

GREATER LONDON AUTHORITY
Development & Environment Directorate

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Our ref: PDU/2594/GK01
Your ref: B/01960/10
Date: 30 June 2010

Ms Jo Dowling

Barnet Council
Planning, Housing and Regeneration Service
Building 2, North London Business Park
Oakleigh Road South
LONDON, N11 1NP

- 2 JUL 2010

Dear Ms. Dowling,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

BRUNSWICK PARK, OSIDGE LANE, LONDON N14
Local Planning Authority Reference: B/01960/10

I refer to the copy of the above planning application, which was received from you on 28 May 2010. On 29 June 2010 the Mayor considered a report on this proposal (reference PDU/2594/01). A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Mayor considers that the application does not comply with the London Plan, for the reasons set out in paragraph 67 of the above-mentioned report; but that the possible remedies set out in paragraph 68 of this report could address these deficiencies.

In addition, the Mayor questioned the applicants' decision to discount the site fronting Osidge Lane, as set out in paragraph 25 of the attached report, and urges the applicant to reconsider developing this site over the proposed area of Metropolitan Open Land.

If your Council subsequently resolves to grant permission on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, a statement of any conditions the authority proposes to impose and (if applicable) a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

If your Council resolves to refuse permission it need not consult the Mayor again (pursuant to Article 5(2) of the Order), and your Council may therefore proceed to determine the application without further reference to the GLA. However, you should still send a copy of the decision notice to the Mayor, pursuant to Article 5 (3) of the Order.

Please note that the Transport for London case officer for this application is Jonathan Canty (jonathancanty@tfl.gov.uk).

Yours sincerely,



Giles Dolphin

Assistant Director – Planning

cc Brian Coleman, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning and Housing Committee
John Pierce and Ian McNally, GOL
Colin Lovell, TfL
Javiera Maturana, LDA
Sarah Ballantyne-Way, Savills, Lansdowne House, 57 Berkeley Square W1J 6ER

29 June 2010

Brunswick Park, Southgate

in the London Borough of Barnet

planning application no. B/01960/10

Strategic planning application stage 1 referral (new powers)

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

The proposal

The proposed scheme includes the erection of a part single, part two-storey facility comprising a children's centre, nursery, centre for children with learning difficulties (Acorn centre), a health centre for five doctors, a library, a pharmacy and a cafe on the north boundary of Brunswick Park and the demolition of a community hall, existing health centre and library. The proposal will result in loss of 4,376 sq.m of MOL but 4704 sq.m. of new landscaped open space would be designated MOL and will provide a new entrance into Brunswick Park.

The applicant

The applicant is **Elevate Partnership Limited** and **Barnet Council**, and the architect is **Sprunt**.

Strategic issues

The main issue is whether the '**very special circumstances**' put forward by the applicants outweigh the harm caused by the proposed inappropriate development on **MOL**. Further information is required from the applicants to determine whether this is the case.

Further information is also required regarding **urban design, climate change mitigation** and **transport**.

Recommendation

That Barnet Council be advised that the application does not comply with the London Plan, for the reasons set out in paragraph 67 of this report; but that the possible remedies set out in paragraph 68 of this report could address these deficiencies. The application does not need to be referred back to the Mayor if Barnet Council resolve to refuse permission, but it must be referred back if the Council resolve to grant permission.

Context

1 On 28 May 2010 the Mayor of London received documents from Barnet Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008 the Mayor has until 8 July 2010 to provide the Council with a statement setting out whether he

considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under Category 3D of the Schedule to the Order 2008:

- *"Development (a) on land allocated as Green Belt or Metropolitan Open Land in the development plan, in proposals for such a plan, or in proposals for the alteration or replacement of such a plan; and (b) which would involve the construction of a building with a floorspace of more than 1,000 square metres or a material change in the use of such a building."*

3 Once Barnet Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision, as to whether to direct refusal; or allow the Council to determine it itself, unless otherwise advised. In this instance if Barnet Council resolves to refuse permission it need not refer the application back to the Mayor.

4 The Mayor of London's statement on this case will be made available on the GLA website www.london.gov.uk.

Site description

5 The proposed development comprises two separate sites, with a total area of 1.06 hectares. The first component site is the western site, on which Osidge Library and a derelict building, most recently occupied by Brunswick Park Health Centre, is located. A large car park wraps around the derelict health centre. The western site is bound by Osidge Lane to the north, a residential dwelling and Brunswick Park Primary School to the west, Apthorp Lodge care home and a residential dwelling to the south and Brunswick Park Road to the East.

6 The eastern part of the site comprises part of Brunswick Park, which is designated Metropolitan Open Land (MOL), a community hall and a turning circle/access road to the school. The eastern site is bound by Osidge Lane to the north, a scout hall to the east, a residential dwelling and the primary school to the west. Brunswick Park wraps around the southern and eastern part of the site.

7 The two parts of the site are separated by Brunswick Park Primary School which is not part of the proposed development (but is part of the wider masterplan for the area). Both sites are located in East Barnet in an area that is characteristically suburban and residential. There are substantial level changes across both parts of the site with the southern section of the western site significantly elevated above the northern section, and the eastern site sloping up towards the primary school to the west.

8 The site is not with walking distance of any underground or rail stations, however, bus stops are located within 200m of the site served by the 125, 184 and 628 routes. The public transport accessibility level is very low with a rating of 1 on a scale of 1 to 6 (where 1 represents the lowest level of accessibility).

The proposed site



Source: Sprunt design and access statement

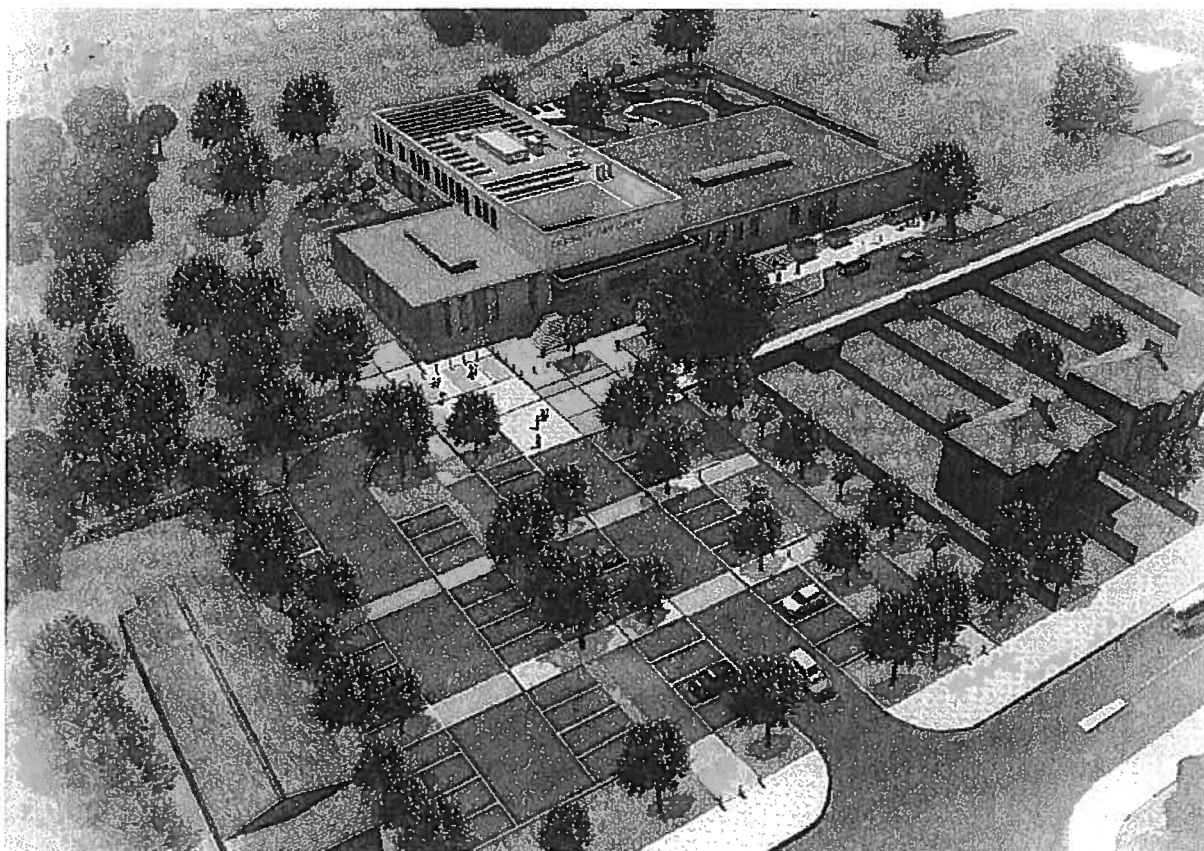
Details of the proposal

9 The proposed scheme includes the demolition of the community hall on the eastern site and the erection of a part single, part two-storey facility comprising a children's centre, nursery, centre for children with learning difficulties (Acorn centre), a health centre for five doctors, a library, a pharmacy and a cafe on the north boundary of Brunswick Park. This facility is referred to as a co-located facility as it will replace a number of individual services which are currently located elsewhere in the borough. The proposal will result in a loss of 4,376 sq.m of MOL. In order to address this loss of MOL, it is proposed that the existing Osidge library and Brunswick health centre on the western site are demolished and the land converted to 4704 sq.m. of open space which would be designated MOL and will provide a new entrance into Brunswick Park.

10 The proposal also includes:

- 52 car parking spaces, including five blue badge parking spaces.
- Mini-bus pick-up/set down space.
- Associated landscaping of both sites.
- Enclosed landscaped outdoor area for the use of the nursery school and Acorn centre.

Image of the proposed co-located facility



Source: Sprunt design and access statement

Case history

11 A Pre-application meeting was held with the applicants to discuss the redevelopment of the site on 16 March 2010. An advice note (reference 2594GK01) was sent to the applicant on 30 March 2010.

Strategic planning issues and relevant policies and guidance

12 The relevant issues and corresponding policies are as follows:

- MOL *London Plan; PPG2*
- Urban design *London Plan; PPS1*
- Access *London Plan; PPS1; Accessible London: achieving an inclusive environment SPG; Planning and Access for Disabled People: a good practice guide (ODPM)*
- Climate Change *London Plan; PPS1, PPS1 supplement; PPS3; PPG13; PPS22; draft PPS Planning for a Low Carbon Future in a Changing Climate; the Mayor's Energy Strategy; Mayor's draft Climate Change Mitigation and Adaptation Strategies; Mayor's draft Water Strategy; Sustainable Design and Construction SPG*
- Transport *London Plan; the Mayor's Transport Strategy; PPG13;*

13 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the 2006 Barnet Unitary Development Plan and the London Plan (Consolidated with Alterations since 2004).

14 The draft replacement London Plan, published in October 2009 for consultation, and the Barnet Core Strategy (Issues and Options) are also material considerations.

MOL and the principle of development

15 Planning policy guidance 2 "*Green Belts*" sets out that construction of new buildings in the Green Belt is inappropriate except for the following purposes: agriculture and forestry; essential facilities for outdoor sport and recreation, for cemeteries and for other uses of land that preserve the openness of the Green Belt; limited extension, alteration or replacement of existing dwellings; and limited infilling or redevelopment of major existing development sites identified in the adopted development plan.

16 London Plan policy 3D.10 "*Metropolitan Open Land*" notes that MOL should be afforded the same level of protection as the Green Belt of which "*there is a general presumption against inappropriate development in the Green Belt, and such development should not be approved except in very special circumstances.*" It also states that the protection of London's MOL should be maintained and that proposals for alterations to MOL boundaries should be considered through the DPD process in consultation with the Mayor and adjoining authorities.

17 As the development is not amongst the list of acceptable uses within the Green Belt and as the site is not identified as a major development site within MOL, the proposal constitutes inappropriate development. The applicant has noted that Barnet's emerging policy document, '*The Core Strategy- direction of travel document*' identifies the acute need for upgraded or new healthcare facilities to be provided at Brunswick Park and as the Core Strategy progresses further the site may be designated for this use. However, the current Core Strategy document is not site specific and there is no indication that such a facility would be located on MOL.

18 The applicants are seeking to demonstrate 'very special circumstances' by showing that the harm of developing on MOL, is outweighed by the following considerations:

Landswap

19 The applicants propose to reprovide 4,967 sq.m. of MOL on western site to address the loss of 4,376 sq.m. of MOL on the eastern site, resulting in a net increase of 591 sq.m of MOL. The applicant states that the reprovided MOL will provide a new and improved access to the Brunswick Park with higher quality landscaping. At the pre-application stage, GLA officers raised concerns over the mechanism of the land swap and asked the applicant to clarify how the proposed MOL will be designated within Barnet Council's DPD framework and how the existing MOL will be de-designated. Furthermore, the applicant was asked to indicate how the proposed MOL land would be secured and how the development will be phased to cause the least disruption to users of the park and the library.

20 Barnet Council has now confirmed that the proposed land swap has been included in its emerging LDF allocations. Furthermore, the Council intends to impose a condition stating that on completion and occupation of the new building, the existing buildings on the western site will be demolished and the open land will be landscaped according to an agreed landscaping strategy. The applicants have also provided adequate detail of how the development will be phased to cause the least disruption to users of the park and library.

21 Another concern raised regarding the landswap at the pre-application stage, was that there is currently no access to Brunswick Park from the western site and the boundary of Brunswick School would need to be adjusted to allow access to the park from the site. The access proposed at the pre-application was a narrow path between the proposed open space and the expanse of

Brunswick Park. The redevelopment of Brunswick School during phase two of the masterplan set out by the applicants would provide a much wider access into the park. However, there is currently no funding for phase two of the masterplan and whilst the council is committed to redevelopment of the whole area, there is no guarantee when or if phase two will take place. The applicants were asked to demonstrate how they will secure access to the park from the western site and indicate how they intend to treat the proposed access route to encourage use of the wider park.

22 The applicants have now proposed altering the boundaries of Brunswick School further which will allow for a four metre wide entrance into the wider park from the western site. Whilst this is an improvement on arrangements proposed at the pre-application stage and it is considered sufficient for this phase of the development, a wider access arrangement proposed as part of phase two is ideal and should be implemented when possible. Furthermore, the applicants should provide evidence of the agreement with school to alter the boundaries.

Community need

23 As stated above, the acute need for a new health centre at Brunswick Park is recognised in Barnet's emerging policy documents. The aspiration to provide this service in a co-located facility along with a nursery, library, centre for children with learning difficulties, cafe and pharmacy is understood and the practical advantages of a co-located facility are clear. However, at the pre-application stage, the applicants were advised that the community need for the new co-located facility should be better stated. The applicant was advised to fully assess the attributes of the existing separately located facilities and demonstrate why these are no longer appropriate. They were also asked to clearly identify why the facilities have to be joined up with the other proposed uses. The applicants have not sufficiently addressed these issues and other than the clear need for a new health centre, which burnt down in January 2010, the qualities of the other facilities are unknown. The applicants are advised to clearly set out the information requested at the pre-application stage.

Lack of other appropriate sites

24 At the pre-application stage, the applicants were asked to justify why the proposed building is located on this specific site in MOL and undertake a full site selection process, including all sites within the catchment area and the existing sites of the separately located facilities, to clearly demonstrate why this site is the most suitable for the development. They were also asked to consider the site fronting onto Osidge Lane, including the existing access circle to the school, the community hall, and the scout hall and car park directly to the east which might be a more appropriate site for the new facility.

25 The applicants have stated that there are three site options for the co-located facility: the proposed MOL site; the existing health centre and library site; and the site fronting Osidge Lane which includes the existing access circle, community hall, scout hall and car park to the east. The applicants have discounted the existing health centre and library site because it is not large enough to accommodate the co-located facility and its shape and topography is inappropriate. The site fronting Osidge Lane has also been discounted because the car park lies within a flood zone and therefore could not be included in the development. Furthermore, the Scout's Hall is a valued local facility and, whilst the Scout's were offered new facilities during the masterplanning stage, they did not wish to be included in the new development. It is accepted that the site fronting Osidge Lane and the existing health centre site are not appropriate for the co-located facility development.

26 The applicants have now submitted a site selection assessment which concludes that the proposed site within Brunswick Park is the most suitable site. However, the assessment pertains to

the relocation/redevelopment of Brunswick Park Primary School not a co-located facility. The reason for this is that the principal of development on the east of Brunswick Park Primary School was first developed as part of the London Borough of Barnet Primary School Capital Investment Programme (PSCIP) which sought to improve schools in the Borough over a ten year period. The funding for redevelopment of Brunswick Park School never came forward but in the interim period funding did come forward for a co-located facility in the Brunswick Park area.

27 Whilst the context of the submitted assessment is understood, the criteria for the site selection of Brunswick Park School and the co-located facility are very different. The report states, for instance, that the site area required to redevelop Brunswick Park School would be 1.93 hectares whilst the proposed co-located facility requires a site of approximately 0.6 hectares. Therefore, a number of sites which would have been discounted for being too small for the school may have been appropriate for the co-located facility. Furthermore, the applicant has not included the existing sites of the separately located facilities in the site selection process as suggested by GLA officers.

Conclusion

28 The 'very special circumstances' put forward by the applicants to outweigh harm to MOL caused by the proposed development are accepted in principal but further information and evidence is required. The proposed landswap and net increase of 591sq.m. of MOL, along with the high quality landscaping strategy significantly reduces the harm to MOL caused by the proposed development. However, PPG2 'Green Belts' states that once Green Belt boundaries are defined in approved development plans they should be altered only exceptionally. Given the assumed community benefits of the co-located facility the proposed development could warrant exceptional circumstances. However, the applicants should submit the information discussed above to fully demonstrate the exceptional circumstances of this development. Further information is required to determine whether the proposed development complies with London Plan Policy 3D.10.

Community facilities

29 London Plan Policy 3A.18 "*Protection and enhancement of social infrastructure and community facilities*" encourages Boroughs to assess and meet the needs for social infrastructure and community facilities in their area. It also resists the net loss of community facilities. London Plan Policy 2A.9 '*The Suburbs: supporting sustainable communities*' supports features that make London's suburbs attractive including preserving open space and improving community services such as health facilities, community facilities and schools. The proposed co-located facility is likely to significantly benefit the community and provide and/or improve essential services in the local area.

30 The proposed development will, however, result in the loss of a community hall on the eastern site. The applicants have clarified that the community hall is currently leased on an investment basis by Barnet Council to Theotherapy Christian Fellowship and is not open to the community as such. The lease expires in October 2010 and the applicants state that the group are already looking for a larger premises due to their growing congregation. The applicants have undertaken an audit of local community halls to demonstrate that the function carried out by the existing hall can be catered for in the surrounding area. The audit indicates that there are several halls with capacity within eight miles of the site. The applicants have also indicated that rooms within the co-located facility would be available for community use. Given that the hall is privately leased and that rooms would be available within the new facility for community use, the loss of the community hall is acceptable.

31 The proposed development complies with London Plan Policy 3A.18 and 2A.9. However, the use of the co-located facility by community groups should be secured in the Section 106 agreement.

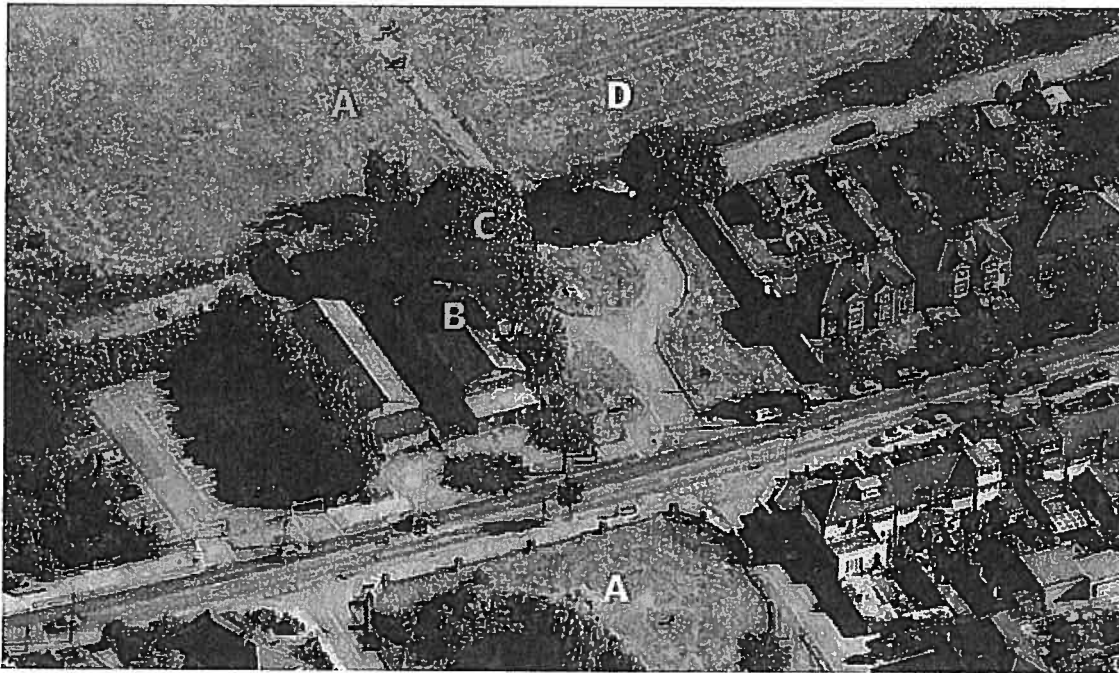
Urban design

32 Good design is central to all objectives of the London Plan and is specifically promoted by the policies contained within Chapter 4B which address both general design principles and specific design issues. London Plan Policy 4B.1 sets out a series of overarching design principles for development in London. Other design policies in this chapter and elsewhere in the London Plan include specific design requirements relating to maximising the potential of sites, the quality of new housing provision, tall and large-scale buildings, built heritage, views, and the Blue Ribbon Network. The draft replacement London Plan reinforces these principles, with new development required to have regard to its context, and reinforce or enhance the character, legibility and permeability of the neighbourhood (policy 7.1).

Land uses and layout

33 The proposed development would be located on Metropolitan Open Land (MOL). Following pre-application discussions with the GLA, the applicant was asked to demonstrate why the chosen location and layout, on MOL, would be the most suitable. The community and sustainability benefits of grouping the proposed centre with similar community uses are understood, and supported. The applicant's planning statement notes that the nearby existing sites are not large enough to support development of the scale proposed, and that other constraints, such as level changes on sites, would not result in the best form of development.

34 At the pre-application stage, officers expressed doubts regarding the effectiveness of the proposed site entrance from Osidge Lane, in the location of the community hall to be demolished. The current entrance from Osidge Lane provides a continuation of the north-south linear park, and the width and open nature of the entrance provides excellent visibility into the park from Osidge Lane, southwards to the distant ridge. These factors have a positive impact on the character of the immediate area. The proposed scheme represents a further decrease in effectiveness by expanding the car park further into the view. The north-south link between the two areas of green space (both marked as 'A' on the map below) would be via a tree-lined path with cars parked on either side. While an effort has been made to ensure that the car park is blended into the landscape through the use of well-chosen paving materials, the pathway would be more effective at the edge of the car park, rather than through its centre. Links between MOL sites are common in London and effective links can have benefits both for users and biodiversity.



Location of proposed site entrance, looking south across Osidge Lane

A: Existing areas of MOL; B: Building to be demolished; C: Trees to be retained; D: Location of new building Base map source: bing.com/maps

35 The creation of the new area of MOL near Brunswick Park Lane to replace that taken by the development is supported, but its effective linkage with the main area of MOL is important. A quality of MOL is its openness and contribution to a wider environmental network. While the proposed park will have town square or gateway qualities, it is important that the link between the two areas is attractive to use and provides a natural draw-through for users by providing clear visual links between the areas. The delivery of stage 2 of the masterplan will be necessary for the delivery of a wider access route.

36 The building's servicing requirements are served by the existing access road to the rear of homes facing Osidge Lane, which also gives access to the garages for these homes. Given the secure nature of this boundary and the presence of garages and outbuildings, it does not appear that residents will be unreasonably disadvantaged by the development.

Building design

37 The principles of the building's design are supported. The design process presented at the meeting demonstrates that the building has been designed to fit within, and not overpower, the landscape within the MOL. At the same time, it provides a reasonable response to the rear aspect of the adjoining homes. The proposed materials will act with the massing of the building to further ensure that it is a fair addition to the landscape.

38 Whilst the application broadly complies with London Plan Policy 4B.1, the applicants should revisit the design of the car park/park entrance from Osidge Lane and consider relocating the pathway into the park from the centre to the edge of the car park.

Access

39 London Plan Policy 4B.5 '*creating an inclusive environment*' expects all future development to meet the highest standard of accessibility and inclusion. This, together with the Supplementary Planning Guidance '*Accessible London: achieving an inclusive environment*' underpins the

principles of inclusive design and the aim to achieve an accessible and inclusive environment consistently across London. Inclusive design principles, if embedded into the development and design process from the outset, help to ensure that all of us, including older people, disabled and deaf people, children and young people, can use the places and spaces proposed comfortably, safely and with dignity. The aim of Policy 4B.5 is to ensure that proposals achieve the highest standards of accessibility and inclusion not just the minimum.

40 The general layout of the building appears to be accessible and well thought out with level access throughout. At the pre-application stage, concerns were raised over the inclusive access arrangements to the main entrance of the building. The proposed design required visitors unable to use stairs, and arriving from the east of the development or by car, to walk a lengthy distance around the stairs to the buildings main entrance. The applicants have now added a second ramp on the east side of the main entrance to address this issue. The proposed development now complies with London Plan Policy 4B.5.

Climate Change

Climate change mitigation

41 The London Plan climate change policies as set out in chapter 4A collectively require developments to make the fullest contribution to tackling climate change by minimising carbon dioxide emissions, adopting sustainable design and construction measures, prioritising decentralised energy supply, and incorporating renewable energy technologies with a target of 20% carbon reductions from on-site renewable energy. The policies set out ways in which developers must address mitigation of and adaptation to the effects of climate change.

Baseline carbon dioxide emissions (policy 4A.4 of London Plan)

42 The applicant has estimated the baseline emissions to be 44 tonnes of CO₂ per annum using building regulations compliance software packages in line with London Plan requirements. However, this figure does not include unregulated emissions. The applicant should submit new estimates which include both regulated and unregulated emissions.

Energy efficiency standards (Policy 4A.3 of the London Plan)

43 A range of passive design measures and energy efficient building services will be adopted reducing carbon emissions 7.14% below the baseline emissions. Air permeability and u-values will be improved beyond the minimum requirements found within building regulations. Other measures include natural ventilation, energy efficient lighting, use of thermal mass and mechanical ventilation with heat recovery where required. There may be more scope to achieve great savings from energy efficiency measures. The applicant is asked to investigate where additional savings can be secured and commit to additional measures identified.

District heating (policies 4A.5 and 4A.6 of the London Plan)

44 The applicant indicates that there is no existing energy centres/district heating schemes within the vicinity of the development. The aspiration for the wider site includes the redevelopment of the adjacent school which may present an opportunity to provide an energy centre in future.

45 A gas fired heating system will be provided within this development which will generate low temperature hot water for heating, domestic hot water generation and ventilation system heat batteries. Space heating will be provided using underfloor heating.

Combined Heat and Power (Policy 4A.6)

46 The applicant suggests that the use of CHP is not viable for the development primarily due to the lack of heat sink outside the normal heating season. It is accepted that, due to the size and type of the development, it is not suitable for combined heat and power.

Cooling (Policies 4A.6 of the London Plan)

47 The applicant indicates that a general natural cross flow ventilation strategy has been applied to the buildings. Mechanical ventilation and cooling will only be provided where absolutely necessary.

Renewable energy technologies (policy 4A.7)

48 The applicant is proposing the installation of approximately 180 sq.m. of photovoltaic panels, producing a 24.5% reduction in carbon emissions over and above those due to energy efficiency.

49 The applicant should provide drawings showing the amount of roof that is available within the development and that could be used to install photovoltaic modules with suitable orientation and free of shading.

50 As currently proposed, the estimated carbon emissions of the development are 32 tonnes of CO2 per year after the cumulative effect of energy efficiency measures and renewable energy has been taken into account. This equates to a reduction of 32% compared to a 2006 building regulations compliant development (broadly equivalent to a 7% saving over a 2010 building regulations compliant building).

Whilst the application broadly complies with London Plan climate change mitigation policies, the applicants should submit updated estimates which include both unregulated and regulated carbon emissions. The applicants should also investigate where additional savings from energy efficiency measures can be secured and commit to additional measures identified. Furthermore, a condition stating that upon the completion of development no less than 180 sq.m. of roof mounted solar photovoltaic panels with a southern component and absent of significant shading throughout the year should be mounted on the roof of the development should be attached to any granted permission.

Climate change adaptation

51 The London Plan promotes five principles in policy 4A.9 to promote and support the most effective adaptation to climate change. These are to minimise overheating and contribute to heat island effects; minimise solar gain in summer; contribute to flood risk reduction, including applying sustainable drainage; minimising water use; and protect and enhance green infrastructure. Specific policies cover overheating, living roofs and walls and water. The consultation draft replacement London Plan also includes policies to ensure the development makes the fullest contribution to London's adaptation to climate change.

52 In incorporation of brown roofs in this development is welcomed and in line with London Plan Policy 4A.11 '*Living roofs and walls*'. The inclusion of living roofs in the final development should be secured by a S106 condition.

Transport

Car Parking

53 The development proposals include 52 parking spaces, of which 26 will be designated as staff only parking in a separate barrier controlled parking area. The number of parking spaces has been determined by assessing the existing parking demands of each of the elements of the proposed uses with recognition of the linked trips between uses and applying a slight reduction in tandem with travel plan measures. The proposed parking levels are considered to be broadly acceptable given that there are limited available parking standards for the proposed uses. Five of the parking spaces are allocated as disabled bays and located close to the front of the building and this is welcomed.

54 One electric charging bay is proposed with a commitment to monitor the demand for electric vehicle charging as part of the Travel Plan. It is considered that more than a single electric charging point should be provided from the outset. The number should be increased to five charging bays with the standard slow charging facility or two bays with a fast charging system to comply with Draft Replacement London Plan Policy 6.13 'Parking'.

Servicing arrangements

55 The shared servicing/mini-bus stop for disabled children is welcomed, however, there is no turn around area within the site boundary which will require drivers to turn around at the end of the access road by the school which is not desirable. It is suggested that a separate turn around facility be incorporated within the site itself to eliminate the need for this. Swept path diagrams should be provided to illustrate how servicing vehicles can manoeuvre into and out of the service bay and turn around. An appropriate design should be provided based upon the planning application scheme itself as well as for the final masterplan stage.

56 Further details are requested on the servicing arrangements including refuse collection with appropriate vehicle tracking drawings illustrating how refuse vehicles will serve the building and turn around.

Transport Assessment and multi modal impacts

57 The trip generation assessment examines vehicle trips and considers the impact of the proposals on the local highway network only. This assessment methodology for the impact on vehicular traffic is considered to be acceptable.

58 No multi modal assessment has been carried out and hence no information has been provided on the likely impact on bus services. However, in consideration of the scale and nature of the proposals, it is considered that the impact on bus services is not likely to be significant.

Cycle parking

59 The proposals include seven visitor cycle racks and six staff cycle racks with two showers for staff use. It should be noted that the relevant cycle parking standards in the Draft Replacement London Plan are 1 per 10 staff plus 1 per 10 visitors for Libraries and 1 per 5 staff and 1 per 10 visitors for Health centres. A summary of the likely staff and visitor numbers should be provided and the number of spaces required should be recalculated with the correct health centre standards. The cycle parking should be in the form of Sheffield stands and be covered.

Construction

60 Assurance that a Construction and Environmental Management Plan (CEMP) will be developed is welcomed and this document should be secured through an appropriate planning condition. The document is required to ensure it complies with London Plan Policy 3C.25 and Draft Replacement London Plan Policy 6.14 and should be secured through the S106 agreement.

Travel Plan

61 Whilst a travel plan framework has been provide, to comply with London Plan Policy 3C.2 'Matching development to transport capacity' and Draft Replacement London Plan Policy 6.3 'Assessing transport capacity', a more complete draft document should be provided and must include additional details on the measures that are proposed such as car sharing, information provision and incentives for cycling and walking.

62 TfL recommends the use of ATTrBuTE travel plan building and evaluating tool. The Travel Plan should also consider the methodology in the document 'Guidance for workplace travel planning in London' (March 2008):

<http://www.tfl.gov.uk/assets/downloads/corporate/Guidance-workplace-travel-planning-2008.pdf>

63 Whilst the proposed development broadly complies with London Plan transport policies additional information is requested. The number of electric charging bays should also be increased.

Local planning authority's position

64 The local planning authorities position is unknown.

Legal considerations

65 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged or direct the Council under Article 6 of the Order to refuse the application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

66 There are no financial considerations at this stage.

Conclusion

67 London Plan policies on Metropolitan Open Land, community facilities, urban design, access, climate change mitigation and adaptation and transport are relevant to this application. The application complies with some of these policies but not with others, for the following reasons:

- **MOL:** Further information is required to determine whether the proposed development complies with London Plan Policy 3D.10.

- **Community facilities:** The proposed development complies with London Plan Policy 3A.18 and 2A.9.
- **Urban design:** The application broadly complies with 4B.1 but the applicants should revisit the design of the carpark/park entrance from Osidge Lane and consider relocating the pathway into the park from the centre to the edge of the car park.
- **Access:** The proposed development complies with London Plan Policy 4B.5.
- **Climate change mitigation:** The proposed development broadly complies with London Plan climate change mitigation policies but further information is requested.
- **Climate change adaptation:** The proposed development complies with London Plan Policy 4A.9.
- **Transport:** Whilst the proposed development broadly complies with London Plan transport policies, additional information is requested.

68 On balance, the application does not comply with the London Plan. The following changes might, however, remedy the above-mentioned deficiencies, and could possibly lead to the application becoming compliant with the London Plan:

- **MOL:** The applicants should submit the information requested in paragraphs 15-28 of this report to fully demonstrate 'very special circumstances'.
- **Urban design:** The applicant should consider relocating the pathway into the park from the centre to the edge of the car park.
- **Climate change mitigation:** The applicants should submit updated estimates which include both unregulated and regulated carbon emissions. The applicants should also investigate where additional savings from energy efficiency measures can be secured and commit to additional measures identified. Furthermore, a condition stating that upon the completion of development no less than 180 sq.m. of roof mounted solar photovoltaic panels with a southern component and absent of significant shading throughout the year should be mounted on the roof of the development should be attached to any granted permission.
- **Transport:** The applicants should submit the information requested in paragraphs 53-63 of this report to ensure the application complies with London Plan Policy.

for further information, contact Planning Decisions Unit:

Colin Wilson, Senior Manager – Planning Decisions

020 7983 4783 email colin.wilson@london.gov.uk

Justin Carr, Strategic Planning Manager (Development Decisions)

020 7983 4895 email justin.carr@london.gov.uk

Gemma Kendall, Case Officer

020 7983 6592 email gemma.kendall@london.gov.uk

Date 27/5 initials JD
 P3960/97/302543

Planning, Housing and Regeneration Service
 Building 2, North London Business Park
 Oakleigh Road South
 London
 N11 1NP

The Owner and/or the Occupier
 Sherborn Motors
 Hampden Way
 London
 N14 5DX

contact: Ms Dowling
 tel: 020 8359 4926
 email: jo.dowling@barnet.gov.uk
 fax: 0870 889 6820
 date: 25 May 2010
 our ref: **B/01960/10**

Dear Sir / Madam,
TOWN AND COUNTRY PLANNING ACT 1990

SITE: Brunswick Park, Osidge Lane, London, N14

PROPOSAL: Part single/part two storey building to provide medical centre, library, children's centre and nursery, acorn assessment centre, pharmacy and café along with associated parking and access. Demolition of existing library and health centre at Osidge Lane/Brunswick Park Road and community hall on Osidge Lane and creation of new area of metropolitan open land.

A planning application has been submitted to Barnet Council for the above development. We would like to hear your views on the proposal so they can be taken into account when the decision is made. **The application can be viewed at the locations and times set out in the attached "A Guide on How to Comment on Planning Applications".**

Comments you wish to make on the application (online or by post) must be received in writing by **22 June 2010** in order to be considered when determining the application. **You are strongly advised to submit your comments online using your personal reference for this case: 270758 1556868 364.** Alternatively please quote the application reference **B/01960/10** in any correspondence, including your **name, address, daytime phone number and email address.**

Should this application be required to go before a Committee, members of the public may speak at the meeting, subject to certain rules. If you wish to speak to the Committee, **YOU MUST STATE CLEARLY IN BOLD AT THE TOP OF YOUR CORRESPONDENCE: 'REQUEST TO SPEAK AT THE PLANNING COMMITTEE'.** Unless you indicate to the contrary your contact details will be passed to the other speakers so that the necessary arrangements can be made. However, there is no right to speak on applications that will not appear before a Committee. If the application is to be heard at a Committee meeting, you will be informed about the details of the meeting and rules for speaking.

Any person commenting will be acknowledged and also informed of the decision in writing.

Please do not hesitate to contact me should you have any queries.

Yours faithfully

Jo Dowling , Principal Planner, Major Developments Team

A Guide on How to Comment on Planning Applications

Your Council is committed to consulting neighbours and other parties who could be directly affected by planning applications. We want to hear your views so that we can take them into account when considering planning applications. This guide explains how you can find out more about a planning application, how to make your views known and what matters the Council can take into account in reaching its decision.

Where to view and find out about the planning application:

1. Planning Reception, Barnet House (2nd Floor)

1255 High Road, Whetstone, London, N20 0EJ (Tel: 020 8359 3000)

Monday to Friday 9.00am to 5.00 pm

A duty planning officer is available to help you at the Planning Reception and to give general advice between 9am and 5pm. The officer will help explain plans and provide general guidance on planning issues; however, to ensure the application is dealt with fairly, the officer has to remain impartial.

The complete application and plans will be available for inspection throughout the consultation period at:-

2. Osidge Library,

Brunswick Park Road, London, N11 1EY

Monday	Closed
Tuesday	10am-8pm
Wednesday	10am-5pm
Thursday	10am-5pm
Friday	10am -5pm
Saturday	9.30am-1pm 2pm-5pm
Sunday	Closed

- The application details, plans and documents are also available to view online at: www.barnet.gov.uk/planning-applications; and <http://www.elevate-partnerships.co.uk/projects.aspx?Id=10>

Please note this facility is in addition to the statutory service and documents cannot be guaranteed to be available online to fit in with consultation deadlines. However, application documents are normally available within 1 week of the start of the consultation period.

What matters can be taken into account

When dealing with a planning application the council has to consider policies set out in The London Plan, the Adopted Barnet Unitary Development Plan (2006) and any other material considerations. Planning Applications can only be decided on those matters relevant to planning (material considerations).

The most common material considerations include:

1. Effect on traffic, access and parking;
2. Scale and appearance of the proposal and the impact on the surrounding area adjoining neighbours;
3. Loss of light;
4. Overlooking and loss of privacy;
5. Effect on nature conservation and loss of trees;
6. Effect on a Conservation Area;
7. Effect on a Listed Building;
8. Noise and disturbance resulting from a use;
9. Whether the use would be appropriate for the area;

What matters cannot be taken into account

Often people wish to comment on matters that cannot be taken into account because they are not controlled by planning legislation. Common objections include:

1. Loss of property value;
2. Private issues between neighbours such as land covenants, land and boundary disputes, damage to property;
3. Problems associated while construction works are being carried out, such as noise, dust and disturbance by construction vehicles. (If you are experiencing these problems the Environmental Health Section may be able to help);
4. Competition between firms;
5. Structural and fire precaution matters. (These are controlled by building control legislation);

How to get help in understanding a planning application

If you are registered disabled and feel you cannot attend the planning office, please contact the planning officer dealing with the application who will be pleased to explain the plans to you at your home.

How to put your views forward

We want to hear from you whether you are supporting or opposing a development. To make sure your views are not misinterpreted we can only accept comments in writing or via our website at 'www.barnet.gov.uk/planning-applications'. Before writing to us you are strongly advised to view the application details online or to see them at the Planning Reception.

You may also wish to write to your Local Councillor or MP, whose name and address can be provided by the planning officer dealing with the application. Also, if a number of people share your views you may wish to organise a petition or a joint letter.

What happens to your letter?

We will acknowledge receipt of your letter within 10 working days.

Planning Managers have been given the powers to decide some applications and, in reaching a decision, they will take your written comments into account. When an application has to be considered by a Committee, planning officers will write a report: this will include a recommendation and include a summary of the contents of your letter. The report will be presented to the appropriate Committee, which is made up of elected ward Councillors.

In some circumstances you may also be given the opportunity to speak at the committee meeting. For more information on speaking at these meetings please contact the planning officer dealing with the application as soon as possible.

The Committee will consider your comments along with the other planning issues relating to the case. The Committee are not bound by the planning officer's recommendation. It may grant or refuse planning permission.

If you have written to us we will inform you of the decision within ten days of it being made.

If you have any queries relating to the contents of this leaflet, please contact the planning officer, whose name appears on the consultation letter.

36 8-211 3740

161 B/01960/10
ACK 21/6/10

June 2010

"REQUEST TO SPEAK AT
THE PLANNING COMMITTEE"

Dear Ms. Jo Dowling

As a resident of Brunswick Park Ward I am writing to you to express my opposition to the proposed plans to build a 'Community Hub' on part of the Metropolitan Open Land that is Brunswick Park. The key points of opposition are listed below:

1. The increased number of people using the rear access road either to park or manoeuvre will cause a severe hindrance to residents when accessing their garages or Brunswick Park Primary teachers who use the road to park on during term time.
2. The proposed disabled parking spaces are also close to the edge of the access road directly opposite private garages and the possible use of these by NHS transport services bringing people in to use the 'clinic' services or children with SEN requirement to the Acorn Assessment Unit is bound to cause congestion and obstruction.
3. The increase in the amount of traffic using this private access road is a cause for serious concern with respects to the health, safety and security of the local residents and their properties which are already subject to frequent break-ins and vandalism.
4. The revised plans have not addressed the fact that the houses directly affected by the proposed development will become an 'island' between two roads, all that has changed is that the central white line has been removed from the drawings with no change in how this road will be used.
5. The Metropolitan Open Land (MOL) 'land swap' shows the land being 'taken' as 4170m² which is larger than the land area being repaid (3885m²).
6. The repaid MOL will serve no useful purpose to the community as it will be on a corner of a busy road intersection and landscaped with hills and trees - as opposed to the land currently used by adults and children alike to walk in or play in.
7. The repaid MOL and proposed 'public area' which is currently part of Brunswick Park School will inevitably become a congregation point for the local youths which will ultimately lead on to an increase in the amount of vandalism, anti social behaviour and thefts such as those that has previously blighted Hampden Square and the various local bus stops!
8. The planned new car parking appears inadequate for the number of people who will be attempting to access this 'Community Hub' with a lot of the land shown on the plans to be wasted on pathways and landscaping.
9. The residents and Brunswick Park School teachers are going to have to drive through this car park in order to gain entry to the access road rather than have a dedicated private access to the service road. This also means that emergency vehicles that may need to get to the school will also have to pass through the car park which may lead to a critical delay responding to an emergency. The rear access road is also used by large vehicles i.e. delivery lorries, skip trucks and coaches, all of which experience difficulty safely getting up the small road (coaches for school trips frequently either reverse up or park on the roundabout), the new car park proposals will severely increase these issues.
10. To facilitate the provision of the car park, a Community Hall is to be demolished. This hall is currently rented by a religious group who not only offer a service to the surrounding community but also the hall is used by many others for parties, meetings and other social events, i.e. it is a central (hub) part of a community!
11. There are no plans to change the road lay-out on Osidge Lane at the junction of West Walk and the entrance to this proposed development. This area as it is now is very difficult to negotiate with traffic speeding down Osidge Lane from both directions and not heeding cars that may be trying to turn into or out of either West Walk or the access road, nor pedestrian who are trying to cross the road. It is the site of many accidents which have included fatalities in the past.
12. The MOL to be 'lost' is noted to be a 'Conservation Area' and is noted as being so on the 'Full Application' No. B/01960/10 submitted to the planning department on 25th May 2010. This open land is currently enjoyed by many people who travel here to walk with their dogs, exercise, play etc.

13. The original proposal as noted in the August 2009 edition of 'In Touch' the Barnet Conservative magazine (accessed on-line 01/06/10 from www.barnetconservatives.co.uk) was for the development of a new children's centre with a new primary care centre and replacement library on the site of the original health centre and library, with the funding of £6.5 million already approved and planning by Barnet Council as "...well advanced..." and not impinging upon the school; now the plans have changed radically and do have some effect upon Brunswick Park School.
14. A major new development such as this that is claimed by the council as being 'the envy of others' would surely be better positioned on a site where it is clearly visible as opposed to being developed behind residential houses where it is all but hidden from view.
15. There has been very poor communication with the local residents about these plans prior to the meeting held at Brunswick Park School on Monday 15th March 2010. The plans have been discussed in the presence of a Ward Councillor at an East Barnet Residents meeting on 17th March 2010 without the knowledge of any Brunswick Park Ward residents, also it had been reported on in the 'In Touch' magazine which appears to not be freely available and certainly unheard of by the residents in Brunswick Park Ward who are directly affected, and it even made front page news in a recent edition of the Barnet Times which as our Ward Councillors are fully aware of - the residents of Osidge Lane DO NOT RECEIVE. It is a genuinely held belief that these plans are being pushed through as quickly as possible whilst avoiding giving adequate information in a timely manner to the residents who are going to be directly affected by these proposals.

I await your reply

Signed_

Print_

Address_

s40(2) - FOIA

June 2010

" REQUEST TO SPEAK AT
THE PLANNING ACK 21/1
COMMITTEE "

Dear Ms. Jo Dowling

Ref B/01960/10

As a resident of Brunswick Park Ward I am writing to you to express my opposition to the proposed plans to build a 'Community Hub' on part of the Metropolitan Open Land that is Brunswick Park. The key points of opposition are listed below:

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Print_

s40(2) - FOIA

Address:

The main clinic or Hub being open 12 hrs is bad enough but then to have the Café open after working hours and to encourage community groups to congregate is unbelievable. What thought, if any has actually been given to the residents.

This 'Community Hub' is for the Borough not the Community?

Rebuilding the Health Centre on the existing site where there is already a car park, which as worked fine for 40-50 years, makes more sense the library only needs to be re-decorated.

June 2010

REQUEST TO SPEAK AT THE ^{21/6} PLANNING COMMITTEE. Ref B/01960/10

Dear Ms. Jo Dowling

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