprises a large warehouse surrounded by areas of hardstanding. Vehicular and pedestrian access is gained from Bittacy Hill and Frith Lane. LBB intend to relocate the existing use and have accordingly declared the site surplus to requirements.

The Scout Camp

- 3.8 A small camp site used by cubs/scouts lies to the far south east of the Mill Hill East site (extending to approximately 0.7ha (1.7 acres)). Built development comprises 3 single storey 'huts' which are interspersed with outdoor amenity space used for outdoor activities and camping.

Annington Property Land

- 3.9 Annington Property own four separate plots of land within the Mill Hill East site which extend to approximately 8.4ha (20.7 acres), as follows:
- **East Site** – This site benefits from the provisions of an extant planning consent which permits the development of 123 dwellings (forms part of a wider consented scheme for a total of 360 dwellings which extends beyond the boundary of the MHE planning application site and is being partly implemented). This area is being re-planned as part of the MHE planning application;
 - **Central Site** – This site comprises a narrow tranche of land which runs in between the Inglis Barracks site and the Annington East Site. This site currently accommodates a number of existing dwellings (comprising 2-storey houses and 4-storey blocks of flats);
 - **South West Site** – This site comprises circa 1.5ha and lies to the south west of the Mill Hill East site, adjacent to the Depot site (fronting Bittacy Hill). The site currently accommodates a number of existing dwellings (2-storey houses) earmarked for demolition; and
 - **North West Site** – This small parcel of land lies immediately to the south of IBSA House and accommodates a small number of dwellings (2 storey houses) identified for demolition.

Surrounding Development

- 3.10 The northern boundary of the site acts as an interface between suburban North London and rural Hertfordshire. The area to the north is designated as Metropolitan Green Belt, and includes Mill Hill Substation Pastures, the Darlands Lake Centre, and a large electricity sub-station. The limited amount of development that can be found to the north of the site is characterised by mainly large detached suburban style residential dwellings.
- 3.11 To the eastern boundary of the site, lies Finchley Golf Course. The high quality suburban residential area of North Finchley is found further to the east.
- 3.12 Mill Hill East underground station lies to the south of the site and is the terminus of a branch of the Northern Line which provides direct access to Central London. The former Mill Hill Gas Works site is found to the south of the (surface level) London Underground line, which has recently been developed for a mix of uses including 466 dwellings (comprising houses and flats at 2-6 storeys), a supermarket, a health and fitness centre and healthcare facilities. High quality 1930's suburban 2-3 storey residential development is the dominant land use to the south of this.

- 3.13 A residential estate (comprising 3-4 storey blocks of flats) owned by Notting Hill Housing Group lies adjacent to the western boundary of the site, beyond which the dominant land use is suburban style housing (a mix of houses and flats of 1 to 4 storeys). A large linear Conservation Area extends north westwards from the site towards Mill Hill village.

4. The Planning Application

- 4.1 The planning application is submitted in hybrid form (part outline/part detailed), and seeks approval for the following:
- The principle of development;
 - Landuses;
 - Amount of development;
 - Means of access to the site; and
 - The change of use of the existing Officers Mess building.
- 4.2 All remaining matters of scale, layout, appearance and landscaping are reserved for future determination. Reserved matters applications will be controlled by the provisions of the following:
- The schedule of development set out on the planning application forms (and detailed development schedule (Table A6157.1) enclosed at Appendix A);
 - The development parameters set out on the series of parameter plans; and
 - The provisions of the suite of documents that comprise the 'Strategic Development Framework' for the site.
- 4.3 Permission is sought that will enable applications for the approval of reserved matters to be made in a series of phases within a period extending up to 10 years from the grant of planning permission.

Proposed Development

- 4.4 This statement supports a planning application for the comprehensive redevelopment of the site for residential-led mixed use development, involving the demolition of all existing buildings (excluding the Officers Mess building) 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, and associated open space, means of access, car parking, and infrastructure.

Development Schedule

- 4.5 The amount of development and uses for which planning permission is sought is set out on the planning application forms and in Table A6157.1 (refer to Appendix A), as summarised in Tables 4.1 and 4.2 below:

Table 4.1 Development Schedule

Use		New Buildings	Conversion of Existing Officers Mess Building	Total
Residential (use Class C3)	One Bed Units	638	3	641
	Two Bed units	959	7	966
	Three Bed Units	290	0	290
	Four Bed Units	239	0	239
	Five Bed Units	38	0	38
	Total Units	2,164	10	2,174
High Street Uses (Use Classes A1/2/3/4/5)	Total Floorspace (GIA)	1,100sqm (11,840sqft)	-	1,100sqm (11,840sqft)
Primary School (Use Class D1)	Total Floorspace (GIA)	3,430sqm (36,920sqft)	-	3,430sqm (36,920sqft)
Employment (Offices and Light Industry) (Use Class B1)	Total Floorspace (GIA)	3,470sqm (37,351sqft)	-	3,470sqm (37,351sqft)
GP Surgery (Use Class D1)	Total Floorspace (GIA)	-	530sqm (5,700sqft)	530sqm (5,700sqft)
Energy Centre (Use Class Sui Generis)	Total Floorspace (GIA)	630sqm (6,781sqft)	-	630sqm (6,781sqft)

Table 4.2 Parking Schedule

Use	Car	Cycle
Residential	2,490 spaces	2,174 spaces
Primary School	16 spaces	50 spaces
Employment (Offices and Light Industry)	17 spaces	10 spaces
High Street Uses	11 spaces	10 spaces
GP Surgery	10 spaces	10 spaces

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- 4.6 The planning application seeks approval of details of means of access to the site from Bittacy Hill, Frith Lane and the Countryside/Annington (Ridgemont) scheme which is under construction. Full details are set out in the Transport Strategy and Assessment (document reference MHE/OPA/4).
- 4.7 The planning application seeks approval for the change of use of the existing Officers Mess building and minor associated alterations to the exterior of the building (details are set out on the planning application forms and planning application plans).

Parameter Plans

- 4.8 Approval is sought for the development parameters set by the following Parameter Plans:
- Parameter Plan 1: Access and movement (plan reference A6157/2.1/03);
 - Parameter Plan 2: Landscape (plan reference A6157/2.1/04);
 - Parameter Plan 3: Land use (plan reference A6157/2.1/05);
 - Parameter Plan 4: Scale (plan reference A6157/2.1/06);
 - Parameter Plan 5: Character areas (plan reference A6157/2.1/07); and
 - Parameter Plan 6: Levels strategy (plan reference A6157/2.1/08).
- 4.9 It is assumed that the details set out on these plans will be controlled via means of conditions attached to the planning permission sought.

Strategic Development Framework

- 4.10 In order to ensure a comprehensive approach to development (and in accordance with the requirements of MHE AAP Policy MHE18), a suite of documents have been prepared that comprise a 'Strategic Development Framework', which is submitted with the planning application for approval. The 'Framework' establishes a raft of commitments and development principles that will guide the preparation of reserved matters applications going forward, as a further level of detail to the standard provisions of the planning application (as set out in the planning application forms and parameter plans).
- 4.11 The Framework comprises the following documents:
- Design Principles Document (document reference MHE/OPA/3);
 - Transport Strategy and Assessment (includes details of access) (document reference MHE/OPA/4);
 - Public Realm and Open Space Strategy (document reference MHE/OPA/5);
 - Technical/Infrastructure Strategy (document reference MHE/OPA/6);
 - Housing Strategy (document reference MHE/OPA/7);

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- Community Facilities/Social Infrastructure Strategy (document reference MHE/OPA/8);
 - Environmental Sustainability and Energy Strategy (document reference MHE/OPA/9); and
 - Phasing and Delivery Strategy (document reference MHE/OPA/10).
- 4.12 It is intended that the provisions of the Framework will be secured by means of conditions (or s.106 legal agreement) attached to the outline planning permission sought.

Supporting Documents

- 4.13 The planning application is submitted with a number of supporting documents that explain/analyse/assess the above proposals, and which aim to provide the LPA with sufficient information to enable them to determine the application in a positive and expedient manner, as follows:
- Illustrative masterplan (plan reference A6157/2.0/09);
 - Design and Access Statement (document reference MHE/OPA/11);
 - Planning Statement (document reference MHE/OPA/12);
 - Environmental Statement (document reference MHE/OPA/13);
 - Economic/Regeneration Statement (document reference MHE/OPA/14);
 - Health Impact Assessment (document reference MHE/OPA/15);
 - Statement of Community Engagement (document reference MHE/OPA/16);
 - Outline Estate Management Strategy (document reference MHE/OPA/17);
 - Open Space, Sport and Recreation Study (document reference MHE/OPA/18);
 - Arboricultural Constraints Report (document reference MHE/OPA/19); and
 - Planning Application Non-technical Summary (document reference MHE/OPA/20).

S.106 Agreement

- 4.14 The applicants propose to enter into a legal agreement with the LPA under s.106 of the 1990 Town and Country Planning Act to secure a number of planning obligations. A schedule of obligations that the applicant is willing to enter into is submitted with the planning application (refer to cover letter) – it is intended that the provisions of the agreement will be refined and agreed with the Local planning Authority during the determination period.

5. Planning Policy Framework

5.1 This section provides an overview of national, regional and local planning policy guidance of relevance to the planning application proposals. Detailed consideration of policy documents and individual policies are considered in each of the topic-specific sections.

National

5.2 National planning policy is laid down in a series of Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) which are material considerations in the formulation of Development Plans and in the determination of planning applications. Those documents of particular relevance to the development proposals include:

- PPS1: Delivering Sustainable Development (2005);
- Supplement to PPS1: Planning and Climate Change (2007);
- PPG2: Green Belts (1992);
- PPS3: Housing (2006);
- PPG4: Industrial, Commercial Development and Small Firms (1992);
- PPS6: Planning for Town Centres (2005) (and consultation draft PPS4: Planning for Prosperous Economies (2009));
- PPS9: Biodiversity and Geological Conservation (2005);
- PPS10: Planning for Sustainable Waste Management (2005)
- PPG13: Transport (2001);
- PPG15: Planning and the Historic Environment (1994);
- PPS22: Renewable Energy (2004)
- PPS25: Development and Flood Risk (2006)

Regional

London Plan (2008)

5.3 The London Plan is prepared by the Mayor of London and represents the city's Spatial Development Strategy. It forms part of the statutory Development Plan affecting the site, and therefore due regard had been had to the policies contained within it in formulating the development proposals.

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- 5.4 The London Plan designates the site as being within an ‘Area for Intensification.’ The designation covers 48ha, and incorporates an area defined by Partingdale Lane to the north, Frith Lane/Bittacy Hill to the east/west, and Mill Hill East tube station to the south. This area is earmarked to accommodate 3,500 homes and 500 jobs in the period to 2026. London Plan Policy 2A.6 encourages development at Areas for Intensification, to exploit their public transport accessibility and potential for increases in residential, employment and other uses, through higher densities and more mixed and intensive use.
- 5.5 The Mayor has published Supplementary Planning Guidance on a number of topics that provide further guidance on the provisions of London Plan policies. Material consideration has been given to such guidance in the preparation of the development proposals.

Consultation Draft London Plan (2009)

- 5.6 The consultation draft London Plan was published on 12th October 2009, shortly before the submission of the planning application. Due to its draft status, only limited weight should be given to its contents at this stage.
- 5.7 The draft plan carries forward the Area for Intensification designation of the 48ha Mill Hill East area under draft policy 2.13. Minimum guidelines for residential and indicative estimates for employment capacity are provided in Table A1.2 (at Annex 1) which requires a minimum of 2,100 new homes and sets an indicative employment capacity of 1,800 jobs at Mill Hill East.

North London Sub-regional Development Framework (2006)

- 5.8 In May 2006, the GLA published 5 Sub-regional Development Frameworks (SRDF) covering the sub-regions of North, South, East, West, and Central London. The North London SRDF provides further guidance on the delivery of the London Plan’s objectives for Mill Hill East (in terms of its designation as an Area for Intensification’).

Local

London Borough of Barnet Unitary Development Plan (2006)

- 5.9 The site forms the majority part of a long term allocation site having originally been allocated in the 1990 Barnet Unitary Development Plan (UDP), and subsequently in the recently adopted 2006 UDP. The site is subject to Policy H29 which allocates a 40ha area (within the

area defined by Partingdale Lane/Bittacy Hill/Frith Lane) for residential use, with ancillary recreation, public open space, community, business, and leisure uses of an appropriate scale. This is supported by a raft of detailed development control polices.

London Borough of Barnet Local Development Framework

- 5.10 In accordance with the requirements of the Planning and Compulsory Purchase Act (2004), the Council are in the process of preparing a Local Development Framework (LDF) to guide development within the Borough. The LDF will ultimately replace the UDP. Documents of greatest relevance to the MHE site are as follows:
- Mill Hill East Area Action Plan (adopted 2009); and
 - Core Strategy – Issues and Options published in Autumn 2008, with a view to it being adopted in Summer 2010.
- 5.11 Supplementary Planning Documents on Affordable Housing, Planning Obligations and Sustainable Design have all been formally adopted. The Statement of Community Involvement was adopted in June 2007.

Mill Hill East Area Action Plan (2009)

- 5.12 The Mill Hill East Area Action Plan (AAP) (2009) provides detailed policy guidance to guide the future development of land at Mill Hill East extending to circa 48ha (covering the application site and surrounding land). The document identifies Mill Hill East as being a major regeneration and redevelopment opportunity for Barnet which should be transformed into one of the highest quality sustainable developments and successful suburbs in North London, to comprise a total of around 2,660 new dwellings, 500 jobs, around 1,000sqm of retail floorspace, a 2-form entry primary school, community and health facilities, open space and children's playspace.

6. Community and Stakeholder Involvement

Key Considerations

Planning Policy Framework	<ul style="list-style-type: none"> ▪ PPS1: Delivery Sustainable Development (2005) establishes the principle that community consultation is an essential element in delivering sustainable development and creating sustainable and safe communities. It encourages early engagement of stakeholders in the plan making process and bringing forward development proposals, and stresses the importance of pre-application discussions with the LPA. ▪ Barnet Statement of Community Involvement (2007) sets out local requirements for community involvement in the preparation of development proposals/planning applications. It strongly encourages developers to undertake pre-application discussions with Council Officers and other stakeholders, plus early community consultation. It notes that pre-application community consultation will be recorded as part of the decision making process
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Adopted Strategy

6.1 In recognition of the planning policy guidance set out above, the planning proposals have been prepared within a framework of thorough, and early, community and stakeholder consultation which has built upon the work undertaken in association with the preparation of the MHE AAP.

Purpose and Approach

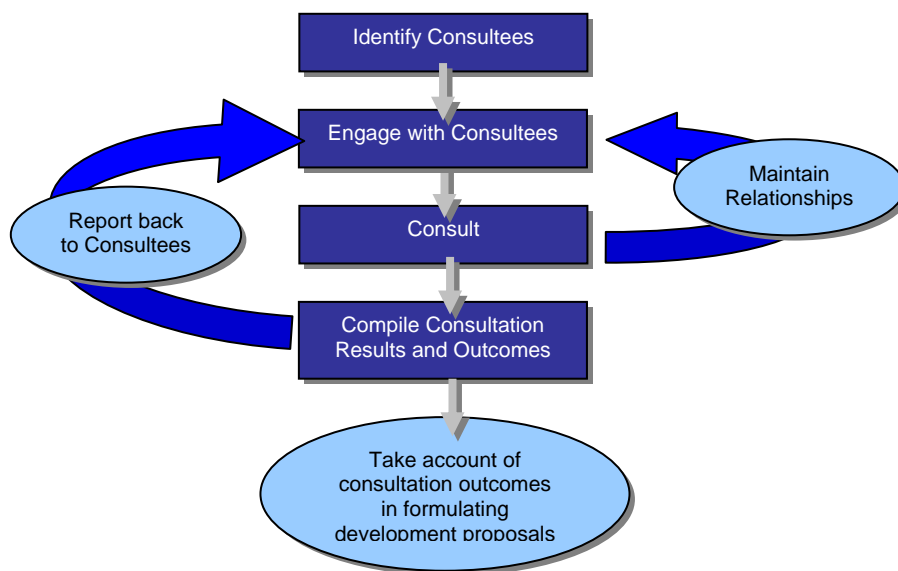
6.2 The overarching purpose of the IC's strategy has been to identify community/stakeholder concerns at the earliest opportunity and to respond to these as part of the preparation of the planning proposals in order to secure buy-in prior to the submission of a planning application. In order to achieve this, the strategy has been underpinned by the following principles:

- The local community/stakeholders were engaged at the earliest opportunity and consulted on the proposals as they evolved;
- It has been targeted to relevant individuals, groups and organisations, and whilst being far-reaching aimed to avoid introducing a perception of over-consultation (having regard to the extensive programme of consultation undertaken in association with the preparation of the MHE AAP);
- Engagement/consultation events had a clear purpose, and efforts have been made to avoid consultee confusion with respect to the relationship with other consultation programmes (specifically with respect to the AAP);

- Engagement/consultation was intended to be transparent and 'real'. Individual groups were genuinely 'listened to', and should be able to identify where their comments have influenced the development proposals and plans. Clear justification has been given in instances where the views expressed by individuals have not been taken forward; and
- In order to be effective, the strategy has informed, as well as consulted, to reduce fear of change, clarify any misunderstandings, and build confidence and trust in the planning process.

6.3 The broad approach that has been taken to consultation (at all levels) is illustrated in Figure 6.1, below:

Figure 6.1 Approach to Consultation



6.4 The approach taken (in terms of consultees, timing, and scope/style/extent of consultation events) was prepared at the outset of the planning strategy and agreed with LBB Officers prior to implementation (and kept under regular review going forward). The strategy involved regular meetings, workshops and correspondence with LPA officers and statutory bodies together with a bespoke programme of engagement with the local community.

6.5 Reference should be made to the Statement of Community Engagement (document reference MHE/OPA/16) which is submitted in support of the planning application. This sets out details of how the IC engaged with the local community and how their comments have helped shape the planning application proposals.

6.6 Reference should also be made to Table 6.1 (which follows) which provides a comprehensive schedule of consultation events and the stakeholders that the IC has engaged with in the

process of preparing the planning application. This demonstrates the wide reaching and comprehensive approach that the applicant has taken to stakeholder consultation, which fully accords with and exceeds the requirements of PPS1 and the Borough's SCI. The direction provided by stakeholders at the pre-application stage is considered where appropriate in the topic-based sections of this report (sections 6 to 18).

Table 6.1 Schedule of Stakeholder Engagement/Consultation Events

Consultation Event	London Borough of Barnet Officers							Greater London Authority Authority Officers		Government Office for London	Political Representatives		Local Community			Other							
	Planning	Housing	Highways/Transport	Greenspaces/Trees	Children's Services	Major Projects	Design	Planning	Energy		MP for Hendon	Local Elected Members	Residents and Businesses	Residents Associations	Community/Interest Groups	English Heritage	Natural England	Environment Agency	Transport for London	Sport England	Metropolitan Police	Utility Companies	Barnet Primary Care Trust
2006-8 Mill Hill East AAP Consultation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ongoing Correspondence	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓		✓	✓	✓	✓	✓		✓	✓	
16/04/08 Meeting	✓																						
14/05/08 Meeting	✓																						
19/06/08 Meeting			✓																				
24/06/08 Design Stakeholder Workshop	✓						✓	✓															
24/06/08 Transport/Highways Stakeholder Workshop	✓		✓					✓										✓					
01/07/08 Sustainability/Energy Stakeholder Workshop	✓							✓	✓														
01/07/08 Ecology and Biodiversity Stakeholder Workshop	✓			✓				✓								✓	✓						
01/07/08 Landscape, Playspace and Open Space Stakeholder Workshop	✓			✓				✓															
02/07/08 Community Facilities/Social Infrastructure Stakeholder Workshop	✓				✓	✓		✓												✓		✓	
18/07/08 Housing Strategy Workshop	✓	✓						✓															
12/11/08 Meeting	✓		✓																				
16/12/08 Meeting	✓		✓																				
20/01/09 Meeting	✓						✓																
23/01/09 Meeting				✓																			
03/02/09 Presentation of Draft Planning Proposals												✓											
09/02/09 Launch of Mill Hill East Website	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11/02/09 Meeting																					✓		
12/02/09 to 15/02/09 Public Exhibition of Draft Planning Proposals												✓	✓	✓	✓								
26/02/09 Meeting	✓																						
16/03/09 Meeting	✓																						
01/04/09 Planning Obligations Workshop	✓	✓		✓	✓	✓																	
22/04/09 Meeting	✓		✓																				
22/04/09 Meeting								✓	✓														
30/04/09 Meeting	✓																						
15/09/09 Meeting	✓																						
22/10/09 Meeting	✓																						

7. The Principle of Development

Key Considerations

<p>Planning Policy Framework</p>	<ul style="list-style-type: none"> ▪ PPS1: Delivering Sustainable Development (2005) ▪ PPS3: Housing (2006) ▪ PPG13: Transport (2001) ▪ London Plan (2008): Policies 2A.6, 5B.3 ▪ Draft London Plan (2009): Policy 2.13 ▪ Barnet UDP (2006): Policy H29 <p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE1: Mill Hill East Area for Intensification – Mill Hill East, as defined on the Proposals Map, will be a major focus for the creation of new jobs and homes and the development of a sustainable community building upon the area’s strategic location. Development will comprise: <ul style="list-style-type: none"> - A total of around 2,660 residential units including 2,000 new units. - A minimum of 500 jobs (replacement of existing jobs and creation of new jobs); - Around 1,000sqm of retail floorspace; - 2 form entry primary school; - Community and health facilities; - Open space and children’s play facilities. <p>The Council will seek the comprehensive development of Mill Hill East in accordance with the development principles set out in the AAP.</p>
<p>Key Messages from Community Consultation</p>	<ul style="list-style-type: none"> ▪ General support for the proposals for residential-led mixed use development

Assessment of Proposals

7.1 The site is previously developed, underused (partially vacant) and well served by public transport (rail and buses) and is located in an area which is subject to significant housing need, therefore the principle of redeveloping this site for residential-led mixed use development is firmly supported by the provisions of national planning policy (notably PPS1, PPS3 and PPG13). This principle is reflected in the London Plan which identifies the site as an Area for Intensification (Policy 2A.6); the Barnet UDP, which allocates the site for development (Policy H29) (noting that the site has been allocated for development in Borough UDP’s dating back to 1995); and the MHE AAP which establishes a detailed policy framework for residential-led mixed use redevelopment. Accordingly the principle of redevelopment of this site for the proposed mix of uses and quantum of development is considered to be firmly supported by planning policies operating at all levels.

8. Housing

Key Considerations

<p>Planning Policy Framework</p>	<ul style="list-style-type: none"> ▪ PPS1: Delivering Sustainable Development (2005) ▪ PPS3: Housing (2006) ▪ PPG13: Transport (2001) ▪ London Plan (2008): Policies 2A.6, 2A.9, 3A.3, 3A.5, 3A.8, 3A.9, 3A.10, 3A.15, 3A.17 ▪ Draft London Plan (2009): Policies 2.13, 3.3, 3.4, 3.5, 3.7, 3.8, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15 ▪ London Supplementary Planning Guidance: Housing (2005) ▪ Barnet UDP (2006): Policy GH2, GH3, H4, H5, H13, H14 ▪ Barnet Affordable Housing SPD (2007) <p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE2: Housing – Around 31 hectares of land is proposed for the development of around 2,000 additional residential units. A mix of housing types will be provided including a significant proportion of family housing. <ul style="list-style-type: none"> - Affordable Housing: The Council has a target of 50% affordable housing, in line with the London Plan. The maximum amount of affordable housing will be sought having regard to this target and to a viability assessment. Affordable units should be distributed throughout the site and well integrated into the development. - Residential Density: Residential densities will vary across the site from 35DPH to 145DPH (150-450hr/ha) to reflect local characteristics. A net average density of 85dph is proposed. - Lifetime Homes: The Council will seek to ensure residential development is built to Lifetime Homes standards providing homes which are accessible and capable of easy adaptation to meet the needs of people with disabilities.
<p>Key Messages from Community Consultation</p>	<ul style="list-style-type: none"> ▪ Support for family sized homes ▪ General support for a mix of tenures (intermediate tenures being the preferred form of affordable housing) ▪ Concerns over high density development

Assessment of Proposals

8.1 The housing proposals are set out in the development schedule (Table A6157.1 – refer to Appendix A), the parameter plans, and the provisions of the Housing Strategy (document reference MHE/OPA/7).

Loss of Existing Housing

8.2 There are 150 existing dwellings within the planning application site boundary. These dwellings were originally built as married quarters for the Middlesex Regiment (who occupied the former Inglis Barracks), however, following the relocation of MoD activities from the site, all units are now under the ownership of Annington Property Limited. These homes are mainly

utilitarian in design/style; suffer from an inefficient layout and ineffective land take; are generally in a poor state of repair; and suffer from a high vacancy rate. 100% of units are private tenure – occupied units are understood to be let on a bulk basis to Notting Hill Housing Group who sub-let them on a temporary basis.

- 8.3 In accordance with Paragraph 5.4.3 of the MHE AAP, the planning application proposes the demolition and replacement of all existing homes within the planning application boundary (excluding the existing dwelling within the Officers Mess building which will be retained and converted). This enables a comprehensive approach to be taken to the redevelopment of the site (which would not be possible if they were retained) and enables them to be replaced with higher quality, more energy efficient, and higher density development (therefore making a more effective and efficient use of the site (in accordance with the provisions of PPS3 and London Plan policy 3A.15)).

Amount of Housing

- 8.4 The MHE AAP Policy MHE1 and MHE2 support the development of ‘around’ 2,660 dwellings within the AAP area, to comprise 2,000 ‘new’ units, the replacement of 300 existing units, plus 360 units which benefit from an extant planning permission. The planning application proposes 2,174 dwellings which comprises the following:
- 1,901 ‘new’ units;
 - 150 replacement units; and
 - 123 consented units.
- 8.5 The housing numbers set out above reflect the outcomes of a design-led approach to establishing the site’s capacity, and accord with the density parameters set by MHE AAP Policies MHE-CA1 to CA5 (considered in more detail below). This represents 81.7% of the total housing proposed for the AAP area. The balance of 486 units will be provided by the following means:
- Consented development to the north-east of the AAP area (the Countryside scheme) – 237 units; and
 - The potential future redevelopment of the Bittacy Court, Mill Hill East Station and Notting Hill Housing Trust sites – 99 ‘new’ units plus 1:1 replacement of existing units.
- 8.6 The proposed quantum of development on the application site is therefore considered to make an effective and efficient use of the land and make a significant contribution to achieving the AAP objectives (for housing delivery) without prejudicing the provision of the non-residential land uses sought by the MHE AAP, nor the future redevelopment of other land within the AAP area (which falls outside the planning application boundary).

Residential Densities

- 8.7 The proposed residential densities are set by the development schedule (Table A6157.1) which sets a housing mix for each block (refer to Appendix A) and the parameter plans which set the extent of each block and character area. As noted above, these are the product of a comprehensive masterplanning process which has sought to establish the most appropriate design solution for the site having regard to the density parameters set by Policies MHE-CA1 to CA5 (which are consistent with the London Plan Density Matrix (Table 3A.2) and therefore reflect public transport accessibility levels and setting), without rigidly applying density standards to the site. Accordingly, the proposed densities within each character area vary from block to block (in response to block specific considerations and urban design principles) – the average densities across each of the proposed character areas is set out in Table 8.1, below:

Table 8.1 Proposed Residential Densities

Character Area (setting and PTAL rating)	AAP Policies MHE2 and MHE-CA3–CA5 Requirements		Planning Application Proposals	
	Dwellings per Hectare	Habitable Rooms per Hectare**	Dwellings per Hectare	Habitable Rooms per Hectare**
Green Belt Edge (suburban setting/PTAL rating 1)	35-50	150-200	40	203
Central Slopes (suburban setting/PTAL rating 2-3)	70-90	200-250	63	229
Southern Hub/ Mixed Use Local High Street (urban setting/PTAL rating 2-3)	100-145	250-450	144	397
Average	35-145 (average of 'around' 85)	150-450	88	284

** The habitable room calculations are based on the following: one bed flat (2 habitable rooms), two bed flat (3 habitable rooms), three bed flat (4 habitable rooms), three bed house (4 habitable rooms), four bed house (6 habitable rooms), and five bed house (7 habitable rooms).

- 8.8 As is demonstrated by Table 8.1, the proposed residential densities are broadly in accordance with the requirements of the AAP, and which, in turn, are consistent with London Plan Table 3A.2 (density matrix) and the general policy requirement to maximise the potential of sites by ensuring that the development proposals achieve the maximum intensity of use compatible with local context, design principles and public transport capacity (refer to Transport Strategy and Assessment (document ref. MHE/OPA/4).

Mix of Housing Types

- 8.9 The proposed mix of housing types for each block is set by the development schedule (Table A6157.1) (refer to Appendix A) in terms of size (number of bedrooms/habitable rooms) and type (house or flat). The Housing Strategy (document reference MHE/OPA/7) sets further details, which include a commitment that all units will be built to Lifetime Homes Standards and that 10% of units will be designed to be wheelchair accessible (or easily adaptable for wheelchair users).
- 8.10 As noted above, the applicant has taken a design-led approach to establishing the most appropriate masterplan solution for the site, as opposed to applying rigid standards. Nonetheless, the proposals have sought to accord as closely as possible to the house/flat mix requirements of MHE AAP Policies MHE-CA1 to CA4, as demonstrated by Table 8.2, below:

Table 8.2 Proposed Mix of Houses/Flats

Character Area	AAP Policies MHE2 and MHE-CA3–CA5 Requirements		Planning Application Proposals	
	Flats	Houses	Flats	Houses
Green Belt Edge	15%	85%	4.4%	95.6%
Central Slopes	60%	40%	60.6%	39.4%
Southern Hub/ Mixed Use Local High Street	90%	10%	94.2%	5.8%

- 8.11 As shown in Table 8.2, the applicant proposes a greater proportion of houses in the Green Belt Edge character area than proposed by the AAP which is offset by a slightly lower proportion of houses in the Southern Hub. Accordingly, the proposals are considered to be in accordance with the policy requirements of the AAP
- 8.12 Table 8.3, below assesses the proposed mix of unit sizes against the requirements of MHE AAP Policies CA1-CA4:

Table 8.3 Proposed Mix of Unit Sizes

Character Area	AAP Policies MHE2 and MHE-CA3–CA5 Requirements	Planning Application Proposals
Green Belt Edge	1-3 bedroom flats 3-4+ bedroom houses	6 x 2 bed flats 62 x 3 bed houses 46 x 4 bed houses 23 x 5 bed houses
Central Slopes	1-3 bedroom flats 3-4+ bedroom houses	172 x 1 bed flats 311 x 2 bed flats 136 x 3 bed houses 163 x 4 bed houses 15 x 5 bed houses
Southern Hub/ Mixed Use Local High Street	1-3 bedroom flats 3-4+ bedroom houses	469 x 1 bed flats 649 x 2 bed flats 50 x 3 bed flats 42 x 3 bed houses 30 x 4 bed houses

8.13 Again, the proposed mix is broadly in accordance with the requirements of AAP policies (with the exception of the inclusion of a small number of 5 bed houses within the Central Slopes character area).

Affordable Housing

8.14 The applicant’s proposed approach to affordable housing is set out in the Housing Strategy (document reference MHE/OPA/7). The applicant proposes to provide 29.7% of the units as affordable housing of which 60% of units would be social rent and 40% intermediate tenures.

8.15 The proportion of affordable housing proposed is the maximum that the development can absorb without becoming unviable (this is supported by the outcomes of a viability assessment using the Mayor’s Affordable Housing Toolkit which is to be submitted to the Local Planning Authority separately), and therefore is in accordance with the requirements of London Plan Policies 3A.9 and 3A.10.

8.16 The supporting text to MHE AAP Policy MHE2 requires the affordable tenure mix to be in line with the London wide objective of 70% social rent and 30% intermediate tenures. However, recently published guidance set out in the Mayor’s draft London Plan and London Housing Strategy (2009)), together with guidance from GLA Officers, and the views expressed by the local community suggest that a greater emphasis should be placed on intermediate tenures

than the 30% London wide average figure. Accordingly an affordable tenure mix of 60% social rent and 40% intermediate tenures is proposed.

- 8.17 The Housing Strategy (document reference MHE/OPA/7) sets the tenure and unit size/type mix for each phase (group of blocks) to ensure that the affordable units are distributed across the site (the mix of affordable unit sizes/types fully accords with the requirements of the Barnet Affordable Housing SPD (2007)). The Phasing and Delivery Strategy (document reference MHE/OPA/10) sets triggers for the delivery of affordable units within each phase, in order to establish further control over delivery, and the Design Principles document sets the requirement that affordable units should be indistinguishable from private units to ensure that they are well integrated into the development.
- 8.18 On the basis of the above, the proposed approach to the provision of affordable housing is considered to be in full accordance with the requirements of London Plan policies 3A.9 and 3A.10, and AAP Policy MHE2.

Summary

- 8.19 The proposed development seeks to create a mixed and balanced community through the provision of a mix of dwelling types, sizes and tenures (including a significant proportion of family housing), which makes an efficient and effective use of the site by developing at appropriate residential densities that respond to local character and public transport accessibility. Therefore, the proposals are considered to be in accordance with the requirements of MHE AAP Policy MHE4 and wider local, regional and national policy requirements.

9. Employment

Key Considerations

<p>Planning Policy Framework</p>	<ul style="list-style-type: none"> ▪ PPS1: Delivering Sustainable Development (2005) ▪ PPG4: Industrial, Commercial Development and Small Firms (1992) ▪ PPS6: Planning for Town Centres (2005) ▪ Draft PPS4: Planning for Prosperous Economies (2009) ▪ London Plan (2008): Policies 2A.1, 2A.9, 3B.1, 3B.11 ▪ Draft London Plan (2009): Policies 4.1, 4.2, 4.3, ▪ Barnet UDP (2006): Policy GEMP1, GEMP2, GEMP3, GEMP4, EMP1, EMP2, EMP6, EMP8, EMP10 <p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE3: Employment – Employment space will be provided as part of the comprehensive development of Mill Hill East to provide a minimum of 500 jobs with a focus on the provision of small-medium sized workspace and support for local businesses. The target figure will be met through the following developments: <ul style="list-style-type: none"> - Retention and zoning of the existing Bittacy Business Centre as a Primary Industrial Site and designation of an additional 1 hectare of adjacent land for employment use; - Designation of IBSA House as an important local employment site; - Potential redevelopment of Mill Hill East station surrounds form commercial/ retail/ leisure use; - Opportunities for new home working and home based business growth; and - Community, education and retail uses in the Local Hub.
<p>Key Messages from Community Consultation</p>	<p>-</p>

Assessment of Proposals

Employment Opportunities

- 9.1 The planning application seeks consent for the following employment space:
- 3,470sqm (GIA) of B1 (office and light industrial use) floorspace, to be provided as an extension to Bittacy Business Park and as part of the mixed use public square area. The application does not seek to define the format/size of these units (this will be a matter for consideration at the reserved matters stage), however it is anticipated that this space would be suitable small/medium enterprises. Market testing undertaken by the applicant has indicated that there would be limited demand for B1 space in this location and that

provision of a scale greater than proposed would not be expected to be occupied/taken up by the market.

- 1,100sqm (GIA) of A1/2/3/4/5 ('High Street' use) floorspace. Again, the application does not seek to define the format/size of each unit (this will be a matter for consideration at the reserved matters stage), however in order to avoid the risk of a single operator taking up all of this space (i.e. one large store), the applicant would be willing to accept a condition limiting the maximum size of each unit to 300sqm (GIA);
- A 2-form entry primary school (including nursery);
- A 530sqm GP surgery; and
- 2,174 dwellings suitable for homeworking.

9.2 Reference should be made to the Regeneration Report (document reference MHE/OPA/14) which uses established methodologies to estimate the likely job yield from the above development, as set out below:

- B1 office/light industrial space: 183 direct jobs (plus 9-27 indirect jobs);
 - A1/2/3/4/5 'high street' space: 47 direct jobs (plus 2-7 indirect jobs);
 - Primary school: 40 direct jobs (plus 2-6 indirect jobs);
 - GP Surgery: 6 direct jobs (plus 0.3-0.9 indirect jobs); and
 - Homeworking: 210 jobs
- Total: 486 direct jobs (plus 13.3-41.9 indirect jobs)

9.3 The estimated direct job yield represents 97.2% of the 500 job target set by AAP Policy MHE3, which, proportionally, is a greater than necessary contribution to the policy target bearing in mind that the application site covers only 70% of the AAP area. Significant further opportunities for job creation exist elsewhere in the AAP area – notable IBSA House and Bittacy Business Park which offer potential for intensification, and the redevelopment of the Mill Hill East station for mixed use development. Accordingly, in terms of job numbers, the proposals are considered to fully accord with the requirements of AAP Policy MHE3.

Location of Employment Opportunities

9.4 The location of the proposed employment uses is controlled by Parameter Plan 3: Landuses (plan reference A6157/2.1/05) which indicates that the majority of employment opportunities would be located to the far south of the site. This approach is consistent with the principles established in planning policies at all levels (including AAP Figure 5.2 – proposals map), in that higher trip-generating uses should be located in the most accessible locations.

9.5 B1 Office uses are considered to be a 'town centre use' under the provisions of PPS6: Planning for Town Centres. Notwithstanding this, on the basis that the site is allocated for B1

development in an up to date development plan there is no policy requirement to demonstrate need, accordance the sequential approach, or assess impact in this case.

- 9.6 The GP surgery is proposed to be located in the former Officers Mess building in order to enable community access to the building and to ensure a more even spatial distribution of primary healthcare services in the local area (noting that there is a GP surgery immediately to the south of the site at Langstone Way) – bus services that run along Bittacy Hill ensure that the surgery would be accessible by a range of transport choices.

Amenity Considerations

- 9.7 PPG4 supports the location of commercial/industrial activities of an appropriate scale in areas which are primarily residential, where residential amenity would not be adversely affected (this policy position is replicated through regional and local policy tiers). The exact nature of any potential amenity conflicts will not be clear until detailed designs are prepared at the reserved matters stage, when this matter should be fully considered. However, in order to ensure that controls are established at the outset, the Design Principles Document (document reference MHE/OPA/3) sets out requirements for ‘strategic’ landscaping and other buffers where considered appropriate (such as around the boundary of the IBSA House site) in order to accord with the requirements of AAP Policy MHE3.

Summary

- 9.8 The planning application proposes a range of employment related development that makes a significant contribution to the objectives of MHE AAP Policy MHE3.

10. Community Facilities, Shops and Services

Key Considerations

<p>Planning Policy Framework</p>	<ul style="list-style-type: none"> ▪ PPS1: Delivering Sustainable Development (2005) ▪ PPS6: Planning for Town Centres (2005) ▪ Draft PPS4: Planning for Prosperous Economies (2009) ▪ London Plan (2008): Policies 2A.8, 2A.9, 3A.18, 3A.21, 3A.23, 3A.24 ▪ Draft London Plan (2009): Policies 3.17, 3.18, 3.19, 3.20 ▪ Barnet UDP (2006): GL1, GL2, GL3, GCS1, CS1, CS3, CS4, CS6, CS8, CS10, CS12, CS13 <p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE4: Community Facilities Shops and Services – Residential development will be supported by the provision of on site community facilities to meet the needs of new residents. Community facilities will be clustered in a local hub to be located centrally to the development. The following facilities will be required as a minimum as part of the comprehensive development of Mill Hill East and may vary dependent on the needs arising from the development: <ul style="list-style-type: none"> - A 2 form entry primary school with playing fields on a site of around 1.7ha (in accordance with DCSF and Design Bulletin 99 guidance); - A GP practice/health centre to accommodate 2-3GPs serving the new community in line with guidance from the local Primary Care Trust (approximately 500sqm floorspace). <p>Contributions will be sought from developers to support the provision of new facilities or the expansion or improvement of existing community facilities to meet the needs of the development. The preparation of a Community Facilities Strategy will be required.</p> ▪ Policy MHE5: Community Facilities, Shops and Services: Local Retail – Retail development will be limited to small scale local convenience uses and retail services to serve the new residential population. Development will complement and enhance existing retail provision at Holders Hill Circus and Langstone Way. Around 1,000sqm or retail floorspace is proposed as part of the local neighbourhood centre. ▪ Policy MHE6: Community Facilities, Shops and Services: Officers' Mess – The Officers' Mess will be retained and converted to an appropriate new use. Proposals for conversion of the building will be required to respect and reflect the heritage of the building. Suitable uses include community, commercial or residential uses. The war memorial will be retained in situ or sensitively relocated in the local area. The grounds of the Officers Mess will be retained as gardens to protect the setting of the building.
<p>Key Messages from Community Consultation</p>	<ul style="list-style-type: none"> ▪ Need for additional schools (primary and secondary) and healthcare facilities in the local area ▪ Additional police presence would be needed ▪ Slight preference for community facilities to be located in the former Officers Mess building. ▪ Additional local shops are required.

Assessment of Proposals

Community Facilities

- 10.1 Reference should be made to the Community Facilities/Social Infrastructure Strategy (document ref. MHE/OPA/8) which sets out a number of proposed commitments to ensure that appropriate social and community facilities are in places to meet the future needs of future residents at MHE, and to contribute to the applicant's objective of creating a successful sustainable new community where people want to live, work and visit. In summary, the planning application proposes the following:
- A 2 form entry primary and 39-place nursery school to be provided on the site. This will include facilities that will be made available to the wider community outside of core school hours (in order to establish a community hub to the south of the site with strong linkages with the public square mixed use area and the station);
 - A 530sqm GP surgery to be made available within the converted Officers Mess; and
 - A comprehensive planning obligations package to fund the expansion of existing social infrastructure provision (secondary schools, libraries etc).

War Memorial

- 10.2 In line with the aspirations of the Middlesex Regiment, the applicant proposes to relocate the war memorial to the Ridgway (in Mill Hill village). This will form part of a separate planning application.

Retail

- 10.3 In accordance with the requirements of AAP Policy MHE5, the planning application seeks consent for 1,100sqm (GIA) floorspace of A1/2/3/4/5 uses which will play a key role in establishing a mixed use neighbourhood centre on the site (on the basis of a 1:0.85 gross:net assumption, this would equate to circa 935sqm net). In accordance with AAP Policies MHE5 and MHE-CA4 and AAP Figure 5.2 (Proposals Map), the proposed retail uses are to be located around a new public square opposite Mill Hill East station (as referenced by Parameter Plan 3: Land uses (plan reference A6157/2.1/05) and the provisions of the Design Principles Document (document reference MHE/OPA/3)). This part of the site is located within 200m of Holders Hill Circus (defined as a Neighbourhood Centre), and therefore (in accordance with the provisions of PPS6) would be defined as 'edge-of-centre'.
- 10.4 In order to avoid unnecessarily limiting future developer flexibility the application does not seek to define the format/size of each retail unit (this will be a matter for consideration at the

reserved matters stage), however in order to avoid the risk of a single operator taking up all of this space (i.e. one large store), the applicant would be willing to accept a condition limiting the maximum size of each unit to 300sqm (GIA).

- 10.5 On the basis that the MHE site is subject to a site-specific Development Plan policy requiring retail floorspace, a retail impact assessment is not required by PPS6. Nonetheless brief consideration of retail need, scale, the sequential test and potential impacts on existing centres is provided below, for the Council's information.

Quantitative and Qualitative Need

- 10.6 The Environmental Statement (document reference MHE/OPA/13) estimates that the residential population of the proposed development would be 4,310, which represents a net increase of 3,966 persons (based on the assumed existing resident population of 344 persons). Table 10.1 estimates the additional retail expenditure likely to be generated by this increase in population using data and assumptions set out in the Barnet Town Centres Floorspace Needs Assessment (2009):

Table 10.1 Retail Expenditure Estimate

	Convenience Goods Retail	Comparison Goods Retail	Leisure Goods
Retail Expenditure Forecasts per Capita (year 2016) (excluding special forms of trading)	£1,661	£3,975	£2,945
Net Increase in Population on Application Site	3,966 persons	3,966 persons	3,966 persons
Additional Retail Expenditure (year 2016)	£6.59m	£15.76m	£11.68m

- 10.7 The Mill Hill East AAP Baseline Report (EDAW, 2008) indicates that the majority of expenditure on comparison goods by future residents is likely to be absorbed by larger centres such as North Finchley, Brent Cross and the West End. However, in terms of convenience goods, while the EDAW report indicates that future residents will be well served by existing supermarkets in the local area for their 'main' shopping and service needs, but suggests that there would be a qualitative need for small scale local retail provision to address the needs of future residents for 'top-up' convenience goods shopping.
- 10.8 'Top-up' convenience expenditure need can be quantified by using the assumption used by GVA Grimley in the Barnet Town Centre Floorspace Needs Assessment that has recently

been prepared for the Council, which assumes that 25% of convenience goods expenditure in the Borough comprises 'top-up' purchases and 75% 'main' purchases. This suggests that the top-up convenience goods retail expenditure of future residents would be approximately £1.65m.

- 10.9 This top-up expenditure capacity can be translated into a floorspace 'need' figure through the application of benchmark sales turnover figures – a figure of £1,500/sqm is used in the Barnet Town Centre Floorspace Needs Assessment for non-multiple convenience goods retail. This would suggest that the proposed development would give rise to the need for around 1,100sqm of additional top-up convenience goods retail floorspace. In addition, expenditure increases could also justify/support additional service and leisure goods floorspace.

Sequential Test Considerations

- 10.10 PPS6 establishes the principle that town centre uses (retail, leisure etc) should normally be focussed in existing centres, followed by edge-of-centre then out-of-centre locations (the sequential approach). Notwithstanding this, it recognises that a network of local centres is essential to provide easily accessible shopping to meet people's day-to-day needs, and which therefore does not preclude the establishment of new centres in areas of growth. Accordingly, PPS6 does not require the sequential approach to be demonstrated in cases such as this application where development proposals are in accordance with an up to date Development Plan document.

Potential Impacts on Existing Centres

- 10.11 PPS6 advises LPA's to consider potential impacts on existing centres when assessing development proposals in excess of 2,500sqm, however these requirements do not apply to proposals which are in accordance with an up to date Development Plan document, as is the case with this application. Nonetheless, brief consideration of potential impacts are considered below:
- 10.12 As noted above the majority of retail/leisure/service expenditure generated by the proposed development is expected to be absorbed by existing centres. The value of this is estimated to be well in excess of £30m which would have a significant positive impact on the vitality and viability of these centres.
- 10.13 On the basis of the (albeit rather basic) consideration of need/scale set out above, the proposed retail floorspace on the site is not expected to result in a net trade draw from existing centres (the estimated top-up expenditure need broadly equals the estimated turnover of the proposed floorspace). This represents a worse case scenario, as it is assumed

that some of the proposed on-site floorspace will be taken up by non-convenience A1 and A2/3/4/5 operators which would increase the likelihood of top-up leakage out of the site to existing centres (a positive impact).

Conclusions

- 10.14 The increase in population generated through the redevelopment of the site is likely to generate well in excess of £30m of additional convenience/comparison/leisure goods expenditure capacity in the local area. On the basis of the crude calculations set out above, it is concluded that the proposed development is likely to provide sufficient retail floorspace to partly meet the top-up convenience goods retail and service needs of future residents, however the vast majority of their expenditure is likely to be directed into existing centres. This is likely to have a positive effect on the vitality and viability of existing centres in the Borough.

Summary

- 10.15 The planning application provides a range of community facilities, shops, and services in full accordance with the requirements of MHE AAP policies MHE4, MHE5 and MHE6.

11. Public Open Space, Children’s Playspace and Sports Facilities

Key Considerations

<p>Planning Policy Framework</p>	<ul style="list-style-type: none"> ▪ PPS1: Delivering Sustainable Development (2005) ▪ PPG17: Planning for Open Space, Sport and Recreation ▪ London Plan (2008): Policies 3D.8, 3D.11, 3D.12, 3D.13 ▪ London Supplementary Planning Guidance: Providing Young People’s Play and Informal Recreation (2008) ▪ Draft London Plan (2009): Policies 7.18, 7.22, 3.2, 3.6 ▪ Barnet UDP (2006): L12, L14, L17, L18, L19, L23, L27, L11, L17, L18, L23, L27 <p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE7: Parks and Public Open Space – Around 5.5ha of public open space including sports pitches and natural areas will be provided as indicated on the Proposals Map, comprising: <ul style="list-style-type: none"> - Up to four new local parks and small open spaces; - Retained woodland; and - Sports pitches. <p>In addition to onsite provision, developer contributions will be sought to improve existing open space and access to open space. Improvements may include:</p> <ul style="list-style-type: none"> - Work to local footpaths; - Improvements to Bittacy Hill Park including the creation of a new entrance onto Bittacy Hill and a pedestrian link to the site. <p>An Open Space Strategy will be required for the AAP area to ensure a comprehensive approach to open space provision. The strategy should detail the location of the main elements of open space.</p> ▪ Policy MHE8: Children’s Playspace – Developers will be required to make provision for play and informal recreation facilities based on an assessment of needs generated by the development
<p>Key Messages from Community Consultation</p>	<ul style="list-style-type: none"> ▪ Children’s playspace, sports facilities and facilities for teenagers should be provided ▪ The amount of public open space should be maximised – seen as key to creating a ‘leafy’ suburban character of the area. ▪ Support for the provision of sports pitches associated with the school.

Assessment of Proposals

Amount, Type and Location of Open Space Proposed

- 11.1 The amount, type and location of open space proposed by the planning application is set and controlled by Parameter Plan 2 (Landscape) and the provisions of the Public Realm and Open Space Strategy (document ref. MHE/OPA/5). The proposals comprise the following:
- 3.65ha of parks and gardens;
 - 0.30ha public square;
 - 1.3ha school/community pitches; and
 - 0.7ha of retained woodland.
- Total: 5.95ha
- 11.2 Unrestricted public access to the parks/gardens and public square (total 3.95ha) will be available at all times, while public access to the school/community pitches will be available out of school hours only (under terms set out in a Community user Agreement). In addition, the applicants are willing to enter into a planning obligation with the local authority to fund improvements (and access) to existing open space, to include improvements to Bittacy Park and local footpaths.
- 11.3 The amount of open space is in excess of the target of 'around' 5.5ha set by AAP Policy MHE7 and is considered to be the most appropriate amount of provision having regard to the AAP policy requirements taken together with site specific considerations (refer to Public Realm and Open Space Strategy (document ref. MHE/OPA/5) for justification). Further to this, the 'types' and 'functions' of the open spaces and the proposed locations broadly accord with the requirements of AAP Policy MHE7 and the AAP illustrated Landscape Plan (Figure 5.5) (up to 4 new local parks, woodland, and sports pitches). Accordingly, the proposed amount, type and location of open space is considered to be in full accordance with the policy requirements and objectives of the MHE AAP.

Access to School Facilities

- 11.4 The IC strongly support the principle that access to the equipped playing facilities and sports pitch provided as part of the proposed primary school should be made available for community use outside of school hours (as advocated by Sport England – refer to Planning Bulletin 16: School Sites and Community Sports Provision). Accordingly, and as outlined above, this space should be counted towards public open space.

Scout Camp Site

- 11.5 It is the IC's view that the retained scout camp (a further 0.65ha) could play a limited role in contributing to public open space provision (for example for use by the proposed primary school), although the scope of this would need to be established through discussions with the Scouts (noting that this would be in accordance with paragraph 1.6 of PPG2: Green Belts, which promotes the use of Green Belt land for outdoor recreation). As a minimum the Scout camp and woodland will be of visual amenity value for residents to the south of the site and will contribute to the 'openness' of the development.
- 11.6 We note that the Woodland falls outside of the extent of the Scout Camp (although has historically been used by the Scouts as part an informal arrangement with the MoD), therefore the IC consider that this has greater potential as a recreational resource.

Provision of Children's Playspace

- 11.7 An assessment of children's playspace needs has been undertaken to inform the proposals set in the Public Realm and Open Space Strategy (document ref. MHE/OPA/5) and Parameter Plan 2 (Landscape). In accordance with London Plan Policy 3D.13 and the Mayor's SPG on Providing for Children and Young People's Play and Informal Recreation (2008), the proposals incorporate the provision of children's playspace at a rate of 10sqm per child which is to include a range of facilities suitable for different age groups (including neighbourhood playable space for all ages, local playable space for 0-11 year olds, informal play opportunities for toddlers, and youth playable space (age 12 years +), which are to be distributed across the site in accordance with appropriate walking distances from homes (set by the Mayor's SPG). Accordingly, the proposals are in full accordance with MHE AAP Policy MHE8, together with strategic policy requirements.

Healthy Lifestyles

- 11.8 In accordance with the objectives of London Plan Policies 3A.23 and 3D.8, the concept of healthy living has been a key driver behind the preparation of the Public Realm and Open Space Strategy (document ref. MHE/OPA/8). The provision of a wide range of different types of open spaces, together with infrastructure that promotes walking and cycling, and facilities such as the playing fields, equipped children's play facilities, and the opportunities for trim trails, all encourage outdoor activity (both active and passive) which promote healthy lifestyles. A Health Impact Assessment of the proposals is submitted with the planning application proposals.

Loss of the Existing MoD Facilities

Playing Field

- 11.9 The planning application proposes the redevelopment of the disused playing field located on the Inglis Barracks site. The 'playing field area' (which comprises the pitch plus surrounding 'open' land) extends to circa 2.6ha (although much of this area is unsuitable for pitch use on account of its topography), and the pitch suffers from poor drainage (historically it has been unusable for some of the year). It was previously used exclusively by MoD personnel (with the exception of some very limited circumstances where specific non-military persons have been allowed ad-hoc use of the pitch, following pre-arrangement/approval by the MoD) – it is not and has never been accessible to the general public.
- 11.10 The previous on-site military population has now relocated to RAF Northolt where alternative/replacement provision of equivalent quality/quantity, which is subject to better management arrangements, has been made available to meet their sport/recreational needs (clearly RAF Northolt is a more appropriate location for these facilities following the relocation MoD personnel away from Mill Hill).
- 11.11 Furthermore, as the local civilian population (the public) have never had general access to the existing playing field, the redevelopment of the playing field will not cause the loss of playing field provision for the existing local civilian population (which has been assessed to be in excess of levels of need (through a comprehensive assessment of need/demand – refer to Open Space, Sport and Recreation Study Report (document ref. MHE/OPA/18)). It should also be noted that the redevelopment proposals include the provision of 1.3ha of sports pitches for school/community use which will be accessible for the general public.
- 11.12 Accordingly, it is concluded that the redevelopment of the existing playing field will not cause a net loss in playing field provision for either the military or local civilian community, and that the development proposals incorporate the provision of 1.3ha of new sports pitches for public use which will result in a net improvement to playing pitch provision for the local population. On this basis, the proposals for the loss of the existing playing field are considered to be fully in accordance with the provisions of PPG17 (paragraphs 10/15), Policy 3D.8 of the London Plan (2009) and Policies L17 and L18 of the Barnet UDP.

Indoor and Outdoor (non-pitch) Facilities

- 11.13 The planning application proposes the demolition of most existing buildings which will involve the loss of an existing disused gymnasium/recreation building and 3 tennis courts on the Inglis

Barracks site. As with the playing fields, use of these facilities was restricted to MoD personnel except in very limited circumstances. Re-provision has been made for MoD personnel at RAF Northolt (as part of the redevelopment of this site) therefore these facilities are surplus to military requirements – the removal of these facilities will not cause a net loss in provision for either the military or civilian population. The general public will have access to the indoor and outdoor sports facilities proposed in association with the primary school which will result in a net improvement in indoor/outdoor sports facilities for the local population.

- 11.14 Accordingly, it is concluded that the development proposals would be in accordance with the provisions of PPG17 (paragraph 10) and UDP Policies L17/L18/L23.

Amenity Space

- 11.15 The AAP area is interspersed with areas of scrubland and grassed areas with low amenity value plus areas of higher value amenity space within the 'wire' (the secure part of Inglis Barracks), such as the Officers Mess gardens. The public do not and have never had rights to access/use the amenity spaces within the wire – accordingly the loss of these facilities will not result in any community loss.

Summary

- 11.16 The amount, type, and location of open space proposed as part of the planning application is in accordance with the requirements of MHE AAP Policy MHE7.

12. Greenbelt, Trees and Bio-diversity

Key Considerations

<p>Planning Policy Framework</p>	<ul style="list-style-type: none"> ▪ PPS1: Delivering Sustainable Development (2005) ▪ PPG2: Green Belts (1995) ▪ PPS9: Biodiversity and Geological Conservation (2005) ▪ London Plan (2008): Policies 3D.9, 3D.14, 3D.15, 3D.17 ▪ Draft London Plan (2009): Policies 7.16, 7.19, 7.21 ▪ Barnet UDP (2006): GGreenBelt, GBEEnv1, D11, D13, D15, O7, O11, O14, O15, O16, O17 <p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE9: Protection of Greenbelt and Biodiversity – Development will not be permitted within the area designated as Green Belt which is not compatible with its purpose and objectives in accordance with UDP Policy O1. Development proposals adjacent to the Green Belt will be required to secure an enhancement in the visual amenity of these areas through a combination of good design, appropriate siting and perimeter landscaping which respects the character of the surroundings in accordance with UDP Policy O7. <p>Ecological surveys including bat surveys will be required before development can commence to ensure appropriate mitigation measures are undertaken.</p> <p>Native species planting should be used throughout the development to encourage biodiversity</p>
<p>Key Messages from Community Consultation</p>	<ul style="list-style-type: none"> ▪ Protection of Green Belt land is supported. ▪ As many of the existing trees as possible should be retained.

Assessment of Proposals

Green Belt

- 12.1 In accordance with the controls set by the suite of parameter plans, no development is proposed on land designated as Green Belt.
- 12.2 The Design Principles Strategy (document reference MHE/OPA/3) and Parameter Plan 4 – Scale, set a series of development controls that limit the scale (in terms of building heights and massing) of development along the Green Belt edge, and the Public Realm and Open Space Strategy (document reference MHE/OPA/8) and Parameter Plan 2 – Landscape set out comprehensive landscaping requirements to ensure that the visual amenity value of the site is enhanced and that there are no adverse impacts on the character, appearance or openness of the Green Belt.

Biodiversity

- 12.3 Reference should be made to the Environmental Statement which sets out the outcomes of a systematic assessment of the impacts of the proposed development on biodiversity assets, and sets mitigation measures where appropriate. It concludes that there will be no significant adverse impacts on biodiversity associated with the proposed development. Reference should also be made to the Public Realm and Open Space Strategy (document reference MHE/OPA/8) which sets out a planting strategy for the site, which promotes the use of native species in order to promote biodiversity.

Trees

- 12.4 The Public Realm and Open Space Strategy (document ref. MHE/OPA/5), Parameter Plan 2 (Landscape) and the Arboricultural Constraints Report (document ref. MHE/OPA/19) set out details of the proposed approach to trees.
- 12.5 The large number of trees on the site are of variable quality, varying from small, ornamental, or fruiting species through to mature native species. Retention of the best quality trees is a priority (although some losses is unavoidable), which will be combined with a comprehensive planting programme of native and ornamental species which will form an integral part of the proposed development. An arboricultural impact plan will be required for each reserved matters application.
- 12.6 The boundary vegetation along Bittacy Hill, Frith Lane, and Partingale Lane will be retained and supplemented with native species.

Summary

- 12.7 In summary, the planning application proposals ensure that there should be no adverse impacts on the Green Belt nor the existing biodiversity resource.

13. Transport and Access

Key Considerations

<p>Planning Policy Framework</p>	<ul style="list-style-type: none"> ▪ PPS1: Delivering Sustainable Development (2005) ▪ PPG13: Transport (2001) ▪ London Plan (2008): Policies 2A.2, 3C.1, 3C.2, 3C.3, 3C.17, 3C.21, 3C.22, 3C.23 ▪ London Supplementary Planning Guidance: Accessible London – Achieving an Inclusive Environment ▪ Draft London Plan (2009): Policies 6.1, 6.2, 6.3, 6.4, 6.7, 6.9, 6.10, 6.12, 6.13, ▪ Barnet UDP (2006): GBEEnv5, D8, GLoc, GRoadNet, GParking, GNonCar, M1, M2, M3, M4, M5, M6, M11, M13, M14, <p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE10: Making the Right Connections – Development within the site will be based on a new network of streets linking the new development to the surrounding area and creating good walking and cycling links to destinations such as the underground station. Street design will follow latest Government highways guidance set out in the Manual for Streets (DFT/DCLG 2007) promoting the importance of place-making rather than the creation of highways dominated developments. The following strategic highways elements will be required on site: <ul style="list-style-type: none"> - A new east-west street across the site linking Bittacy Hill and Frith Lane, suitable for use a bus route; and - A high street running south from the east-west street to Mill Hill station, suitable for use as a bus route. ▪ Policy MHE11: Improvements to the External Highways Network – Development proposals will require the submission of a Transport Assessment and include appropriate measures to minimise impacts on the local highway network and promote public transport, walking and cycling. Travel Plans should be prepared to deliver this objective. The development must make provision for any necessary off-site highway improvements including (but not limited to): <ul style="list-style-type: none"> - Frith Lane/Bittacy Hill; and - Holders Hill Circus. ▪ Policy MHE12: Sustainable Transport – In accordance with UDP Policy M6, the development must make appropriate provision for public transport and ensure that this is accessible to all parts of the development including: <ul style="list-style-type: none"> - The incorporation of a bus route between Bittacy Hill and Frith Lane which will be examined in consultation with TFL; and - Improvements to Mill Hill East Underground Station, station forecourt and bus interchange which will be examined in consultation with TFL. <p>Preparation of a public transport strategy will be required in consultation with Transport for London and developers with be required to make appropriate contributions to the provision of public transport.</p> <p>Direct and safe walking and cycling routes should be provided across the development, and supported by cycle storage facilities in new developments.</p> ▪ Policy MHE13: Parking – Residential parking requirements will vary across the site, taking into account proximity to public transport and unit size. Existing UDP guidance (Policy MHE14) will be taken as a minimum standard but a lower car parking ratio will be encouraged. Developers will be expected to enter into agreements to draw up and implement Travel
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	<p>Plans, in accordance with UDP Policy M3. These will include measures to reduce car usage and promote increased walking, cycling and public transport use including:</p> <ul style="list-style-type: none"> - Car sharing schemes/car clubs; - Cycle routes and cycle parking; and - Safe and attractive pedestrian routes. <p>Residential and non-residential parking should be provided at levels consistent with adopted Council policy and Annex 4 of the London Plan.</p>
<p>Key Messages from Community Consultation</p>	<ul style="list-style-type: none"> ▪ Traffic growth and risks of congestion on the highway network were a major concern ▪ Sufficient car parking should be provided on the site. ▪ Concern that the east-west road would cut the site into two. ▪ Concerns over the re-routing of existing bus services ▪ Concerns over the capacity of the Northern Line to provide for additional demand

Assessment of Proposals

- 13.1 The transport and access proposals are set by Parameter Plan 1 – Access and Movement and the provisions of the Transport Strategy and Assessment (document ref. MHE/OPA4). Further details with respect to the treatment of streets is set out in the Design Principles Document (document reference MHE/OPA/3).

Highways

- 13.2 In summary, the planning application proposes the following ‘strategic’ highway infrastructure works:
- A new east-west link connected to Bittacy Hill and Frith Lane by means of signal controlled junctions;
 - A north-south bus/access route connected to the east-west link by means of a T-junction and Bittacy Hill by means of a T-junction;
 - A relocated T-junction access off Frith Lane serving the proposed employment area (extension to Bittacy Business Park);
 - Improvements to existing junction on Bittacy Hill (to the west of the Officers Mess);
 - Widening of Bittacy Hill to 2/3 lanes between the junctions with Frith lane and Holders Hill Circus;
 - Redesign of Holders Hill junction to a more conventional 3-lane roundabout;
 - A signal controlled junction between Engle Park and Devonshire Road;

Network of Streets

- 13.3 Reference should be made to the Design Principles Strategy (document ref. MHE/OPA/3) and the Public Realm and Open Space Strategy (document ref. MHE/OPA/8) which establish a comprehensive design framework for the creation of high quality streets and spaces which places priority on creating a high quality environment (based on the principle that people should come before vehicle traffic, and having regard to the principles established by Manual for Streets), while ensuring that the development functions in highway terms.

Walking and Cycling

- 13.4 The following provisions are proposed for pedestrians and cyclists:
- A 'strategic' north-south pedestrian link running through the site to underground station;
 - A signal controlled 'Toucan' crossing across Bittacy Hill outside Mill Hill East station;
 - An off-road cycle route alongside the proposed east-west link connecting Lovers Walk to Sanders Lane for cycle traffic;
 - Enhancements to provide a cycle path connection from the site to Abercorn Street under railway bridge; and
 - Provision of a pedestrian refuge island on Engle Park close to junction with Bittacy Hill.

Public Transport

- 13.5 The following public transport enhancements are proposed:
- Diversion of bus service 221 through the site from Frith Lane to Mill Hill East Underground Station; and
 - Extension of service 382 to loop through the site incorporating a layover space.
- 13.6 It should be noted that the proposed development does not prejudice the redevelopment of the Mill Hill East station site in due course.

Car Parking

- 13.7 Car parking standards are set by the Development Schedule (Table A6157.1) (attached at Appendix A), which is based on the following standards of provision:
- 1-3 bedroom flats: One car space plus one cycle space per unit;
 - 3 bedroom house: 1-1.5 car spaces plus one cycle space per unit;
 - 4/5 bedroom house: 1.5-2 car spaces plus one cycle spaces per unit;
 - Primary school: 16 car spaces plus 50 cycle spaces;
 - Employment uses: 17 car spaces (equivalent to 1 space per 204sqm gross floorspace) plus 10 cycle spaces;

- High Street (use class A1/2/3/4/5): 11 car spaces (equivalent to 1 space per 100sqm gross floorspace) plus 10 cycle spaces; and
 - GP surgery: 10 spaces plus 10 cycle spaces;
- 13.8 The car parking spaces set out above (and identified in Table A6157.1) are 'designated' off-street spaces. This will be complemented by on-street car parking.
- 13.9 Details of how car and cycle parking should be provided are set out in the Design Principles Document (document reference MHE/OPA/3).

Travel Plan

- 13.10 The planning application is submitted with an outline travel plan which seeks to ensure that car usage is minimised going forward.

Summary

- 13.11 As is clear from the above, the proposals fully accord with the requirements of MHE AAP Policies MHE10, MHE11, MHE12 and MHE13, and ensure that the proposed development will be well connected with the surrounding area, and will create the right conditions to encourage walking, cycling and the use of public transport.

14. Sustainability/Climate Change

Key Considerations

<p>Planning Policy Framework</p>	<ul style="list-style-type: none"> ▪ PPS1: Delivering Sustainable Development (2005) and Supplement to PPS1: Planning and Climate Change (2007) ▪ PPS10: Planning for Sustainable Waste Management (2005) ▪ PPS22: Renewable Energy (2004) ▪ London Plan (2008): Policies 2A.1, 2A.9, 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, 4A.11 ▪ London Supplementary Planning Guidance: Sustainable Design and Construction (2006) ▪ Draft London Plan (2009): Policies 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13, 5.16, 5.17 ▪ Barnet UDP (2006): GEnergy, Env1, Env2, Env4 <p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE14: Creating a Sustainable Development – Residential Development: Residential development will be required to achieve a minimum of Level 4 as set out in the Code for Sustainable Homes. The required code level will be increased during the plan period with the ultimate objective of achieving Level 6 and to be zero carbon by 2014. <p>Non-residential Buildings: Commercial and community buildings will be required to achieve a BREEAM excellent rating.</p> <p>Materials: Construction materials should achieve a rating of A+ to D in the BRE Green Guide to Specification (2008) or equivalent.</p> <p>Drainage: Sustainable Urban Drainage Systems (SUDS) will be incorporated within the development in line with guidance from the Environment Agency and Thames Water. Green/Brown Roofs will be used on buildings wherever practicable to reduce rainwater run-off and increase biodiversity and should be provided on the health centre and school. Provision should be included for grey water recycling within the development. A Drainage Strategy will be required to detail the requirements for strategic drainage infrastructure to support the proposed development.</p> <p>Energy: 20% of all energy requirements should be met from renewable technologies in accordance with strategic policy. An Energy Strategy, which will include a feasibility study of the provisions of district heating including combined heat and power analysis, will be required to detail the requirements for strategic energy infrastructure to support the AAP proposed development.</p> <p>Waste: 50% of waste within the AAP area should be recycled or composted by 2010, rising to 60% by 2015.</p> <p>Sustainable Infrastructure: A minimum of 0.5ha of land is required for the provision of sustainable infrastructure. This may include energy infrastructure (including combined heat and power), recycling facilities for local residents or other related uses. An indicative site is shown on the Proposals Map.</p>
<p>Key Messages from Community Consultation</p>	<p>-</p>

Assessment of Proposals

- 14.1 The planning application proposals incorporate a range of 'sustainability' measures that seek to ensure that the proposed development makes the fullest contribution to the mitigation and adaptation to climate change and to minimise emissions of carbon dioxide. Proposals are set out in the Environmental Sustainability Strategy (document ref. MHE/OPA/9) and Technical/Infrastructure Strategy (document ref. MHE/OPA/6).

Code for Sustainable Homes/BREEAM

- 14.2 In accordance with the requirements of MHE AAP Policy MHE14, the applicants propose that all new residential development will achieve a minimum of Code for Sustainable Homes Level 4, and that all commercial and community buildings will achieve a BREEAM rating of at least Excellent.

Drainage

- 14.3 The Technical/Infrastructure Strategy (document ref. MHE/OPA/6) details the proposed Sustainable Urban Drainage Strategy for the site, which comprises a network of swales, attenuation tanks, and other features, which have been incorporated into the Landscape and Public Realm Strategy in order to realise the amenity and biodiversity benefits that such systems can achieve. The strategy ensures that adequate attenuation measures are put in place to address the impact of increased built form on surface water flow rates (taking account of changes to rainfall patterns associated with climate change).
- 14.4 The Environmental Sustainability Strategy (document ref. MHE/OPA/9) requires the use of green/brown roofs on the primary school building and supports the incorporation of grey water recycling and rainwater harvesting within the proposed residential units.

Energy

- 14.5 The Environmental Sustainability Strategy (document ref. MHE/OPA/9) sets out measures to reduce the amount of energy required by the development (through energy efficiency measures and appropriate design) and details the proposed energy strategy for decentralised energy generation and distribution. In summary, this comprises the following:
- A combined heat and power plant fuelled by biomass and gas is to be located to the south east of the site (adjacent to Bittacy Business Park). This will power/fuel a district heating network extending across the southern and central part of the site and will export electricity to the grid; and

-
- The lower density residential areas (northern part of the site) will be served by on-plot renewable energy infrastructure (a mixture of air source heat pumps and solar thermal panels).
- 14.6 At least 20% of the site's energy needs will be met by renewable sources of energy, and together with the energy generation, distribution, and other energy efficiency measures, will enable the proposed development to achieve significant carbon savings.

Passive Design

- 14.7 Reference should be made to the Design Principles Document (document ref. MHE/OPA/3) and the Public Realm and Open Space Strategy (document ref. MHE/OPA/5), which set requirements for passive design, including consideration of building orientation, natural shading and landscaping.

Materials

- 14.8 The Environmental Sustainability Strategy (document ref. MHE/OPA/9) sets out commitments to material use, in accordance with the requirements of MHE AAP Policy MHE14 and the provisions of the Barnet Sustainable Design and Construction SPD (2007) and the Mayor's Sustainable Design and Construction SPG (2005).

Summary

- 14.9 As is clear from the above, the proposals fully accord with the requirements of MHE AAP Policies MHE14 and ensure that the proposed development will fulfil the MHE AAP's objective of creating an exemplar sustainable development that makes a full contribution to the mitigation of and adaptation to climate change, and minimises emissions of carbon dioxide.

15. Design Quality

<p>Planning Policy Framework</p>	<ul style="list-style-type: none"> ▪ PPS1: Delivering Sustainable Development (2005) ▪ PPS3: Housing (2006) ▪ London Plan (2008): Policies 2A.1, 4B.1, 4B.3, 4B.5, 4B.6, 4B.8, ▪ Draft London Plan (2009): Policies 3.5, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.8, ▪ Barnet UDP (2006): GBEEnv2, GBEEnv3, GBEEnv4, D1, D2-6, D9, D17, D18, D24, H16, H17, H18, H21 <p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE15: Design – Development should be in accordance with the following principles as shown in the Urban Design Framework (Figure 5.8): <ul style="list-style-type: none"> - Creation of a ‘gateway’ to the site near the underground station, with local shops and offices focused around a new public square and enhanced pedestrian crossing; - Creation of a high quality local high street which provides a link between this gateway and the heart of the site and an adjacent employment hub (see MHE CA4-5); - Creation of three residential character areas which are responsive to the suburban character and setting of the development: Green Belt Edge, Central Slopes, and Southern Hub (see MHE CA1-3); - Aligning parks and buildings and taking advantage of site topography to create a series of panoramic views from public green spaces across the site, but also to limit the impact on views into the site; and - Positioning community facilities and public transport stops to be within five minutes walking distance (400m) of most new residents. ▪ Policy MHE16: Delivering Design Quality – Development proposals will be required to demonstrate a high level of quality in urban design, architecture and landscape design and to be in general conformity with the design guidelines set out in the AAP. ▪ Policy MHE-CA1: Residential Green Belt Edge ▪ Policy MHE-CA2: Residential Central Slopes ▪ Policy MHE-CA3: Residential Central Slopes ▪ Policy MHE-CA4: Local High Street ▪ Policy MHE-CA5: Employment Hub
<p>Key Messages from Community Consultation</p>	<ul style="list-style-type: none"> ▪ Building heights and densities were of key concern – should reflect the existing setting and character of the area

Assessment of Proposals

- 15.1 The Design Principles Document (document reference MHE/OPA/2), the Public Realm and Open Space Strategy (document reference MHE/OPA/5) and the suite of parameter plans establish a comprehensive design framework for the preparation of reserved matters. In accordance with the requirements of MHE AAP Policy MHE15, the proposals incorporate the following key features:

- Creation of a 'gateway' to the site opposite Mill Hill East station. This is to take the form of a public square which will be surrounded by active ground floor A1/2/3/4/5 frontages with a mixture of residential and office uses above and connected to Mill Hill East station via means of an enhanced pedestrian crossing facilities (a signal controlled 'Toucan' crossing). The public square is adjacent to a newly created 'employment hub' and sited closely to a new 'community hub' at the primary school (which is within 5 minutes walk of the majority of units on the site);
- The public square 'gateway' (as described above) leads to a north-south pedestrian spine running through the site which connects the public square to the 'Community Park' and 'Panorama Park'. The spine is laid out in a manner that will create a visual connection between the station and the heart of the site;
- The creation of three residential character areas that respond to the character and setting of the development: Green Belt Edge, Central Slopes, and Southern Hub; and
- The provision of a series of parks and open spaces that respond to the site's topography and take advantage of panoramic views out of the site.

Character Areas

- 15.2 In accordance with the requirements of MHE AAP Policy MHE15 and MHE-CA1 to CA5, the proposals are based around a series of character areas (as defined on Parameter Plan 5) – design guidance for each character area is set out in the Design Principles Document (document ref. MHE/OPA/3); landscaping requirements are set by the Landscape Parameter Plan and the Public Realm and Open Space Strategy (document reference MHE/OPA/5); and the amount/scale of development is set by detailed development schedule (Table A6157.1 – refer to Appendix A) and Parameter Plan 4 (Scale).

Green Belt Edge

- 15.3 The Green Belt Edge character area extends to approximately 4.5ha (11.1 acres) along the northern and eastern edges of the site and is proposed for lower density residential development. The proposals incorporate a number of design requirements for this character area including the provision of landscaped buffers between new development and Frith Lane/Partingdale Lane in order to achieve a sensitive interface with the surrounding Green Belt, and a buffer between proposed development and IBSA House in order to overcome potential amenity conflicts. In order to retain as many existing trees as possible (and in light of the proximity of the 'Panorama Park' and the predominance of houses with gardens in this area) the 'small local park' proposed by MHE AAP Policy MHE-CA1 has been provided as a series of pocket parks and small open spaces distributed across the character area, as opposed to a further park.

15.4 In accordance with AAP Policy MHE-CA1, the planning application proposes the following for this character area:

- **Development Mix:** 131 houses (96%) and 6 flats (4%). The proportion of houses is slightly higher than the target development mix set by MHE AAP Policy MHE-CA1 but is intended to off-set a slightly lower provision of houses in the southern part of the site (than sought by MHE AAP Policies MHE-CA3 and 4) which is considered more suitable location for flats than this area (which is considered more suitable for houses) on account of the density and dwelling targets set by the AAP.
- **Density:** 40 dwellings per hectare/203 habitable rooms per hectare (based on the following: one bed unit: 2 habitable rooms; two bed unit: 3 habitable rooms; three bed unit: 4 habitable rooms; four bed unit: 6 habitable rooms; and five bed unit: 7 habitable rooms).
- **Building Heights:** Maximum 3 storeys.

Central Slopes

15.5 The proposed Central Slopes Character Area extends to approximately 15.2ha (37.6 acres). The proposed layout of development seeks to take advantage of the site's topography and views in/out to provide a high quality suburban medium density residential environment. The existing Officers Mess building will be retained and converted, and three significant areas of public open space provided – the Panorama Park, Eastern Park, and grounds to the Officers Mess. The proposals incorporate a number of design requirements for this character area including the retention of the tree/hedgerow screening along Bittacy Hill and Frith Lane and a buffer between proposed development and IBSA House in order to overcome potential amenity conflicts.

15.6 In accordance with AAP Policy MHE-CA2, the planning application proposes the following for this character area:

- **Development Mix:** 314 houses (60.6%) and 483 flats (39.4%), in accordance with the AAP's target mix of 60% houses/40% flats for this area.
- **Density:** 66 dwellings per hectare/239 habitable rooms per hectare (based on the habitable room multipliers set out above).
- **Building Heights:** 3 to 4 storeys.

Southern Hub/Public Square/Community Use/Employment Zone

- 15.7 These Character Areas make up the remainder of the site (other than the Scout Camp and retained woodland). The proposals seek to create a high quality higher density residential environment that also acts as the community and commercial hub of the development, which is to be complemented by an employment zone (expanding upon the existing Bittacy Business Park).
- 15.8 Residential development proposed for this area comprises:
- **Development Mix:** 72 houses (5.8%) and 1,168 flats (94.2%). The proportion of flats is slightly higher than the target development mix set by the AAP – much of which is offset by the higher proportion of houses in the Central Slopes and Green Belt Edge Character areas than proposed by the AAP.
 - **Density:** 144 dwellings per hectare/397 habitable rooms per hectare (based on the habitable room multipliers set out above).
 - **Building Heights:** 4 to 6 storeys (with some very limited 3 storey development).
- 15.9 This area incorporates a mix of A1/2/3/4/5 uses at ground floor, arranged around a gateway public square, with 3,470sqm of B1 uses clustered around this area and within the Employment Zone.

Summary

- 15.10 As is clear from the above, the proposals fully accord with the requirements of MHE AAP Policies MHE-CA1 to CA5

16. Built Heritage and Archaeology

Key Considerations

<p>Planning Policy Framework</p>	<ul style="list-style-type: none"> ▪ PPG15: Planning and the Historic Environment (1994) ▪ Draft PPS15: Planning for the Historic Environment (2009) ▪ PPG16: Archaeology and Planning ▪ London Plan (2008): Policies 4B.11, 4B.12 ▪ Draft London Plan (2009): Policies 7.8, ▪ Barnet UDP (2006): HC14, HC15 <p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE17: Conserving Built Heritage – Development proposals affecting locally listed buildings and structure should seek to safeguard their special character, appearance and setting in line with UDP policies HC14 and HC15.
<p>Key Messages from Community Consultation</p>	<ul style="list-style-type: none"> ▪ Outcomes of public consultation point towards a strong community desire for the retention of the Officers Mess building.

Assessment of Proposals

The Officers Mess

- 16.1 The planning application proposals involve the retention of the existing locally listed Officers Mess building which will be converted and reused for residential and community uses (a GP surgery), thus safeguarding the special character and appearance of this historic building (and enabling public access to the building). Conversion plans are submitted with the application.
- 16.2 The Public Realm and Open Space Strategy (document ref. MHE/OPA/5) and Parameter Plan 2 – Landscape, require the retention of the existing grounds to the building and set a comprehensive framework for the enhancement of this area, ensuring that the setting of the building is appropriately safeguarded and enhanced.

Barrack Blocks

- 16.3 All remaining buildings will be demolished (refer to the Environmental Statement (document reference MHE/OPA/13) which concludes that these buildings are not of significant value.

The War Memorial

- 16.4 The war memorial relates to the Middlesex Regiment (the previous occupiers of the Inglis Barracks site) and is used in association with military ceremonial activities and is of notable cultural value to the regiment. The monument is located within 'the wire' (the secure barracks) and has no cultural associations with the local civilian community. The Middlesex Regiment have now vacated the site and the MoD supports the relocation of the memorial to a location suitable for it to continue to be used for military ceremonial activities, in order to maintain its value to the regiment.
- 16.5 Accordingly the applicants intend to seek planning permission (via a separate planning application) to relocate the memorial off-site to the Ridgeway in Mill Hill village.

Archaeological Resource

- 16.6 The IC appointed Halcrow Group Ltd to undertake a Cultural Heritage Desk Based Assessment of the Mill Hill site in 2007 (refer to Environmental Statement (document ref. MHE/OPA/13). The assessment concludes that the site is not in an area of archaeological potential and that there are no known archaeological remains within the site, accordingly development would not effect any known archaeological resource. However, the study indicates that there would be a moderate potential for impacts from development on previously unrecorded (unknown) archaeological resource (which, if present, would be likely to date from the Roman period or later).

Summary

- 16.7 On the basis of the above assessment, it is concluded that the planning application proposals safeguard the special character, appearance and setting of the locally listed building, and secure a sustainable (viable) future use for the building therefore according with the requirements of MHE AAP Policy MHE17.

17. Delivery

Key Considerations

<p>Planning Policy Framework</p>	<p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE18: Delivering the AAP – A comprehensive approach will be required to development of this site to ensure a high quality of design, an integrated layout and the timely delivery of social, economic, environmental and physical infrastructure improvements. <p>This will be delivered through one of the following mechanisms:</p> <ul style="list-style-type: none"> - A voluntary landowners’ agreement and equalisation mechanism leading to a site-wide planning application or; - A council/partnership led strategic framework and planning obligations mechanism which applies to the whole AAP area to which all individual planning applications must conform. <p>The following documents will need to be approved by the council at or before the planning application stage. They cover site-wide issues which require further detailed work to ensure a comprehensive development:</p> <ul style="list-style-type: none"> - Strategic masterplan for the whole site showing road hierarchy and access roads, strategic landscaping and open space, location of community facilities and infrastructure; - Design codes; - Public transport strategy; - Landscape and open space strategy; - Energy strategy; - Flood risk assessment and drainage strategy; - Community facilities strategy; and - Phasing and delivery strategy.
<p>Key Messages from Community Consultation</p>	<p>-</p>

Assessment of Proposals

- 17.1 The planning application site extends to circa 70% of the AAP area – this has been enabled via means of a voluntary landowners agreement and equalisation mechanism involving VSM Estates, Annington Property Ltd, and London Borough of Barnet (which comprise the ‘Inglis Consortium’). The masterplan proposals have been designed to ‘stitch’ into the consented Countryside scheme which is partly implemented to the north east of the site (and has involved the re-masterplanning of part of this area to achieve a more comprehensive/higher quality outcome.

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- 17.2 Neighbouring landowners (notably Notting Hill Housing Trust) were engaged in early discussions but were not able to enter into the landowners agreement on viability grounds. Nonetheless, the planning application proposals have been prepared in a manner that will not preclude neighbouring land (within the AAP area) to be brought forward for redevelopment in the future as further phases to the implementation of the AAP. Sites would include:
- The Notting Hill Housing Trust site on Bittacy Hill/Bray Road;
 - The Mill Hill East Station site;
 - IBSA House;
 - Triassic Business Park, and
 - Bittacy Court.
- 17.3 To ensure that the Council (and master developer) are able to maintain appropriate controls over the implementation of the outline planning permission going forward, and to ensure that a high quality comprehensive approach is taken to the redevelopment of the site, the following schedule of documents are submitted for approval at the outline planning application stage (as a Strategic Development Framework):
- A suite of parameter plans (which include details of the road hierarchy and access roads, strategic landscaping and open space, location of community facilities and infrastructure);
 - A Design Principles Document;
 - A Transport Strategy (including provisions for public transport);
 - A Public Realm and Open Space Strategy;
 - An Environmental Sustainability Strategy (incorporating an energy strategy);
 - A Technical/Infrastructure Strategy;
 - A Community Facilities Strategy; and
 - A Phasing and Delivery Strategy.

Summary

- 17.4 The proposals are considered to be in full accordance with the requirements of MHE AAP Policy MHE18.

18. Planning Obligations

Key Considerations

<p>Planning Policy Framework</p>	<ul style="list-style-type: none"> ▪ Circular 05/05: Planning Obligations ▪ London Plan (2008): Policies 6A.4 ▪ Draft London Plan (2009): Policies 8.2 ▪ Barnet UDP (2006): D10, L5, L6, IMP1, IMP2 <p><u>Mill Hill East AAP (2009)</u></p> <ul style="list-style-type: none"> ▪ Policy MHE19: Planning Obligations – In line with UDP Policy IMP2, the council will seek to ensure through the use of conditions or planning obligations attached to planning permissions, that new development at Mill Hill East provides for the infrastructure, facilities, amenities and other planning benefits which are necessary to support and serve the proposed development and which are necessary to offset any consequent impacts which may result from the development.
<p>Key Messages from Community Consultation</p>	<p>-</p>

Assessment of Proposals

- 18.1 The applicants propose to enter into a legal agreement with the LPA under s.106 of the 1990 Town and Country Planning Act to secure a number of planning obligations. A schedule of obligations that the applicant is willing to enter into is submitted with the planning application (refer to cover letter) – it is intended that the provisions of the agreement will be refined and agreed with the Local planning Authority during the determination period.

19. Conclusions

19.1 A summary of the planning application proposals, having regard to the policy requirements of the MHE AAP, is set out in Table 19.1 below:

Table 19.1 Summary of Planning Assessment

Planning Issue	Key Mill Hill East AAP Policies	Overview of Planning Application Proposal
The Principle of Development	MHE1	<ul style="list-style-type: none"> ▪ 2,174 dwellings, comprising 1,901 new units, 123 consented units, and 150 replacement units. ▪ 3,470sqm of B1 uses ▪ 1,100sqm of A1/2/3/4/5 use space ▪ 2 form entry primary school (facilities accessible to the community) ▪ GP Surgery ▪ Accommodation for 486 jobs ▪ 5.95ha of open space (plus retained Scout Camp)
Housing	MHE2	<ul style="list-style-type: none"> ▪ 1:1 replacement of existing poor quality housing and unimplemented consented units plus 1,901 new units. ▪ Average net density of 88 dwellings per hectare (284 habitable rooms per hectare). ▪ Mix of flats and houses, including a significant proportion of 'family' housing ▪ Mix of tenures (including private, social rent and intermediate).
Employment	MHE3	<ul style="list-style-type: none"> ▪ New jobs opportunities provided through a new employment area (adjacent to Bittacy Business Park), GP surgery, school, retail uses and homeworking – total 486 direct jobs plus indirect jobs.
Community Facilities, Shops and Services	MHE4 MHE5 MHE6	<ul style="list-style-type: none"> ▪ 2 form entry primary school (420 primary places plus 39 nursery places) ▪ 530sqm GP practice (suitable for 3 GPs) within converted Officers Mess ▪ 1,100sqm of new A1/2/3/4/5 space ▪ Relocated war memorial ▪ Planning obligations to cover wider social infrastructure needs
Public Open Space, Children's Playspace and Sports Facilities	MHE7 MHE8	<ul style="list-style-type: none"> ▪ 5.95ha of new publicly accessible open space, including 4 new parks, retained woodland, and sports pitches. ▪ Retained Scout Camp ▪ Children's playspace provided at 10sqm per child ▪ Planning obligations for off-site improvements
Green Belt, Trees and Biodiversity	MHE9	<ul style="list-style-type: none"> ▪ No development on Green Belt ▪ No adverse impact on visual amenity of Green Belt ▪ Landscape strategy promotes biodiversity
Transport and Access	MHE10 MHE11, MHE12	<ul style="list-style-type: none"> ▪ Comprehensive on and off-site highway works proposed (including east-west route) ▪ Re-routing of bus services through the site

	MHE13	<ul style="list-style-type: none"> ▪ On-site provision and off-site enhancements for cyclists and pedestrians ▪ Appropriate car and cycle parking
Sustainability/ Climate Change	MHE14	<ul style="list-style-type: none"> ▪ Commitment to Code for Sustainable Homes Level 4/BREEAM Excellent ▪ SUDS ▪ Decentralised energy infrastructure – Biomass/gas fuelled CHP plant and district heating network in south/centre of the site and on-plot air source heat pumps and solar thermal technologies in north of the site. ▪ Passive sustainable design principles incorporated into design requirements
Design Quality	MHE15 MHE16 MHE-CA1-5	<ul style="list-style-type: none"> ▪ Commitment to achieve high standards of design ▪ ‘Gateway’ public square at southern entrance to site with high street uses ▪ Employment hub ▪ Three residential character areas ▪ Community facilities located within walking distance of homes ▪ Parks and buildings respond to site topography and views ▪ Densities, building heights and development mix in accordance with AAP targets
Built Heritage and Archaeology	MHE17	<ul style="list-style-type: none"> ▪ Character and appearance of retained Officers Mess building and setting is safeguarded.
Delivery	MHE18	<ul style="list-style-type: none"> ▪ Development to be delivered via a landowners agreement ▪ Planning application is supported by a Strategic Development Framework to ensure comprehensive development
Planning Obligations	MHE19	<ul style="list-style-type: none"> ▪ A comprehensive schedule of planning obligations is submitted with the planning application.

19.2 As demonstrated by the summary set out in Table 19.1, the planning application proposals fully reflect the objectives and policy requirements of the Mill Hill East Area Action, together with the requirements of wider local, London-wide, and national policy. Accordingly, the proposals are strongly recommended to the Council.

Appendix A Development Schedule



Mill Hill East

Table A6157.1

Schedule of Accommodation

Schedule Relates to Planning Application Plans ref. A6157/2.1/01 to 08

Block	Net Area (Hectares)	Character Area	1BF	2BF	3BF	TOTAL FLATS	3BH	4BH	5BH	TOTAL HOUSES	TOTAL UNITS	CAR PARKING SPACES
			TOTAL	TOTAL	TOTAL		TOTAL	TOTAL	TOTAL			
A1	0.28	(1) Green Belt Edge	0	6	0	6	4	1	2	7	13	18
B	0.38	(1) Green Belt Edge	0	0	0	0	7	6	2	15	15	27
C	0.47	(1) Green Belt Edge	0	0	0	0	7	7	3	17	17	31
D	0.32	(1) Green Belt Edge	0	0	0	0	6	5	0	11	11	19
E	0.27	(1) Green Belt Edge	0	0	0	0	11	5	3	19	9	18
F1	0.38	(1) Green Belt Edge	0	0	0	0	3	8	3	14	14	27
F2	0.49	(1) Green Belt Edge	0	0	0	0	8	4	5	17	17	30
K2	0.23	(1) Green Belt Edge	0	0	0	0	0	0	5	5	5	10
AA	0.24	(1) Green Belt Edge	0	0	0	0	8	6	0	14	14	21
BB	0.19	(1) Green Belt Edge	0	0	0	0	8	0	0	8	8	12
JJ	0.21	(1) Green Belt Edge	0	0	0	0	10	4	0	14	14	22
Character Area Total	3.46		0	6	0	6	62	46	23	131	137	235
A2	0.24	(2) Central Slopes	3	10	0	13	4	0	0	4	17	19
G1	0.57	(2) Central Slopes	0	12	0	12	11	11	0	22	34	46
G2	0.54	(2) Central Slopes	0	12	0	12	8	11	0	19	31	44
H	0.52	(2) Central Slopes	0	12	0	12	5	12	0	17	29	41
J	0.74	(2) Central Slopes	21	26	0	47	3	12	0	15	62	74
K1	0.77	(2) Central Slopes	8	14	0	22	0	16	3	19	41	57
L	0.66	(2) Central Slopes	3	8	0	11	9	7	4	20	31	41
M1	0.42	(2) Central Slopes	0	6	0	6	5	6	1	12	18	24
M2	0.51	(2) Central Slopes	0	0	0	0	14	3	2	19	19	29
N	0.45	(2) Central Slopes	0	0	0	0	10	7	2	19	19	29
O	0.25	(2) Central Slopes	0	0	0	0	7	2	1	10	10	15
OM	0.38	(2) Central Slopes	3	7	0	10	0	0	0	0	10	10
P	0.90	(2) Central Slopes	20	42	0	62	11	8	0	19	81	91
Q	0.75	(2) Central Slopes	18	31	0	49	6	8	0	14	63	70
R	0.43	(2) Central Slopes	6	8	0	14	8	4	0	12	26	32
S1	0.12	(2) Central Slopes	0	6	0	6	0	0	0	0	6	6
S2	0.96	(2) Central Slopes	31	34	0	65	5	12	1	18	83	92
T	0.86	(2) Central Slopes	31	34	0	65	5	12	1	18	83	92
U	0.30	(2) Central Slopes	10	15	0	25	0	4	0	4	29	31
Z	0.17	(2) Central Slopes	0	0	0	0	5	6	0	11	11	17
AR1	0.60	(2) Central Slopes	4	20	0	24	4	12	0	16	40	46
AR2	0.61	(2) Central Slopes	14	14	0	28	8	7	0	15	43	51
AR3	0.11	(2) Central Slopes	0	0	0	0	1	3	0	4	4	6
AR4	0.27	(2) Central Slopes	0	0	0	0	7	0	0	7	7	10
Character Area Total	12.13		172	311	0	483	136	163	15	314	797	978
CC	0.87	(3) Southern Hub/High St	35	59	0	94	16	0	0	16	110	118
DD	0.84	(3) Southern Hub/High St	39	52	3	94	6	4	0	10	104	109
EE	1.42	(3) Southern Hub/High St	106	139	6	251	0	0	0	0	251	251
FF	1.06	(3) Southern Hub/High St	62	114	6	182	0	0	0	0	182	182
GG	0.37	(3) Southern Hub/High St	27	28	6	61	0	0	0	0	61	61
HH	0.57	(3) Southern Hub/High St	22	42	3	67	0	0	0	0	67	67
V	1.36	(3) Southern Hub/High St	68	72	8	148	8	8	0	16	164	172
W	0.29	(3) Southern Hub/High St	3	12	0	15	2	4	0	6	21	24
X	1.14	(3) Southern Hub/High St	80	89	12	181	3	4	0	7	188	192
Y1	0.28	(3) Southern Hub/High St	15	15	6	36	0	0	0	0	36	36
Y2	0.27	(3) Southern Hub/High St	2	16	0	18	2	2	0	4	22	24
AR5	0.17	(3) Southern Hub/High St	10	11	0	21	5	8	0	13	34	41
Character Area Total	8.64		469	649	50	1,168	42	30	0	72	1,240	1,277
MASTERPLAN TOTAL	24.23		641	966	50	1,657	240	239	38	517	2,174	2,490

Non-Residential Uses

Block	Use Class	Sqm (GIA)	Car Parking Spaces
Retail	EE/FF/GG	1,100	11
Employment	EE/FF/HH/GG/EMP	3,470	17
Energy Centre	CHP	630	0
School	SCHOOL	3,430	16
Doctors Surgery	OM	530	10