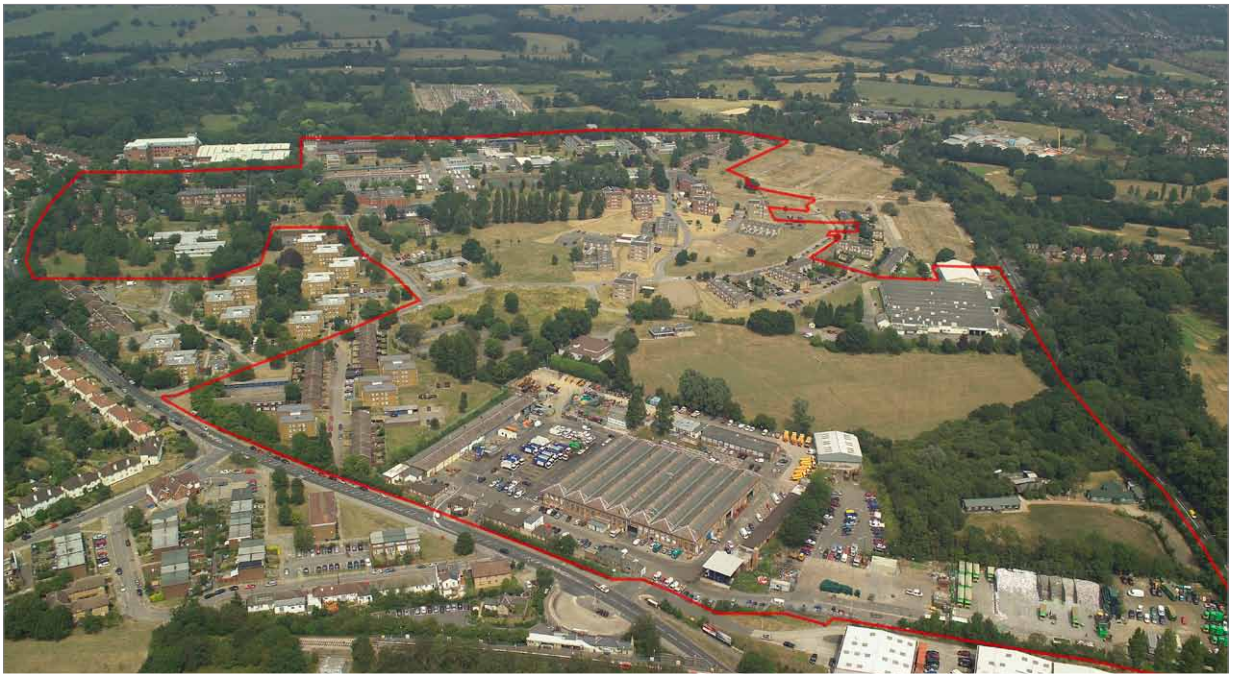


Revised Planning Specification Document

MHE/OPA/2.1

Mill Hill East

Planning Application

August 2010

INGLIS CONSORTIUM

GVA Grimley

CONTENTS

1. INTRODUCTION AND PURPOSE 1
2. TYPE/FORM AND CONTENT OF THE PLANNING APPLICATION 2
3. PROPOSED DEVELOPMENT 4
4. PARAMETER PLANS 6
5. THE STRATEGIC DEVELOPMENT FRAMEWORK 7
6. SUPPORTING DOCUMENTS 10
APPENDIX A DETAILED DEVELOPMENT SCHEDULE
APPENDIX B SCHEDULE OF PLANS/DRAWINGS

1. Introduction and Purpose

1.1 The purpose of this document is to set out the specification (form, scope, and content) of the planning application for the redevelopment of the Mill Hill East site. It replaces the Mill Hill East Planning Application Specification document, dated October 2009 (document ref. MHE/OPA/2).

1.2 This document is structured as follows:

- **Section 2** establishes the type/form and content of the planning application;
- **Section 3** describes the proposed development for which planning permission is sought;
- **Section 4** provides details of the parameter plans that are submitted for approval;
- **Section 5** summarises the commitments and development principles set out in the Strategic Development Framework documents which are submitted for approval; and
- **Section 6** summarises the scope of the package of supporting documents submitted with the planning application.

1.3 A detailed development schedule (Table A6157.1) is attached at Appendix A and a schedule of plans/drawings submitted with the planning application is provided at Appendix B.

2. Type/Form and Content of the Planning Application

Type/Form of Planning Application

2.1 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 Officers Mess building.

2.2 All remaining matters of scale, layout, appearance and landscaping are reserved for future determination.

Duration of the Planning Permission Sought

2.3 Permission is sought that will enable applications for the approval of subsequent reserved matters to be made in a series of phases within a period extending up to 10 years from the grant of planning permission.

Planning Application Package

2.4 The planning application package comprises application documents for approval and other supporting information.

2.5 The planning application documents submitted for approval are as follows:

- Planning application forms;
- Ownership Certificate and Agricultural Holdings Certificate;
- A plan showing the application site boundary (plan reference A6157/2.1/02);
- Development schedule (Table A6157.1 – contained in Appendix A of this document);
- Parameter plans (refer to Section 4 of this document for further detail):
  - Parameter Plan 1: Access and movement (plan reference A6157/2.1/03/RevA);
  - 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);

- Parameter Plan 6: Levels strategy (plan reference A6157/2.1/08/RevA);
- Plans for the conversion of the existing Officers Mess building (plan references A6157/2.1/10 to A6157/2.0/16);
- A suite of documents that comprise a 'Strategic Development Framework', comprising (refer to Section 5 of this document for further detail):
  - Design Principles Document (document reference MHE/OPA/3) and Addendum (document reference MHE/OPA/3.1);
  - Revised Transport Strategy and Assessment (document reference MHE/OPA/4.1);
  - Revised Public Realm and Open Space Strategy (document reference MHE/OPA/5.1);
  - Technical/Infrastructure Strategy (document reference MHE/OPA/6);
  - Revised Housing Strategy (document reference MHE/OPA/7.1);
  - Revised Community Facilities/Social Infrastructure Strategy (document reference MHE/OPA/8.1);
  - Revised Environmental Sustainability and Energy Strategy (document reference MHE/OPA/9.1); and
  - Revised Phasing and Delivery Strategy (document reference MHE/OPA/10.1).

2.6 The following supporting information is submitted with the planning application, which aims to assist both the understanding and evaluation of the proposals (refer to Section 6 of this document for more detail):

- Illustrative masterplan (plan reference A6157/2.1/09RevA);
- Design and Access Statement (document reference MHE/OPA/11) and Addendum (document reference MHE/OPA/11.1);
- Planning Statement (document reference MHE/OPA/12) and Addendum (document reference MHE/OPA/12.1);
- Environmental Statement (document reference MHE/OPA/13) and Addendum (document reference MHE/OPA/13.1);
- 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
- Revised Planning Application Non-technical Summary (document reference MHE/OPA/20.1).

3. Proposed Development

Description of Development

3.1 Outline planning permission is sought 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.

Amount and Uses

3.2 The amount of development and uses for which planning permission is sought is set out in Tables 3.1 and 3.2 below (reference should be made to the more detailed Development Schedule (Table A6157.1) at Appendix A which provides a plot by plot breakdown).

Table 3.1 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 plus ancillary)	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 3.2 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

Means of Access

3.3 The planning application seeks approval of details of means of access to the site from Bittacy Hill, Frith Lane and the Countryside/Annington scheme which is under construction (Ridgemont).

Conversion of the Existing Officers Mess Building

3.4 The planning application seeks approval for the change of use of the existing Officers Mess building (refer to Table 3.1).

4. Parameter Plans

4.1 The parameter plans form part of the planning application package of documents for approval and set parameters within which details of reserved matters must be prepared/approved, and development subsequently brought forward. It is intended that the provisions of the parameter plans will be secured by means of conditions attached to the outline planning permission sought. The plans are described below:

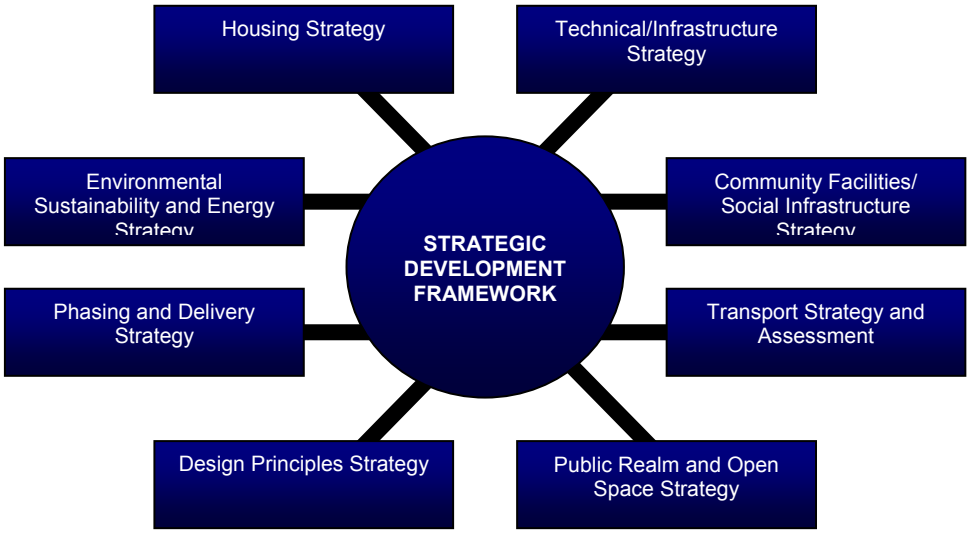
- **Parameter Plan 1: Access and Movement (plan reference A6157/2.1/03RevA)**
  Sets parameters for the locations of primary and secondary access points to the site for vehicles, cyclists and pedestrians; internal circulation arrangements for vehicles, cycles and pedestrians including street hierarchy and bus routes; and defines locations for bus stops.
- **Parameter Plan 2: Landscape (plan reference A6157/2.1/04)**
  Sets parameters for the location, type and extent of open spaces and areas of structural landscaping; arrangements for street tree planting; removal and retention of existing trees; and the arrangements for the network of swales.
- **Parameter Plan 3: Land use (plan reference A6157/2.1/05)**
  Sets parameters for the distribution of land uses across the site.
- **Parameter Plan 4: Scale (plan reference A6157/2.1/06)**
  Identifies each development block (which links to the detailed development schedule appended to the planning application forms) and sets parameters for the maximum extent of the development zones/areas within each block, as well as maximum and minimum parameters for the height, width and length of buildings for each plot.
- **Parameter Plan 5: Character Areas (plan reference A6157/2.1/07)**
  Sets parameters for the extent of each character area.
- **Parameter Plan 6: Ground Levels (plan reference A6157/2.1/08RevA)**
  Identifies existing ground levels and sets parameters for future ground levels within the site.

5. The Strategic Development Framework

5.1 In order to ensure a comprehensive approach to development, 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). 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.

5.2 The structure of the Framework is set out below in Figure 5.1, and a schedule of the key provisions of each document follows:

Figure 5.1 Structure of the Strategic Development Framework



Design Principles Document (and addendum)

5.3 This document (and associated addendum) establishes a comprehensive framework of design principles and controls that should guide the preparation of reserved matters applications (as further 'layer' of detail to the set of Parameter Plans). (Document references MHE/OPA/3 and MHE/OPA/3.1).

Revised Transport Strategy and Assessment

5.4 This strategy sets out details of on and off-site highway works necessary to bring forward the development and establishes a framework of sustainable transport principles which will guide reserved matters applications. (Document reference MHE/OPA/4.1).

Revised Public Realm and Open Space Strategy

5.5 This report sets out a strategy for the provision of public realm, play, and recreation for the proposed development. The principles established in the strategy provide a comprehensive framework for the preparation of reserved matters applications (as a further 'layer' of detail to the Landscape Parameter Plan). (Document reference MHE/OPA/5.1).

Technical/Infrastructure Strategy

5.6 Sets out details of the technical and infrastructural works including surface water drainage (SUDS strategy), utilities, and remediation proposed as part of the planning application. (Document reference MHE/OPA/6).

Revised Housing Strategy

5.7 This document sets out commitments to existing housing; the mix of new housing tenures, types and sizes; design and sustainable construction standards; and delivery arrangements. (Document reference MHE/OPA/7.1).

Revised Community Facilities/Social Infrastructure Strategy

5.8 This strategy sets out details for the provision of community and social infrastructure needed to support future residents at MHE. (Document reference MHE/OPA/8.1).

Revised Environmental Sustainability and Energy Strategy

5.9 This strategy sets out commitments for achieving sustainable design and construction standards and details of the decentralised energy generation/distribution proposals for the site. It also establishes a control framework for the securing further sustainability measures at later stages in the planning process. (Document reference MHE/OPA/9.1).

Revised Phasing and Delivery Strategy

5.10 This document sets out the phasing and delivery strategy for the outline proposals. Its purpose is to set out how the development is expected to be delivered and to establish provisions (including triggers) that will enable the Local Planning Authority to maintain control over delivery going forward. (Document reference MHE/OPA/10.1).

6. Supporting Documents

6.1 A number of documents are submitted in support of the planning application. A description/overview of these is provided below:

- **Illustrative masterplan (Plan ref. A6157/2.0/09RevA)**
  This shows how the development proposed by the planning application could be delivered – it is submitted for illustrative purposes only.
- **Design and Access Statement and Addendum (Document ref. MHE/OPA/11 and MHE/OPA/11.1)**
  Statement considering the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.
- **Planning Statement and Addendum (Document ref. MHE/OPA/12 and MHE/OPA/12.1)**
  Assesses the planning proposals against planning policies and other material considerations.
- **Environmental Statement and Addendum (Document ref. MHE/OPA/13 and MHE/OPA/13.1)**
  Sets out the outcomes of the environmental impact assessment (EIA) of the proposed development.
- **Economic/Regeneration Statement (Document ref. MHE/OPA/14)**
  Sets out the outcomes of an assessment of the potential economic/regeneration effects of the proposed development.
- **Health Impact Assessment (Document ref. MHE/OPA/15)**
  Sets out the outcomes of an assessment of the potential health impacts of the proposed development.
- **Statement of Community Engagement (Document ref. MHE/OPA/16)**
  Sets out how the Consortium have informed, consulted and involved the community in the preparation of the development proposals.
- **Outline Estate Management Strategy (Document ref. MHE/OPA/17)**
  Provides outline information on proposed estate management arrangements.
- **Open Space, Sport and Recreation Study (Document ref. MHE/OPA/18)**
  Sets out the outcomes of a study into the existing provision of open space, sport, and recreation facilities in the local area.
- **Arboricultural Constraints Report (Document ref. MHE/OPA/19)**
  Sets out details of the existing trees on the site.

- **Revised Planning Application Non-technical Summary (Document ref. MHE/OPA/20.1)**
  Provides a non-technical summary of the planning application package.

Appendix A Detailed Development Schedule

responsive, intelligent, enduring design

Mill Hill East **A6157**

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	1	5	3	9	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	49
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	48
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	A1/2/3/4/5	1,100	11
Employment	EE/FF/HH/GG/EMP	B1	3,470	17
Energy Centre	CHP	Sui Generis	630	0
School	SCHOOL	D1	3,430	16
Doctors Surgery	OM	D1	530	10

Appendix B Schedule of Plans/Drawings

Table B.1 Schedule of Plans/Drawings

Location	Title	Reference
Planning Application Forms, Certificates and Plans (Document ref. MHE/OPA/1)	Site Location Plan	A6157/2.1/01
	Site Plan	A6157/2.1/02
	Parameter Plan 1 – Access and Movement	A6157/2.1/03RevA
	Parameter Plan 2 – Landscape	A6157/2.1/04
	Parameter Plan 3 – Landuse	A6157/2.1/05
	Parameter Plan 4 – Scale	A6157/2.1/06
	Parameter Plan 5 – Character Areas	A6157/2.1/07
	Parameter Plan 6 – Ground Levels	A6157/2.1/08RevA
	Illustrative Masterplan	A6157/2.1/09RevA
	Officers Mess – Existing Ground Floor/Basement Plan	A6157/2.3/10
	Officers Mess – Existing First Floor Plan	A6157/2.3/11
	Officers Mess – Existing Elevations 1	A6157/2.0/12
	Officers Mess – Existing Elevations 2	A6157/2.0/13
	Officers Mess – Proposed Ground Floor Plan	A6157/2.3/14
	Officers Mess – Proposed First Floor Plan	A6157/2.3/15
	Officers Mess – Proposed Elevations	A6157/2.0/16