



Brunswick Park Meeting
London Borough of Barnet
20th January 2010

Attending:

[section40(2) – FOIA] - LB Barnet Planning
[section40(2) – FOIA] - LB Barnet Project Manager
[section40(2) – FOIA] - LB Barnet Transport
[section40(2) – FOIA] - Elevate
[section40(2) – FOIA] - Elevate
[section40(2) – FOIA] - Sprunt
[section40(2) – FOIA] - PBA
[section40(2) – FOIA] - PBA
[section40(2) – FOIA] - Savills
[section40(2) – FOIA] - Savills

Site Overview

- [section40(2) – FOIA] described the existing site and proposed scheme.
- The development is proposed to be sited to the east of the school, on what is currently MOL. A land swap is proposed so that the site of the existing medical centre and library will become MOL with improved access into Brunswick Park and the opportunity for good quality landscaping and play space.
- A land swap is also being considered with the sliver of land between the school and the existing library and medical centre site to increase the access between these sites into Brunswick Park.

Land Use/ Policy Position

- [section40(2) – FOIA] confirmed that the red line for the planning application should include the existing medical centre and library site, the proposal site and the existing car park/ community centre site. The blue line should extend around the Brunswick Park Primary School site.
- [section40(2) – FOIA] to check the Mayor of London Order (2008) for the referable threshold for MOL – the scheme is referable to the Mayor under Category 3D of the MOL 2008.

- [section40(2) – FOIA] to consider how to extend the ‘green wash’ indicating MOL on the UDP proposals map.

Masterplan

- [section40(2) – FOIA] set out that an indicative masterplan is required to be submitted as part of the planning application to demonstrate that the proposals would not prejudice any future redevelopment of the adjacent school in transport, infrastructure and design terms. It would be important to emphasise that the masterplan is indicative and simply shows that the redevelopment of the school can be accommodated. [section40(2) – FOIA] to manage this process with Members.
- There will be a need for natural light for the school and this should be factored in in design terms.

Education

- [section40(2) – FOIA] confirmed that the Brunswick Park School Planning Brief has been adopted. The current plans for Brunswick Park School are unclear. It was originally proposed to redevelopment the school for two-form entry and to co-locate the nursery at Hampden Way on site. There is a need in 2010 for 5 additional forms of entry across the borough and 10 additional forms of entry in 2011. LBB need to clarify what their aspirations for the site are.
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- [section40(2) – FOIA] to discuss with the education department. [section40(2) – FOIA] to contact [section40(2) – FOIA] / [section40(2) – FOIA] / [section40(2) – FOIA] from LBB Schools Projects.
- The playing fields for Brunswick Park School appear to be on Brunswick Park. [section40(2) – FOIA] noted that there had been some issues in relation to a need to fence off playing fields at other schools in the borough and that this should be investigated.

Metropolitan Open Land

- [section40(2) – FOIA] set out that there is a presumption against development on MOL and that the development would be need to be justified. It would be key to demonstrate that the open space created on the existing library and medical centre site would be of a particularly high quality, it would result in improvements in terms of access/ linkages to the site, sustainability, secured by design and design terms. There would be an opportunity to provide signage to improve linkages to Brunswick Park, the Green Chain and Site of Borough Importance for Nature Conservation.
- [section40(2) – FOIA] noted that the proposed café would improve accessibility to Brunswick Park. Changing rooms are not currently provided however the Scout Hut is generally used. If changing rooms can be facilitated on site that would be positive.
- [section40(2) – FOIA] noted that cycle parking on the MOL may be appropriate as it would improve access.

Ecology/ Landscaping/ Trees

- [section40(2) – FOIA] noted that Pymmes Brook and its immediate surroundings were designated in the UDP as a Green Chain and Site of Borough Importance for Nature Conservation. As such an Ecological Survey would be required as part of the planning application and this should be used to inform the landscape strategy and ecological enhancements on site.
- [section40(2) – FOIA] noted that an Ecological Survey may have been carried for the Brunswick Park School Planning Brief. [section40(2) – FOIA] noted that the survey should include the hedgerow to the south of the existing car park on Osidge Lane.
- [section40(2) – FOIA] suggesting contacting [section40(2) – FOIA], the LBB Tree Officer, with reference to the existing trees on site.

Community Uses

- [section40(2) – FOIA] noted that the Scout Hut is a well used local facility and the proposals should emphasise that it is to be retained. It would be advantageous if improvements could be made. [section40(2) – FOIA] to look at car park layout as the Scout Hut appears to be surrounded by road/ parking spaces. The children's centre currently uses the Scout Hut.
- [section40(2) – FOIA] noted that the loss of the community hall will need to be justified in policy terms. [section40(2) – FOIA] confirmed that it was currently being leased by a church group and the lease had not been renewed. [section40(2) – FOIA] to confirm which church group held the lease and the activities that took place there.

Transport

- The following information will need to be confirmed in relation to parking:
- Existing access arrangements and rights of way to be confirmed.
- Existing parking, disabled parking, pick up and drop off for the school to be confirmed.
- Existing usage of car park on Osidge Lane to be confirmed.
- Parking is likely to be required on the school site.
- Pedestrian access needs to be carefully considered.
- Access for disabled parking, minibus and ambulance pick up/ drop off points for the proposed development will be required.
- The Transport Assessment will need to consider a two-form entry school.
- Confirmation of the PTAL of the site is required.

Flooding

- [section40(2) – FOIA] noted that confirmation of the flood zone should be sought. To the north of Osidge Lane the flood zone appears to extend quite far whereas to the south, adjacent to the site, the flood zone is relatively small. A Flood Risk Assessment should be submitted as part of the planning application.

Sustainability/ Renewables

- [section40(2) – FOIA] highlighted that LBB policy requires that development within 500m of a Transport Node is required to be BREEAM 'Excellent'.
- [section40(2) – FOIA] considered that Ground Source Heat Pumps should be considered acceptable.
- [section40(2) – FOIA] set out that LBB currently has no plans or policy requirements for District Heating locally although it may be something that the GLA would request. [section40(2) – FOIA] set out that this would not be desirable for the project given the high on-costs and the question over whether the school will definitely be redeveloped.
- [section40(2) – FOIA] noted that it may be possible to provide SUDS off-site and the potential to link these with the school.

Contamination

- [section40(2) – FOIA] confirmed that the Council's contamination maps indicate the whole area as having previously been used for landfill and that the EHO for LBB should be contacted.

Public/ Political Consultation

- [section40(2) – FOIA] confirmed that the proposals will need to be presented to the Planning and Development Forum during the pre-application process. There is a 1 month lead in time.
- The elections may have an impact on timing. [section40(2) – FOIA] should investigate how political the scheme is, check whether there were issues during the planning brief for Brunswick Park School consultation process. [section40(2) – FOIA] should be consulted to gauge how political the scheme is and when it should go to the Planning and Development Forum.