

Planning Statement

For

Brunswick Park

Prepared by Savills

on behalf of

Elevate Partnerships



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Executive Summary

On behalf of Elevate Partnerships, we have great pleasure in submitting a planning application for the redevelopment of Brunswick Park's library and health centre to provide a co-located facility comprising a Children's Centre and Nursery, Acorn Centre, Library, Health Centre, Pharmacy and a Café, and the re-provision of Metropolitan Open Land.

The scheme, design by Sprunt Architects, will contribute towards meeting the long held aspirations of the London Borough of Barnet and NHS Barnet for a community 'hub' development that will provide much needed community facilities within the Brunswick Park area of Barnet. The proposal will allow for increased access to services for all members of the community, particularly children and families, in an area where there is a clear and compelling need for such a facility.

The project is procured using the local NHS LIFT Co (Elevate Partnership Ltd) to deliver and maintain the facility for NHS Barnet and the London Borough of Barnet (using in part Department for Children, Schools and Families (DCSF) co-location funding). It is the initial and stand alone phase of a possible longer term masterplan involving the Brunswick Park Primary School.

The proposals have been developed through extensive consultation with relevant statutory bodies, key stakeholders and the wider community and the proposals will create a much needed modern community facility, set in open/ recreational space which will bring substantial benefits to the local community.

In accordance with Section 38 of the Planning and Compulsory Purchase Act (2004), the proposed development accords with the development plan, and all other material considerations indicate that the application should be approved.

1. Introduction

- 1.1 This report has been prepared in support of a planning application on behalf of Elevate Partnerships for the redevelopment of Brunswick Park's library and health centre to provide a co-located facility comprising a Children's Centre and Nursery, Acorn Centre, Library, Health Centre, Pharmacy and a Café, and the re-provision of Metropolitan Open Land.
- 1.2 The application proposals comprise a high quality and sustainable community facility which will involve the demolition of the existing Osidge Library and Health Centre on site and their replacement within the new co-located facility, the demolition of the community hall on site, the provision of a new car parking area and access, and the re-provision of MOL.
- 1.3 The principle of the proposals is supported in policy terms through the Council's UDP and Core Strategy Direction of Travel Document.

2. Supporting information

2.1 This Planning Statement should be read in conjunction with the corresponding application drawings along with the additional documents which also form part of the planning application. These are:

- Design & Access Statement (including Landscape & Public Realm Strategy;
- Transport Assessment & Travel Plan;
- Sustainability Statement
- BREEAM Report;
- Energy Strategy;
- Flood Risk Assessment & Drainage Strategy;
- Arboricultural Report;
- Ecology Report;
- Statement of Community Involvement
- Archaeology Report;
- Noise Impact Assessment;
- Building Management Strategy;
- Land Contamination Report

3. Public Consultation

Details to be added.

4. Site and Surroundings

- 4.1 The project site is located in East Barnet within the London Borough of Barnet and is approximately 1.06 hectares (ha) in size. The project site is separated by the Brunswick Park Primary School site and is therefore effectively split into two separated sites. A site location plan is attached at appendix 1.

The eastern part of the site (Eastern Site) is partly sited on Brunswick Park and also includes land between Brunswick Park and Osidge Lane, both areas are roughly rectangular in shape. The Eastern Site is bounded to the west by Brunswick Park Primary School. To the north is the access road to Brunswick Park Primary School and rear access for the residential properties along Osidge Lane. Brunswick Park surrounds the site to east and south and Pymmes Brook is located to the east of Brunswick Park. The proposed new access and parking area, off Osidge Lane, lies adjacent to a residential property on Osidge Lane to the west, and the Scout Hut to the east.

The Western Site lies on the western side of Brunswick Park Primary School, on the corner of Osidge Lane and Brunswick Park Road. The north east part of this site lies adjacent to a pedestrian footpath which runs between Osidge Lane and Brunswick Park Primary School. Beyond this lie the residential properties along the southern side of Osidge Lane. To the west of the site lies Brunswick Park Primary School. To the south of the site lies Aphthorp Lodge, a residential care home and a residential property on Brunswick Park Road.

The Eastern Site comprises open land, in the form of MOL, the access off Osidge Lane, a mini-roundabout and the existing community centre, a single storey building in poor physical condition.

The Western site is currently occupied by the two storey Osidge Library and the single storey Brunswick Park Health Centre. These buildings date from the 1970s. Osidge Library is currently in use. The Brunswick Park Health Centre has recently been fire damaged and is in poor condition and no longer in use. There is a car park to the rear of the Health Centre.

The site is in a predominantly suburban and residential location. It has a PTAL of 1b and is located close to Hampden Square which is identified as Neighbourhood Centre in the Barnet UDP.

- 4.2 The site is served by a number of bus routes. The nearest bus stops to the site are located approximately 150m to the west and 200m to the east of the site access off

Osidge Lane which serve the 125, 1684 and 628 bus routes. Totteridge and Whetstone Underground Station is located 2.5km to the west of the site. This site has a Public Transport Accessibility Level of 1b (with 6 being the highest). The site has reasonable pedestrian and cycle access off Osidge Lane.

- 4.3 The site is in an Air Quality Management Area and the eastern site is allocated as Metropolitan Open Land. There are no other specific site designations that cover the site in terms of the Council's UDP proposals map. The site is not in a Conservation Area and none of the existing buildings are listed. In addition, none of the trees on the site are protected by Tree Preservation Orders.

5. Planning History

5.1 There is no relevant planning history in relation to this site.

6. The Proposals

The proposed development is for a co-located facility comprising a Children's Centre and Nursery, Acorn Centre, a Library, a Health Centre, a Pharmacy, a Café, and the re-provision of Metropolitan Open Land.

The co-located facility comprises a part single and part two storey building with a floor area of approximately 2,500sqm. It is proposed to provide the Health Centre, Library, Pharmacy, Café, Children's Centre, Nursery and Acorn Centre on the ground floor with staff facilities on the first floor.

Proposed Facilities

The main benefit of this project will be to increase access to services for children, young people and families in a deprived area of Barnet. By creating enhanced physical links between currently separate services, the project will encourage children and families using one service to make use of others that they may not previously have taken up. By increasing opportunities for integrated working among professionals, residents will receive a more family-centred and more efficient service based around their specific needs rather than constrained by traditional agency boundaries.

The aims of the project are:

- Regenerate the area, providing a new 'social centre' for community use of various facilities;
- Provide new 'focal point' for community activity in an area with no real neighbourhood centre;
- Improve access to green spaces;
- Re-provide poor condition facilities, taking advantage of co-location to create new synergies and reach new clients, particularly young families
- Provision of expanded and co-located educational facilities to enhance educational opportunities in line with Barnet and national policies

The proposed development comprises a co-located facility which includes the following uses and facilities:

Acorn Centre

The Acorn Assessment Centre is an education centre for early years children with Special Educational Needs. The existing Acorn Centre serves the whole of Barnet and is located at Oakleigh School in North Whetstone. It is being relocated at 2 locations in the borough: west of the borough at Colindale School and east of the Borough at Brunswick Park, to improve overall borough-wide accessibility to this facility.

Health Centre

The Primary Care Strategy for Barnet identifies the Brunswick Park area for development and sets out plans to develop a GP Led Health Centre (GPLHC) as part of the collaborative project with the London Borough of Barnet for the proposed “Brunswick Park Community Hub”. This is supported by local and national guidelines for the way forward for primary care services and the shift of services from secondary care.

The GP led Health Centre will provide primary care services both routine and urgent for illness and minor injuries by appointment and walk in, as well as outpatient, some diagnostic services and community/ therapy services that will link with the proposed Children’s Centre such as ante-natal care.

The Health Centre will serve approximately 15,000 patients and will be open 12 hours a day, 5 days a week. A self-contained dispensing pharmacy is to be provided on site. It will replace the existing facilities on Osidge Lane/ Brunswick Park Road with a modern and better services facility.

Children’s Centre and Nursery

It is proposed to relocate the existing nursery and Children’s Centre at Hampden Way to the proposal site. The Nursery will accommodate up to fifty 3 – 5 year old children and up to twelve 2 – 3 year old children. The Children’s Centre will provide places for up to 20 adults and 20 children for any given activity throughout the day.

Children’s Centres are part of the Government’s Surestart initiative which provide service hubs where children under 5 can receive integrated services and information including integrated early years education and childcare, support for parents, child and family health services and helping parents get back to work.

Library

The existing Library on Osidge Lane/ Brunswick Park Road will be relocated to the site providing a modern community facility to meet the changing needs of Library Services. It will be open 6 days a week including evenings and weekends and will provide a range of library services including public PCs, a teenage area and younger children’s area.

- 6.1 The proposal allows provides a pharmacy and café that will serve the users of the proposed co-located facility and also, in the case of the café, users of Brunswick

Park. The new facility will also provide spaces that will be accessible to wider public use, including meeting and training areas for local community groups.

- 6.2 The facilities provided within the co-located facility will be carefully managed to ensure that they are compatible with one another.
- 6.3 It is proposed that vehicular access to the new co-located facility will be provided off Osidge Lane. This access will also form a new car park, and drop off point, and will serve as access to the co-located facility, Brunswick Park (which will be controlled via removable bollards), and the access road to Brunswick Park Primary School. The car park will be shared by users of the co-located facility, staff of the co-located facility and users of Brunswick Park. It will be managed in order to ensure that spaces are available for those wishing to use the co-located facility and also in order to encourage more sustainable methods of travel such as walking and cycling.
- 6.4 The proposals include provision for 52 car parking spaces, 26 of which will be for staff, 20 for users of the co-located facility, and 5 disabled parking spaces. An electric charging point will also be provided. A total of 7 visitor and 6 staff cycle parking spaces are provided on site and there will be a taxi drop off point, and drop off point for the Acorn Centre.
- 6.5 The new access road will provide for deliveries and waste collection as well as emergency access for the co-located facility and the deliveries and collection arrangements for Brunswick Park Primary School will remain unchanged.
- 6.6 The site of the existing library and health centre will become a new area of MOL and create a new pedestrian and cycle access into Brunswick Park. A new access into Brunswick Park Primary School will also be created from Brunswick Park to improve accessibility of the school.
- 1.4 It is a key requirement that the existing library remains operational during the construction period. The proposal will therefore be developed in two phases. The construction of the co-located facility and associated access and parking arrangements will be carried out in the first instance and, once operational, the existing library and redundant medical centre will be demolished and the site landscaped to provide replacement MOL.

7. Planning Policy Framework

Regulatory Framework

- 7.1 Under section 38 (6) of the *Planning and Compulsory Purchase Act 2004* if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. Section 38 (3) of the Planning and Compulsory Purchase Act 2004 states that the development plan consists of the Regional Spatial Strategy and the development plan documents.

- London Plan 2008 (consolidated with alterations since 2004); and
- London Borough of Barnet Unitary Development Plan (adopted May 2006).

- 7.2 National planning guidance, emerging development plan documents, and supplementary planning guidance, among other matters, are relevant material considerations.

National Planning Guidance

- 7.2 Government guidance on the main planning issues is provided in Planning Policy Statements (PPS), and in Planning Policy Guidance Notes (PPG's). This guidance assists local planning authorities in the production of development plans and in determining planning applications. The key PPS's and PPG's which apply to the development are summarised below.

PPS1 – Delivering Sustainable Development (2005)

- 7.3 PPS1 sets out the Government's objective of developing strong, vibrant and sustainable communities, which includes meeting the needs of all people and existing and future communities. In addition, this document sets out the Government's commitment to promoting strong, stable and productive economies, which includes ensuring that suitable locations are available for health facilities and that infrastructure and services are provided to support new and existing housing.

Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1

- 7.4 The PPS, a supplement to PPS1, sets out how planning in providing for the new homes, jobs and infrastructure needed by communities should contribute to reducing

emissions and stabilising climate change and take into account the unavoidable consequences.

Planning Policy Guidance Note 2: The Green Belt

- 7.5 PPG2 sets out a presumption against inappropriate development in the green belt and that such inappropriate development in the green belt should not be allowed except in very special circumstances. Very special circumstances will not exist unless the harm, by reason of inappropriateness and any other harm, is outweighed by other considerations.

Planning Policy Statement 4: Planning for Sustainable Economic Growth

- 7.6 PPS4 sets out objectives to achieve sustainable economic growth by building prosperous communities. Policy EC11 relates to planning applications for economic development not in accordance with an up to date development plan and provides that Local Planning Authorities should:

- a weigh market and other economic information alongside environmental and social information;
- b take full account of any longer term benefits, as well as the costs of development, such as job creation or improved productivity including any wider benefits to national regional or local economies; and
- c consider whether those proposals help to meet the wider objectives of the development plan.

PPG13 – Transport (2001)

- 7.7 This sets out the Government's objectives to integrate planning and transport at national, regional and local levels and to promote more sustainable transport choices. The guidance identifies three key objectives in delivering these aims:

- Promote more sustainable transport choices for people;
- Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling; and
- Reduce the need to travel, especially by car.

- 7.8 The Guidance makes a number of specific recommendations with regard to the preparation of Travel Plans. It recognises that Travel Plans are important since they can deliver sustainable transport objectives, including reductions in car usage,

particularly single occupancy journeys, and increased use of public transport, walking and cycling.

- 7.9 The document also states that Travel Plans should be submitted alongside planning applications which are likely to have significant transport implications. Such Travel Plans should have measurable outputs that relate to targets in the local transport plan and should set out the arrangements for monitoring the progress of the plan, as well as the arrangements for enforcement, in the event that the agreed objectives are not met.

PPG17 - Planning for Sport and Recreation (2001)

- 7.10 This document sets out the Government's objectives for open spaces, sport and recreation. These include; supporting urban renaissance, promotion of social inclusion and community cohesion, health and wellbeing and promotion of sustainable development.
- 7.11 Paragraph 13 notes that development may provide the opportunity to exchange the use of one site for another to substitute the loss of open space. The new open space should be as accessible, and at least equivalent in size, usefulness, attractiveness and quality, as the existing open space

PPG24 - Planning and Noise

- 7.12 PPG24 outlines the considerations that need to be taken into account in determining planning applications both for the noise 'sensitive developments and activities that generate noise.

PPS25 - Development and Flood Risk

- 7.13 PPS25 aims to avoid and reduce the impacts of flooding on people, property and the environment through good planning and management of flood risk. It states that flood risk needs to be taken into account at all stages of the planning process, and should be reduced through the location, layout and design of development, taking into account the impacts of climate change.
- 7.14 It requires that developers undertake site specific Flood Risk Assessments (FRA) to demonstrate whether a proposed development is likely to be affected by current or future flooding; the development is safe and where possible reduces flood risk; whether it will increase flood risk; and the measures proposed to deal with these

effects and risk. In addition PPS25 provides that sustainable urban drainage systems (SUDS) should be incorporated to reduce flood risk and flood resilience measures should be incorporated.

Circular 05/2005 Planning Obligations

- 7.15 Circular 05/05 sets out the Government's policy for planning obligations. Paragraph B1 states that the principal objective of the planning system is to deliver sustainable development, through which key Government social, environmental and economic objectives are achieved. Paragraph B5 provides that planning obligations should only be sought where they meet all of the following tests:

- i. relevant to planning;
- ii. necessary to make the proposed development acceptable in planning terms;
- iii. directly related to the proposed development;
- iv. fairly and reasonably related in scale and kind to the proposed development;
- and
- v. reasonable in all other respects.

Circular 11/95 – The Use of Conditions in Planning Permissions

- 7.16 Circular 11/95 advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

A Sporting Future for the Playing Fields of England – Policy on Planning Applications for Development on Playing Fields

- 7.17 This document sets out Sport England's policy in terms of planning applications for development on playing pitches. It sets out a number of specific circumstances whereby Sport England will not oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field or land last used as playing fields in an adopted or draft deposit local plan. These circumstances are where:

- E1 - A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport;

- E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use;
- E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site;
- E4 - The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.
- E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

Regional Planning Guidance

The London Plan (Consolidated with alterations since 2008)

- 7.18 The revised London Plan was published in February 2008 and forms part of the statutory Development Plan for Barnet.
- 7.19 Barnet is located in the North London sub-region. Policy 5B.1 (the strategic priorities for North London) states that a strategic priority for the sub-region is to accommodate population growth in sustainable communities, taking account of their needs for social and community infrastructure.

Social Infrastructure

- 7.20 Paragraph 3.277 states that the issue of population growth needs to be accompanied by the necessary facilities to ensure a good quality of life, together with the social infrastructure necessary to enable communities to operate.
- 7.21 Policy 3A.18 (Protection and enhancement of social infrastructure and community facilities) states that increased provision of such facilities, including primary healthcare facilities, services for young people, older people and disabled people, as well as libraries should be sought. Paragraph 3.100 states that accessible and affordable community facilities are key to enabling the community to function.
- 7.22 Policy 2A.2 (The spatial strategy for development) states that the Mayor will seek to influence the spatial development of London by addressing the quality of life and other key issues facing many suburbs in inner and outer London and securing significant improvements in access, services and sustainability.

Transport

- 7.23 Policy 3C.1 (Integrating transport and development) states that the Mayor will work to ensure the integration of transport and development by; encouraging patterns and forms of development that reduce the need to travel, especially by car; improving public transport, walking and cycling capacity and accessibility where it is needed; and supporting high trip generating development only at locations with high levels of public transport accessibility and capacity. It also provides that parking should reflect levels of public transport accessibility.
- 7.24 Policy 3C.2 (Matching development to transport capacity) requires developments with significant transport implications to include a transport assessment and travel plan as part of a planning application.
- 7.25 Policy 3C.23 (Parking strategy) states that the Mayor will seek to ensure that on-site car parking at new development is the minimum necessary and that there is no over-provision that could undermine the use of more sustainable non-car modes, taking account of the

Sustainability

- 7.26 London Plan policy 2A.1 (Sustainability criteria) states that boroughs should promote, support and encourage development that secure social, environmental and economic objectives. This includes optimizing the use of previously developed land; using a design led approach to optimize the potential of sites; ensure that

development will take place in locations that are currently or will be accessible by sustainable modes of transport; and that development incorporates green infrastructure. Moreover, Policy 4A.3 (Sustainable design and construction) states that the Mayor will ensure that future development meets the highest standards of sustainable design and construction,

7.27 Policy 4A.1 (Tackling climate change) states that the following hierarchy will be used to assess applications:

- Using less energy;
- Supply energy efficiently; and
- Use renewable energy.

7.28 The application of the hierarchy should most effectively reflect the context of each development, in terms of its nature, size, location, accessibility and operation. Further, paragraph 4.9 state that the fullest and most appropriate contributions can be identified in the context of each particular proposal and in all cases, the most important consideration will be the achievement of reductions in carbon dioxide emissions.

7.29 Policy 4A.4 (Energy assessment) states that the Mayor will require an assessment of the energy and demand of carbon dioxide emissions from proposed major developments, demonstrating expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development, including the feasibility of CHP/CCHP.

7.30 Policy 4A.6 (Decentralised energy: heating, cooling and power) states that the Mayor will require development to demonstrate that their heating, cooling and power systems have been selected to minimize carbon dioxide emissions. In addition, developments should evaluate combined cooling, heat and power (CCHP) and combined heat and power (CHP) and will expect all major development to demonstrate that the proposed heating and cooling systems have been selected in the following order of preference:

- Connection to existing CCHP/CHP distribution networks;
- Site-wide CCHP/CHP powered renewable energy;
- Gas-fired CCHP/CHP or hydrogen fuel cells accompanied by renewables;
- Communal heating and cooling fuelled by renewable sources or energy; and

- Gas fired communal heating and cooling.

- 7.31 Policy 4A.7 (Renewable energy) states that the Mayor will adopt a presumption that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation, unless it can be demonstrated that such provision is not feasible.
- 7.32 Policy 4A.10 (Overheating) states that developers should demonstrate how development could be made heat resilient in design, construction and operation.
- 7.33 Policy 4A.11 (Living roofs and walls) states that the Mayor will expect major development to incorporate living roofs and walls, where feasible.
- 7.34 Policy 4A.14 (Sustainable drainage) states that the use of sustainable urban drainage systems should be promoted for development unless there are practical reasons for not doing so. In such cases, the developer should seek to manage as much run-off as possible on site and explore sustainable methods of managing the remainder as close as possible to the site.
- 7.35 Policy 4A.22 (Spatial policies for waste management) states that the Mayor will require the provision of suitable waste and recycling storage facilities in all new developments. In addition, policy 4A.28 (Construction, excavation and demolition waste) states that developers should be required to produce site waste management plans.

Design

- 7.36 London Plan policy 4B.1 (Design principles for a compact city) sets out the key design principles that the Mayor will use to assess development proposals, which include; maximizing the potential of sites; promoting high quality inclusive design and enhancing the public realm; contributing to adaption to and mitigation of the effects of climate change; respect local context; accessibility; sustainability, durability and adaptability; security; consideration of the natural environment; the enhancement of green networks and address health inequalities.
- 7.37 Policy 4B.2 (Promoting world-class architecture and design) states that the Mayor will seek to promote world-class high quality design and encourage contemporary and integrated designs. Further, paragraph 4.102 states that new buildings should ensure the highest possible space standards for users and should incorporate greening and planting initiatives (paragraph 4.103).

7.38 Policy 4B.5 (Creating an inclusive environment) states that the Mayor will require development to meet the highest standards of accessibility and inclusion, integrating and adopting the principles of inclusive design to ensure developments can be used safely and easily; are convenient and welcoming and flexible and responsive.

7.39 Policy 4B.10 (Large scale buildings – design an impact) states that all large scale buildings should be of the highest quality design. This includes being suited to their wider context; being attractive; illustrating exemplary standards of sustainable construction and resource management; protecting residential amenity; being safe and secure; being appropriate to the transport capacity of the area; providing high quality spaces, including capitalising on opportunities to integrate green spaces.

Metropolitan Open Land

7.40 Policy 3D.10 seeks to maintain and protect Metropolitan Open Land (MOL) from inappropriate development and gives the same level of protection as the green belt.

Parking Standards

7.41 Annex 4 provides car parking standards for new development. For leisure uses it recognises that some edge-of-town sites will need on-site parking. Any provision should reflect the availability of public transport and, where appropriate, pedestrian/cycle accessibility.

Sustainable Design and Construction Supplementary Planning Guidance (May 2006)

7.42 This SPG provides additional information to support the London Plan, specifically policy 4B.6 and is structured around how the seven measures identified in the policy can be implemented. These are:

- Re-use land and buildings;
- Maximise use of natural systems;
- Conserve energy, water and other resources;
- Reduce the noise, pollution, flooding and microclimatic effects;
- Ensure developments are comfortable and secure for users;
- Conserve and enhance the natural environment and biodiversity; and
- Promoting sustainable waste behaviour.

7.43 Under each measure, the Mayor sets out both essential standards and preferred standards. It is applicable to all developments but states that all major developments referred to the Mayor should meet at least the essential standards and should demonstrate this through a sustainability statement submitted with planning applications.

7.44 The document contains both essential and preferred standards for open space. These are:

- No net loss of publicly accessible open space;
- Create appropriate new open, green publicly accessible spaces where these can address identified areas of deficiency of public open space;
- Net gain of publicly accessible open space.

Accessible London: Achieving an Inclusive Environment Supplementary Planning Guidance (April 2004)

7.45 This SPG provides detailed advice to support the London Plan, specifically policy 4B.5 (Creating an inclusive environment) in terms of promoting inclusive environments. It explains the principles of inclusive design and gives designers technical advice on guidance on how to apply these principles.

7.46 Paragraphs 3.1.3.1 to 3.1.3.4 provide guidance on the issues that need to be considered in the design of open spaces. This includes addressing environmental barriers such as narrow and uneven footpaths, inaccessible public transport and the lack of facilities, such as accessible public toilets and parking. The SPG states that the creation and management of high quality public spaces is essential to delivering an urban renaissance in London and highlights that audits of parks and open spaces should identify improvements needed to make them accessible and inclusive to all potential users, regardless of disability, gender or age.

Local Planning Guidance

London Borough of Barnet Unitary Development Plan (May 2006)

7.47 The adopted Barnet Unitary Development Plan (UDP), along with the London Plan, forms the statutory development plan for the Borough. Under the *Planning and Compulsory Purchase Act 2004* the Council will replace its Local Plan with a series of documents collectively known as a Local Development Framework (LDF). The

Council's LDF process is progressing and the Core Strategy Direction of Travel document, published in November 2009 is at a fairly late stage in its development with the Examination in Public is expected in late 2010. As such the emerging core strategy is considered to be a material consideration.

- 7.48 The Council received a direction from the Secretary of State on 13 May 2009 saving certain policies within the UDP (refer to appendix 2 of this Planning Statement). These policies have been considered in the preparation of this planning application. All other planning policies in the adopted UDP have been deleted and are not directly applicable to this planning application.

Social infrastructure

- 7.49 Policy GCS1 (Community Facilities) states that the Council will seek to ensure that an adequate supply of land and buildings is available for health facilities in order to meet the needs of residents in the borough.
- 7.50 Policy CS10 (Health Care Facilities) states that development proposals for primary health care facilities will be permitted where these are easily accessible by sustainable modes of transport; would not have a demonstrably harmful impact on the character of the surrounding area or the amenity of nearby residential properties and other uses; and are designed to be accessible to people with disabilities.
- 7.51 Policy CS11 (Health Care Facilities – Multiple Use) states that the Council will encourage that new health care facilities are designed for both health care and social care purposes.

Sustainability

- 7.52 Policy GSD (Sustainable Development) states that the Council will seek to ensure that development and growth within the borough is sustainable. This includes locating development close to the public transport network; using brown field sites; protecting areas of high landscape and species value; and minimising pollution.
- 7.53 Policy G Waste (Waste Disposal) states that the Council will encourage waste management practices that are carried out in accordance with principles of the waste management hierarchy (reduce, re-use, recover and dispose); the best practicable environmental option; and the proximity principle.

Design

- 7.54 Policy D1 (High Quality Design) states that all new development should represent high quality design and should be in keeping with the Council's objectives of sustainable development and ensuring community safety.
- 7.55 Policy D2 (Character) provides that the Council will support developments that are based on an understanding of local characteristics. This includes preserving and enhancing local character, respecting the appearance, scale, bulk, height and pattern of surrounding buildings, streets and movement patterns.
- 7.56 Policy D3 (Spaces) states that the size, shape, position and detailing of spaces created within or around new buildings should enhance related development and be in keeping with the character and quality of the development.
- 7.57 Policy D6 (Street Interest) states that new development should provide visual interest at street level to create attractive, safe and vibrant streets.
- 7.58 Policy D9 (Designing out crime) states that the Council will require all new development to be designed to provide safety and security in the environment and reduce opportunities for crime and fear of crime, giving particular regard to ensuring that public areas are overlooked by buildings; increasing natural surveillance in public areas.

Landscaping and ecology

- 7.59 Policy GL1 (Sport and Recreation) states that the Council will seek to ensure an adequate supply of land and buildings, which are valuable for sport and recreation to meet the needs of residents in the borough.
- 7.60 Policy D11 (Landscaping) states that the Council will require development schemes to include hard and soft landscaping to create attractive, safe, accessible and environmentally sound developments which positively contribute towards the character of the surrounding area.
- 7.61 Policy D13 (Tree protection and enhancement) states that the Council will seek to retain as many existing trees as practicable and ensure that they are protected during development works. In addition, the Council will seek an appropriate level of new planting in developments.

- 7.62 Policy O17 (Ecological impact statement) states that where a proposed development could have an adverse impact on areas of nature conservation value, an ecological impact statement will be required to be submitted with planning applications.
- 7.63 Policy L14 (Public open space – Improved) states that the Council will encourage the full use of public open spaces by all sections of the community through improvements to the quality and variety of such spaces and by making the best possible use of facilities to meet the needs of users.

Transport

- 7.64 Policy M1 (Transport accessibility) states that the Council will expect major development proposals with the potential for significant trip generation to be in locations which are, or will be made, highly accessible by a range of modes of transport.
- 7.65 Policy M2 (Transport impact assessment) provides that Transport Impact Assessments will be required in cases where new development will have significant transport implications.
- 7.66 Policy M3 (Travel plans) states that the Council will require occupiers to develop, implement and maintain a satisfactory Travel Plan to minimise any increase in road traffic and encourage more sustainable modes of transport.
- 7.67 Policy M4 (Pedestrians and cyclists – widening opportunities) provides that developers will be expected to provide convenient, safe and secure facilities for those people wishing to travel by bike and foot.
- 7.68 Policy M5 (Pedestrians and cyclists – improved facilities) states that the Council will require new development to provide or fund adequate facilities for the safety and convenience of cyclists and pedestrians.
- 7.69 Policy M6 (Public transport – use) states that development should be located and designed to make the use of public transport more attractive.
- 7.70 Policy M7 (Public Transport – improvement) provides that the developments are expected to contribute to achieving improvements to public services related to the proposed development.

- 7.71 Policy M10 (Reducing traffic impact) provides that measures to reduce the effects of traffic on the environment and the community may be required through planning obligations where it is considered that the need for such measures are directly related to a development.
- 7.72 Policy M14 (Parking standards) states that the Council will expect development to provide parking in accordance with the London Plan.
- 7.73 Policy GParking (Parking) provides that the Council will apply parking standards and policies to regulate parking and restrain the growth of car use.
- 7.74 Policy M17 (Lorries – deliveries and servicing) states that developments which require regular deliveries of goods, materials and/or equipment should be located in close proximity to tier 1 and 2 roads.

Site Designations

- 7.75 The site is not effected by any specific land use allocations. However, it is within an Air Quality Management Area (AQMA). The High Road (A1000) to the east of the site is designated as a tier 2 road.

Planning Obligations (S106 Agreements) Supplementary Planning Document (September 2006)

- 7.76 This SPD forms part of the Council's LDF and was published following the publication of Circular 05/05. It explains the Council's approach and requirements in relation to planning obligations and sets out a number of standard charges and formulae. Due to the nature of this development, many of the standard changes are not applicable to this development. This has been discussed and agreed with the Council. Draft heads of terms are included in section 8 of this planning statement.

Sustainable Construction and Design Supplementary Planning Document (May 2007)

- 7.77 This SPD highlights sustainability issues that need to be taken into consideration in the preparation of development proposals and sets out the environmental requirements against which the Council will assess planning applications. A sustainability checklist is incorporated within the SPD which applies to different scales of development.

8. Planning Issues and Appraisal

8.1 The planning application is for the construction of a part one and part two storey co-located facility comprising a Children's Centre and Nursery, Acorn Centre, Library, Health Centre, Pharmacy and a Café, and the re-provision of Metropolitan Open Land. Associated parking, access and servicing areas off Osidge Lane will also be provided

8.2 The main issues raised by this proposal are therefore:

- Principle of Development;
- Landscape and Ecology;
- Sustainability;
- Access, Permeability, Transport and Parking;
- Design and Amenity;
- Flood Risk and Drainage;
- Ground Conditions;
- Archaeology;
- Section 106; and
- Phase 2 of the Masterplan

The intention of the London Borough of Barnet to develop a co-located, family orientated, community facility in Brunswick Park is set out in the Core Strategy – Direction of Travel Document published for consultation in November 2009. It is proposed within this document that the 'community hub' would provide a Children's Centre, Nursery, Library, Health Centre and Acorn Assessment Centre.

The main benefit of this project will be to increase access to services for children, young people and families in a deprived area of Barnet. By creating enhanced physical links between currently separate services, the project will encourage children and families using one service to make use of others that they may not previously have taken up. By increasing opportunities for integrated working among professionals, residents will receive a more family-centred and more efficient service based around their specific needs rather than constrained by traditional agency boundaries.

The aims of the project are:

- Regenerate the area, providing a new 'social centre' for community use of various facilities;
- Provide new 'focal point' for community activity in an area with no real neighbourhood centre;

- Improve access to green spaces;
- Re-provide poor condition facilities, taking advantage of co-location to create new synergies and reach new clients, particularly young families
- Provision of expanded and co-located educational facilities to enhance educational opportunities in line with Barnet and national policies

Principle of development

The Co-located Facility

PPS1 promotes social cohesion and inclusion, seeking to reduce social inequalities and increase accessibility for all members of the community to health, education and community facilities. It also outlines that suitable infrastructure and services are needed in order to support new and existing economic development and to promote strong, stable and productive economies.

The London Plan encourages the provision of social infrastructure and community facilities, including provision that enhances the quality of life in London's suburbs. It recognises that London's health service is vital to maintaining London as an exemplary, sustainable world city; improve the health of local populations and narrow inequalities in health.

The London Borough of Barnet UDP and the Core Strategy – Direction of Travel Document published for consultation in November 2009 supports the provision of social infrastructure development that meets the needs of local residents.

The proposed development will provide modern healthcare, education and community facilities to cater for the needs of the local population within a deprived part of the London Borough of Barnet, which is consistent with national, regional and local planning policy.

The London Borough of Barnet have set out their intention to develop a co-located, family orientated, community facility in Brunswick Park in the Core Strategy – Direction of Travel Document published for consultation in November 2009. It is proposed within this document that the co-located facility would provide a Children's Centre, Nursery, Library, Health Centre and Acorn Assessment Centre. Funding has been granted for this facility under the Government's Co-Location Fund and LB Barnet have been working closely with NHS Barnet to achieve this aspiration.

The proposed development will have significant community benefits that will meet the aims of the London Plan and LB Barnet UDP and LDF. A key guiding principle of the adopted UDP and the Borough's Corporate Plan is to sustain the Borough's communities. Para 2.21 of the

UDP states '*Adequate provision of education, health and welfare services will be needed to meet the requirements of Barnet's diverse communities.*'

The Core Strategy – Direction of Travel Document (November 2009) identifies the need for acute health care to be upgraded or for new facilities to be provided in Brunswick Park. The LB Barnet Corporate Plan (2009/10 – 2012/13) includes an aspiration to make more efficient use of community services in order to improve service.

NHS Barnet is a local strategic partner of LB Barnet and is developing a strategy for services to meet the needs of the borough within the context of NHS London's health strategy: A Framework for Action. The Barnet, Enfield and Haringey Clinical Strategy - Your Health Your Future: Safer Closer Better, 2007 sets out the local vision for change in the way healthcare is delivered to patients in Barnet. Policy CS10 (Improving Health and Wellbeing in Barnet) of the Core Strategy – Direction of Travel Document (November 2009) sets out that the Council will support the plans of NHS Barnet to deliver modern primary care.

Policy CS11 of the Core Strategy – Direction of Travel Document (November 2009) encourages new health facilities to be designed to be capable of multiple use for both health care and social care purposes.

This is wholly in compliance with London Plan policy 2A.9 (The Suburbs: supporting sustainable communities) which states that the Mayor will support the continued improvement of services which enhance the quality of life in London's suburbs such as health centres, hospitals, care centres, schools and nurseries and community facilities.

The London Plan also recognises that London's health service is vital to maintaining London as an exemplary, sustainable world city; improve the health of local populations and narrow inequalities in health. The London Plan highlights the need to safeguard healthcare sites and that new sites need to be identified to meet additional demands and changes in provision.

The proposal will provide a modern and sustainable facility that provides a 'one stop shop' for a variety of community facilities for which there is significant local need and demand.

Site Location

The decision to locate the proposed co-located facility on MOL to the east of Brunswick Park Primary School has come about as a result of a number of issues.

Firstly, the principle of development on the site to the east of Brunswick Park Primary School was established through LB Barnet's Primary School Capital Investment Programme (PSCIP)

and associated Planning Brief for Brunswick Park Primary School. This is discussed in detail in the next section.

Following the publication of the PSCIP and associated planning brief, it was established that there would be insufficient funding to take forward the proposals for Brunswick Park Primary School. However, LB Barnet continued to develop the principle of creating a community hub, to include the co-located facility, Brunswick Park Primary School and a swimming pool and gym within the Brunswick Park area.

Alternative sites, away from Brunswick Park were considered as part of the PSCIP (again discussed below) and discounted for a number of reasons. LB Barnet therefore focussed on the existing library and health centre site on Osidge Lane and Brunswick Park Road, the Brunswick Park Primary School site, the MOL site to the east of the school and the access road, community hall and Scout Hut.

Funding has become available for the co-located facility prior to that for the redevelopment of the primary school, swimming pool or gym. There are effectively 3 site options for the location of this development: the MOL site to the east of the school, the existing health centre and library site, and the site fronting Osidge Lane including the existing car park, community hall, Scout Hut and access road.

The MOL site was considered to be most appropriate given that it provided sufficient space for the co-located facility and associated access and parking. It would also create synergies with the neighbouring school and form the first phase of LB Barnet's aspiration for a new centre for the Brunswick Park community, taking a linear form across the northern part of Brunswick Park, creating a new street frontage onto the existing access road to the school.

The existing health centre and library site was discounted as an appropriate location due to its shape, size and topography. This site is simply not large enough to accommodate the proposed co-located facility alongside the associated car parking and access requirements given its shape and size. Also the differences in levels across the site would make creating a level and accessible facility problematic and costly. Furthermore, the site is directly adjacent and opposite residential properties and the expansion of community uses in this location would have a detrimental impact on their amenity.

The existing car park, access road, community hall and Scout Hut site, fronting Osidge Lane was also discounted. This is mainly because the car park lies within the Flood Zone and could therefore not form part of the proposals. Also, due to political reasons, the Scout Hut could not form part of the proposals. The Scout's were originally offered a new hall through the masterplan development by LB Barnet however this was dismissed by the Scout's and local

community during initial public consultation regarding the future of this part of the Brunswick Park locality. As such, the Scout Hut was not included as part of the masterplan for the wider area. Nevertheless, the redevelopment of the Scout Hut would require more land than is currently available within the existing masterplan boundary and it is likely that its redevelopment would require that more MOL is developed on.

Loss of Metropolitan Open Land

The main issue in terms of land use is the development of the proposed co-located facility on Metropolitan Open Land (MOL). Brunswick Park is allocated as MOL in the Barnet UDP and within the London Plan. It is proposed that the co-located facility will be located to the east of Brunswick Park Primary School, on an area of MOL at the northern end of Brunswick Park.

The policy guidance provided in PPG 2: Green Belts applies equally to MOL. PPG 2 sets out a presumption against inappropriate development in the Green Belt/ MOL and that development should not be approved except in very special circumstances. PPG 2 notes that it is for the applicant to show why permission should be granted and that special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. This is reiterated in the London Plan.

The principle of development on the MOL to the east of Brunswick Park Primary School was first developed as part of the LBB Primary School Capital Investment Programme (PSCIP) in 2006 which set out an investment programme for primary schools in Barnet. The PSCIP considered options to rejuvenate all primary schools in LBB within a 10 year period, split into 3 waves of development. Brunswick Park Primary School being in the first wave.

A Planning Brief for the Brunswick Park Primary School was adopted in 2007 which provided for the redevelopment and relocation of the school onto the existing MOL to the east of the site. This would involve the demolition of all the land and buildings on the existing school site and the creation of MOL on this land.

In 2006 Hephher Dixon were commissioned by LBB to provide a two part Planning Delivery Framework to consider the land use planning implications of the PSCIP at Wave 1 comprising an overarching strategic framework for all of the primary schools to be redeveloped at Wave 1, and to provide individual planning briefs for each primary school at Wave 1.

The purpose of the Planning Delivery Framework was to examine how the PSCIP would help deliver improved life opportunities for young people and contribute towards Barnet's social,

economic and environmental well-being in terms of national, regional and local planning policy.

The PSCIP Planning Delivery Framework and Planning Brief for Brunswick Park Primary School were adopted by the Council in 2007 following a series of meetings and consultation with the GLA, Government Office for London and the Department for Education and Skills (now the Department for Children, Schools and Families).

As identified in PPG 2, the London Plan and the Barnet UDP development in the Green Belt or MOL must be justified by very special circumstances. As such, a sequential test was carried out for each PSCIP site which required development on Green Belt land or MOL, including for Brunswick Park Primary School.

The proposal set out the possible amalgamation of Brunswick Park Primary School and Hamden Way Nursery, which would become part of the children's centre, and release the Hamden Way Nursery site for a capital receipt as enabling development for the PSCIP. The proposal was to relocate the school from its existing site to an alternative area of MOL to the east.

It was considered appropriate to redevelop the school on the basis that the existing buildings were not capable of refurbishment due to ground movement, and also that a wider redevelopment comprising a school children's centre, library and health centre in this location would fully address the condition and suitability issues, and would be more progressive in terms of the Council's PSCIP.

The PSCIP acknowledged that PPG2 requires that development in the Green Belt or MOL must be justified by very special circumstance. As such a sequential test was undertaken to assess existing and alternative sites for the redevelopment of primary schools in the borough. The methodology and assumptions are set out in [Appendix ?](#) and the proposals and requirements for Brunswick Park Primary School Planning Brief are set out in [Appendix ?](#)

A search for alternative sites for the proposed new Brunswick Park Primary School and Children's Centre was undertaken using a 1km search radius in accordance with the methodology set out in the report [\(Appendix ?\)](#) and 5 potential sites were identified:

1. North London Business Park, Brunswick Park Road

This site was available for redevelopment however it was considered that it would be more suited to commercial uses given its allocation in the UDP for offices, light industry and high tech activities.

2. Land at Marshall Close

This site was considered to be too inaccessible and there was also an issue in relation to a possible burial site in this location.

3. New Southgate Recreation Ground, Brunswick Park Road

This site was not considered to be surplus to leisure and recreation requirements and was therefore not available for redevelopment.

4. Site to the east of Brunswick Park School

The site was considered appropriate as it is available for development and suitable for the provision of a new school in terms of access and provision of playing fields.

5. Oak Hill Park

This site was not considered to be surplus to leisure and recreation requirements and was therefore not available for redevelopment.

The site to the east of Brunswick Park Primary School was therefore identified as the most appropriate, feasible location for the redevelopment of the primary school. The Brunswick Park Primary School Planning Brief (Appendix ?) sets out the development and key design principles, process and programme for the redevelopment of the school on MOL land to the east of the existing school site.

The appropriateness of development on the MOL to the east of Brunswick Park Primary School was therefore established for the redevelopment of the primary school and the provision of a Children's Centre as part of the PSCIP programme. The PSCIP also acknowledged LB Barnet's aspiration for the redevelopment of the wider site, to include the library and medical centre to the west of the primary school.

Funding for the redevelopment of Brunswick Park Primary School did not come forward and as such the school has not been redeveloped. LB Barnet have subsequently been developing a wider master plan, encompassing the school, medical centre and library, for the northern part of Brunswick Park. This includes the MOL site to the east of the school, the Brunswick Park Primary School site, and the existing medical centre and library site.

The masterplan envisages the development of a co-located facility, the redevelopment of the school, the potential provision of a swimming pool and gym, and the re-provision of open space which would become MOL.

Funding was granted for Phase 1 of the masterplan to create a Co-Located Community Hub on the east MOL site in 2008. The Council was awarded £6.512m to create a community hub in partnership with the PCT. A further £1m funding is to come from the sale of the land at Hamden Way Nursery and the PCT will make up the difference to the required £15m budget. Phase 2 is not covered by this grant.

The acceptance of the grant was approved by the Leader of the Council on 10th June 2009 under delegated powers.

Replacement of Metropolitan Open Land/ Open Space

There will be no net loss of MOL as a result of this proposed development. It is proposed that the MOL within the Eastern Site will be replaced by new MOL on the Western Site, as well as additional MOL land on the Eastern Site. The area of MOL the proposed co-located facility will be built on amounts to 4376sqm while the replacement level of MOL amounts to 4704sqm.

The proposed new MOL will provide a high quality open space that will directly link through to the main area of Brunswick Park. There is currently no direct access to the park from this location with the nearest accesses being from Nurseryman's Way to the south or Osidge Lane to the east. The accessibility of Brunswick Park and the Green Chain that runs through Brunswick Park alongside Pymmes Brook will therefore be greatly improved. The proposal would also provide a clear view into the park, making it both more accessible to local residents and also more prominent as a location, particularly from the busy junction of Osidge Lane and Brunswick Park Road.

The proposed access point into the main area of Brunswick Park has a further advantage of providing an access to Brunswick Park Primary School, improving access to the school from Brunswick Park and encouraging children to walk to school, thereby making more use of Brunswick Park.

The new area of metropolitan open land will contribute to the physical structure of London as it will be clearly distinguishable from the built up area and provide a distinct link through to the wider MOL.

In addition to the new MOL provision, the proposed development on the Eastern Site includes a number of community facilities that will act as a focal point for the local community. This will help to encourage access to, and the use of the park with people combining trips to the co-located facility with visiting Brunswick Park. Furthermore, a Café is proposed within the co-located facility, primarily to serve the Library and Health Centre, with an outdoor seating area

looking out onto Brunswick Park. An additional benefit of the Café is that it will also serve Brunswick Park users, making the Café more viable and also serving as an anchor to the park, encouraging people to visit. It will be open 7 days a week.

It is therefore considered that the proposals will provide improved provision of MOL and public open space in terms of the new, high quality MOL proposed, and will also encourage use of Brunswick Park through improved access and facilities.

Playing Fields

PPG 17: Planning for Open Spaces, Sport and Recreation allows that development may provide the opportunity to exchange the use of one site for another to substitute the loss of open space. The new open space should be as accessible, and at least equivalent in size, usefulness, attractiveness and quality, as the existing open space.

Sport England classify a playing field as “the whole of a site that encompasses at least one playing pitch.” Brunswick Park contains 3 playing pitches and therefore the whole of Brunswick Park can be considered a playing field. Sport England state that they will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, land last used as a playing field unless one or more of their exception tests are met.

The proposed development meets Exception Tests 3 and 4 of the Sport England policy in terms of development of playing pitches:

E3 – The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ ancillary facilities on the site;

E4 – The playing pitches or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to commencement of development.

The Eastern Site on which the co-located facility is proposed is currently open space in the form of MOL. The playing pitches on Brunswick Park are located to the south of this site and will not be impacted by the proposed development. The site itself slopes significantly from east to west and has never been used as a playing pitch, nor is it suitable for use as a playing pitch.

Furthermore, it is proposed that the Western Site, which currently contains the medical centre and library, is to become open space as part of the development. This site will provide a high quality area of open space, creating a new entrance into Brunswick Park, and it will not result in any loss in the overall amount of open space on site.

Sport England have been consulted as part of the pre-application process however a response has not yet been received. Nevertheless, it is considered that the proposed development will not result in a loss of playing fields, and will in fact improve the use and accessibility of the existing playing fields on Brunswick Park.

Community Facilities

The proposed development will result in the loss of a community hall which currently lies adjacent to the Scout Hut on Osidge Lane. The London Borough of Barnet have confirmed that the hall is currently leased to a Theotherapy Christian Fellowship. The 'Community Hut' is not a community building as such; it is let on an investment basis and is not used for any other activity other than the Church. The tenant's congregation is expanding and they have confirmed they are already looking to move to a larger facility. The lease is for 1 year, expiring in October 2010. The lease held is outside the 1954 Landlord & Tenant Act and, therefore, the tenant has no security of tenure. Possession is available in October; notices are not required but we will advise them in writing that possession is being taken once a demolition date is known.

The hall is therefore not available for community use, and is only available for the Theotherapy Christian Fellowship. Nevertheless, an audit of community halls within LB Barnet, which is included in [Appendix 2](#), has been undertaken and it sets out the predominant uses of each hall, its distance from the site and whether or not it has any capacity. The majority of the community halls do have some capacity. Furthermore, the Scout Hut adjacent to the site is a fully used community use, and the proposed co-located facility will have rooms available for hire by community groups. Therefore, it is considered that the proposal will result in an increase in available space for community groups, given that the existing hall to be demolished is not available for the community, other than the Church.

Landscaping and Ecology

Landscaping

- 8.31 The Landscaping Strategy has been developed around the characteristics of the MOL and the need to maintain its 'openness' while enhancing the recreational and ecological opportunities within Brunswick Park. As such, a key component of the plan was to enhance the accesses into Brunswick Park, creating a new access on the Western Site, and improving the existing access from Osidge Lane. In addition, the Landscaping Strategy creates a stimulating and functional playground space for the nursery and Acorn Centre.
- 8.32 The proposed car parking area has been designed so that it creates an open square with framed views of the building and Brunswick Park beyond, and a clear and distinct entrance into Brunswick Park.
- 8.33 The new MOL to be created on the existing health centre and library site will involve re-landscaping the site which will include earth mounds and informal interventions such as play tree and boulders to provide informal opportunities for play while creating the MOL characteristic of openness.
- 8.34 The existing school boundary fence will be realigned to open up the south east corner, creating a 4m wide pedestrian access from the new MOL into Brunswick Park. Desire lines will be created through this new MOL through to Brunswick Park, enhancing the access to the park. The level of the land at Brunswick Park is lower than the new MOL land and as such a vista of the park will be created through the entrance. The new area of MOL will create a definite and distinct entrance to the park where currently none exists.
- 8.35 The range of open spaces and details of the landscaping and planting to be provided on the site is set out in more detail in the Landscaping Strategy within the Design and Access Statement, submitted as part of the planning application.

This is in accordance with national and regional guidance, which support the creation of appropriate and publicly accessible open space within developments.

Ecology

- 8.36 An Ecological Risk Appraisal for the site has been carried out by Scott Wilson and submitted as part of this planning application. This deemed most of the site to be of

limited ecological value. No statutory protected sites are located within the development site however, Pymmes Brook, to the east of the site is a non-statutory SINC as identified in the Barnet UDP. This is considered to be sufficiently far from the site so that it is unlikely that it would be directly impacted by the proposed development. There is a risk that the SINC may be affected indirectly during the construction and operations phases and mitigation measures have been recommended within the report to ensure these effects can be minimised.

- 8.37 The report notes that none of the semi-natural habitats and trees within the site are of high nature conservation importance and have been classified as being of local importance. The habitats to the south of the site comprise semi-improved grassland, scrub and woodland habitats. Again, there may be indirect impacts during the construction and operational phases to these habitats and mitigation measures are suggested.
- 8.38 In terms of protected species on site, the report identifies that there is a moderate potential for bats to use the existing community hall to be demolished on site. Further survey work will be required prior to any demolition of the building. Breeding birds are also highlighted within the report as potentially using the community hall to be demolished, tree and scrub habitats. The potential for impacts to occur to breeding birds will need to be considered when developing any site works plans.
- 8.39 Care has been taken to ensure that the Landscaping Strategy improves the ecological value of the site whilst creating spaces for people to enjoy. The 'greenness' of the open space will be maintained and predominantly native species will be used to attract local wildlife and to create habitats for a range of species. In addition, wildlife meadows are proposed along the perimeter of the site to enrich biodiversity. The incorporation of a green roof on the co-located facility will also act to attract wildlife, as well as having other sustainability benefits.

Trees

- 8.40 An Arboricultural Report has been produced by Tree: Fabrik and submitted as part of this planning application. This involved a survey of all of the trees located on the site, which was divided into 2 areas, Area 1 (Eastern Site) and Area 2 (Western Site) for the purposes of the report. The site is not within a Conservation Area and nor does it contain any Tree Protection Orders.

- 8.41 A total of 12 trees, 1 group and 1 hedgerow were identified within the Eastern Site and a total of 31 trees and 1 group were identified within the Western Site. A further 8 trees were assessed off-site.
- 8.42 The principal tree within the local and wider landscape is an off-site Oak tree. Other trees of note include a collective group of Silver Birch located within the Western Site and the individual Norway Maple located within the Eastern Site.
- 8.43 The arboricultural impact assessment has identified the trees for retention and advised that these trees are protected during construction and, if encroachment is likely to occur, then further evaluation work should be carried out.

Sustainability

- 8.44 A Sustainability Statement has been produced by Ferguson Brown and is submitted as part of this application. This summarises the environmental, social and economic achievements and objectives of the proposals set against The London Plan Sustainable Design & Construction SPG and London Sustainability Checklist as well as the London Borough of Barnet's Sustainable Design & Construction SPD. The report concludes that the proposed development will provide a significant net overall benefit in sustainability terms.

Efficient Use of Land and Buildings

- 8.45 The new co-located facility will be sited on MOL however, as part of the development, a new area of MOL will be created on the existing health centre and library site. There will be an overall increase in MOL resulting from this development.
- 8.46 The co-located facility will include several different uses within a single location, providing a focussed community resource for local people and allowing visits to the services provided to be combined, which is consistent with the principles of sustainable development.
- 8.47 The new co-located facility has been designed upon the concepts of flexibility and adaptability to ensure that the building functions effectively in the short, medium and long term; thus ensuring the longevity of its use.

Reducing Carbon Dioxide Emissions

- 8.48 Elevate Partnerships are committed to achieving a BREEAM excellent rating and to meeting the Mayor's expectations of achieving a reduction in carbon emissions of 20%. An Energy Statement has been prepared by Elementa and submitted as part of the planning application.
- 8.49 The Mayor's energy hierarchy has been applied in order to reduce carbon dioxide emissions. This involves, using less energy; supplying energy efficiently and the use of renewable energy. The supply of energy and the use of renewable energy is detailed below.
- 8.50 There are two main ways of using less energy; first by designing a building to be energy efficient so that the demand for energy is less and secondly incorporating controls to limit the amount of energy that is used.
- 8.51 Passive design aspects have been included in the design where possible including natural ventilation in combination with the use of thermal mass, a well insulated building with low air permeability, external shading, use of under floor heating to reduce the amount of energy used to heat air, the incorporation of natural light where possible, and the use of energy efficient fluorescent lighting.
- 8.52 It is anticipated that these measures will make a significant reduction in CO₂ emissions.

Energy Supply and Renewable Energy

- 8.53 A number of energy technologies have been considered in terms of their ability to make sufficient reductions of the carbon emissions resulting from the proposed development. It was established through the Energy Assessment that Combined Heat and Power (CHP) would not be feasible for this development as this would be based on the electrical base load and thus there would be excessive amounts of waste heat.
- 8.54 The renewables strategy includes two options to achieve a 20% reduction of carbon dioxide emissions. Option 1 includes a ground source heat pump system which would

be supplemented with PV panels to achieve the required 20% reduction. Option 2 proposes PV panels alongside high efficient condensing boilers. For both options, the PV panels would be installed a roof level alongside the proposed green roofs.

Overheating

- 8.55 The London Plan requires developers to demonstrate how the development could be made heat resilient. This is to ensure that the building does not create unnecessary energy demands in terms of cooling and to ensure the comfort and health of users of the building.
- 8.56 The scheme has been designed to incorporate a number of measures to ensure that the new hospital will be heat resilient, including:
- Provision of appropriate shaded green space and tree cover, including as part of the play area for the nursery and Acorn Centre;
 - Green roofs incorporated on 50% of the roof of the building;
 - Design to enable air-flow throughout the development through natural ventilation;
 - Shading of windows;
 - The treatment of glass to combat solar gain and glare;

Water Efficiency

- 8.57 The site will have 100% water metering of supplies to ensure that water is used efficiently. The building will have water saving measures such as low flush toilets PIR flush urinals, PIR responsive taps and all showers will have a flow rate that does not exceed 9 litres per minute.
- 8.58 The use of grey water recycling has been reviewed and rejected on the grounds of the risk of possible transmission of bacteria and the risk profile of the patients within the building. The use of rainwater recycling will be incorporated for irrigation purposes.

Waste Management

- 8.59 There will be segregation of waste at source before it is gathered at a centralised collection point. Composting facilities will be provided within the nursery kitchen for

processing on site for the garden areas. A recyclable waste storage space of at least 10sqm will be provided.

- 8.60 Construction waste will be minimised through good site practice and general design. A site waste management plan will be produced for the development, including for the re-use and recycling of the health centre and library to be demolished.

Noise

- 8.61 A Noise Impact Assessment has been carried out by Adrian James Acoustics Ltd and is submitted in support of this application. This report included a background noise survey and an assessment of the likely level of noise emanating from the roof plant. This concludes that with suitable mitigation measures, in the form of a substantial noise barrier, the proposed roof plant would comply with the British Standards and BREEAM requirements in terms of noise impact.

Materials

- 8.62 Where possible, materials that minimise environmental and health impacts and are from renewable sources will be used. Every effort will be made to specify materials which have a minimum 'A' rating under the guide. No insulation materials containing substances known to contribute to ozone depletion or global warming will be used.
- 8.63 At least 80% of the site timber will be responsibly sourced and 100% will be legally sourced. No peat or weathered limestone are intended to be used in the building or landscaping. Wherever feasible, construction materials will be sourced from within 35 miles of the site.

Access, Permeability, Transport and Parking

- 8.64 National, regional and local guidance require that development proposals which have transport implications are supported by Transport Assessments and Travel Plans. This is also a requirement of the planning brief for the site.
- 8.65 A comprehensive Transport Assessment (TA) and associated Travel Plan Framework have been prepared by Peter Brett Associates, which assess the transport implications of the scheme.

- 8.66 The Travel Plan Framework sets out a number of measures that will be implemented to promote sustainable travel and encourage modal switch from the private car amongst staff and visitors. The Travel Plan Framework is a living document which will be monitored and updated on an annual basis to provide an accurate reflection of existing travel demand and as a result can adapt to changing circumstances.
- 8.67 The Transport Assessment provides a detailed assessment of the proposed transport implications of the co-located facility.
- 8.68 The site has a Public Transport Accessibility Level (PTAL) of 1b which is relatively low. However, the facility is for the local community and not for those travelling long distances.
- 8.69 The pedestrian and cycle access to the site is currently limited and it is proposed that this will be substantially enhanced as part of the development proposals, in a bid to reduce travel by private car. The use of the private car should be reduced further due to the high number of linked trips anticipated between the on-site uses as a result of the co-located facility.
- 8.70 In overall terms, the development is anticipated to reduce the number of vehicles on the highway by 7 vehicles during the AM peak and 1 vehicle during the PM peak. This is a direct result of both the Travel Plan and the fact that the majority of the trips associated with the development are already on the network. Despite this, the redistribution of existing trips will result in a 2% - 6% impact on the development access off the Osidge Lane/ West Walk junction, and Osidge Lane/ Brunswick Park Road/ Church Hill Road junctions. However, this impact is anticipated to be counteracted by a reduced impact at other local junctions as a result of the redistribution of existing trips to and from the development.

Car Parking

- 8.71 The TA identified that there is currently estimated to be an unrestrained parking demand of around 91 vehicles if all the uses are considered independently. Through the proposed expansion of existing services and through the development of the Travel Plan, it is estimated that there will be an approximate hourly demand of 52 spaces at the proposed site. As a result, 52 parking spaces will be provided on-site with 10% disabled parking provision and 26 of the spaces allocated for staff use only.

This is considered to be a sustainable quantum of spaces for a co-located facility of this nature, in this location.

- 8.72 It is intended that the parking will be shared between staff and users of the co-located facility. Parking will also be available on site for users of Brunswick Park outside the opening hours of the facility. The car park adjacent to the Scout Hut will remain as existing for users of the park during opening hours, and visitors who use the open space facilities that form part of the proposals.
- 8.73 A Car Park Management Strategy has been developed and this is set out in the Building Management Strategy and submitted as part of this planning application. The car park will be divided to create a staff car parking area and a visitors parking area.
- 8.74 The designated staff car parking area will provide 26 spaces. It is site to the east of the car park and access is controlled via a barrier. It is envisaged that staff will be issued with fobs to operate the barrier.
- 8.75 The visitors car parking area will provide 20 spaces and will have a maximum period of stay of 3 hours in order to discourage people parking on site who are not using the co-located facility. Visitors who need to stay for more than 3 hours will be issued with a permit available from reception. Signage will be displayed setting out the 3 hour parking time limit and the car parking regularly monitored and vehicles found in violation of the 3 hour limit liable to clamping. This will also prevent long stay parking over several days.
- 8.76 It is anticipated that the car park will be monitored for a period of 6 months following the opening of the co-located facility to establish whether there is a problem with overnight parking on site, or whether the car park attracts levels of anti-social behaviour. Should these matters be problematic, it is envisaged that all parking bays on site will be closed off using lockable bollards to prevent the parking of vehicles and easy access while allowing access for local residents.
- 8.77 The car park has been designed in line with Secured by Design standards. The car park will create good natural surveillance with well lit footpaths and cycle paths. The number of 'hiding places' within the car park has been significantly limited while the barrier between the staff and visitor car park creates a defensible space, thus discouraging anti-social behaviour.

- 8.78 In order to prevent vehicular access onto the MOL, lockable bollards are proposed. These will prevent unauthorised vehicles accessing the park, other than maintenance vehicles who will be provided with a key.
- 8.79 The car park will be monitored as part of the requirements of the Travel Plan in order to ascertain whether the car park is being used efficiently and appropriately.
- 8.101 On-site cycle parking facilities will be provided in accordance with the London Plan and the Council's current standards at 7 visitor spaces and 6 staff spaces. This equates to 13 spaces. Cycle parking will be provided at the main entrance of the building.
- 8.102 New and enhanced pedestrian and cycling access will increase the permeability of the site and encourage more sustainable modes of transport. Permeability of the site will also be greatly improved through the provision of pedestrian/ cycle paths through Brunswick Park connecting with the new MOL, making the open space more accessible.

Design and Amenity

- 8.105 National guidance in PPS1, the London Plan and Barnet's UDP and Core Strategy emphasise the importance of achieving high quality design.
- 8.107 The development comprises of a part single and part two storey co-located facility. The vision for the site is to create a multi-functional co-located facility comprising a number of community uses in a single building with a shared entrance, reception and support/ administrative areas.

Layout

- 8.108 The new co-located facility will be located just east of Brunswick Park Primary School on an area of MOL, to the south of the residential properties along Osidge Lane. A suitable separation distance is maintained between the proposed co-located facility and the residential properties along Osidge Lane to ensure sufficient protection of the amenity of current occupiers.
- 8.109 The siting of the building, adjacent to Brunswick Park Primary School, the existing Scout Hut and Brunswick Park will help to create a new 'village centre' for the local community, creating a sustainable location for a number of community facilities. The proposal will also create a street frontage along the access road to Brunswick Park Primary School, creating a sense of place.

- 8.110 The layout of the co-located facility itself is designed to enable a number of different uses to co-exist without compromising the needs of the proposed users. The entrance is shared and is accessed off the proposed car park off Osidge Lane. The main waiting area is double height and includes a pharmacy, toilets, buggy storage, baby feeding, café and reception. Space for the Children's Centre, Nursery, Acorn Centre and hydrotherapy pool are located in the western section of the ground floor, with access to a secure play area. The Health Centre clinical rooms are located in the southern section of the ground floor and the library within the eastern section. The administrative and staff areas are located on the first floor.
- 8.111 The security of staff and visitors is crucial to this proposal, while maintaining a welcoming environment. The internal layout of the building has been designed specifically to allow full natural surveillance within the shared areas while controlling access to the other facilities within the building. Thus a variety of activities can co-exist during opening times. To further encourage the use of the building with the wider community it is proposed that parts of the building will be available to be used by local community groups, and the café will be available for users of Brunswick Park outside of normal working hours.
- 8.112 A Management Strategy for the proposed co-located facility has been including as part of this planning application and is outlined in more detail below.

Scale and Massing

- 8.113 The surrounding building type are predominantly single storey civic buildings and 2 storey residential dwellings.
- 8.114 The new co-located facility has been designed to function well as a community facility whilst ensuring that the building is appropriate to local context and makes a positive contribution to the character of the area. The massing of the building has been carefully balanced to ensure that it is fitting of a welcoming and well-designed co-located facility building but also sits well within the surrounding MOL

Safety and Security

- 8.115 The design process has involved incorporating a number of practical design solutions to reduce the occurrence of crime by providing a safe and secure environment. Currently the majority of the site comprises open space and access road along with a library and medical centre. The positive and efficient use of these space through the creation of a new co-located facility and MOL will act to create a safe and pleasant

environment that can be enjoyed by staff, visitors and the wider community. The development will create clearly defined boundaries and the shared use the building and open space by the public will establish a responsibility and ownership for the site, thereby reducing the opportunity for anti social behaviour.

- 8.116 The location of the co-located facility and new access and car park, and the location of Brunswick Park Primary School and the location of residential properties around its perimeter will provide a good level of natural surveillance on all parts of the site. Appropriate lighting will be provided within the site to further enable natural surveillance and avoid any dark, uninviting areas.
- 8.117 The provision of clear and direct pedestrian and cycle routes and the presence of clear signage will make it easier for users to navigate to the co-located facility and within the new area of MOL.
- 8.118 The Secure by Design (SBD) liaison officer for Barnet has been involved during the design process to advise the safety and security of the proposal. Further details are included in the Design & Access Statement.

Inclusive Design

- 8.119 Due to the nature of the development, it is fundamental that inclusive design is incorporated within the new co-located facility. The Design & Access Statement submitted as part of the planning application details how the development will incorporate measures to ensure suitable access for people with disabilities or those who are mobility impaired.

Building Management Plan

A Building Management Plan has been provided by Elevate Partnerships which sets out how the building will be managed internally, in terms of ensuring that the differing uses do not conflict with one another, and that the facilities that are shared can be done so independently of other uses.

Health and safety, and security have also been taken into account. CCTV will provide general surveillance and the requirements of the Health and Safety Executive will be met.

In addition, a Car Park Management strategy is provided. This sets out how the proposed car park will be managed. This is set out in more detail in the Car Parking section above.

Flood Risk and Drainage

- 8.120 PPS25 (Flood Risk) requires that developers undertake a Flood Risk Assessment (FRA) to demonstrate; whether a proposed development is likely to be affected by current or future flooding; the development is safe and where possible reduced flood risk; whether it will increase flood risk; and the measures proposed to deal with these effects and risk. In addition, PPS25 provides that sustainable urban drainage systems (SUDS) should be incorporated to reduce flood risk and flood resilience measures should be incorporated. A FRA has been prepared by Thomasons and submitted as part of this application.
- 8.121 The Environment Agency's flood zone classification identifies this site within Flood Zone 1 and therefore the site is not considered to be at risk from fluvial or tidal flooding and is deemed to have passed the Sequential Test.
- 8.122 The FRA states that although the Strategic Flood Risk Assessment (SFRA) for Barnet confirms that the risk from ground water flooding in the borough is low, the geology on site indicates that there is a potential issue of ground water flooding as the sub soil is predominantly clay.
- 8.123 Surface water drainage is the principle consideration of the FRA for this development proposal. In terms of rates of run-off, the peak run-off rate from the total site will be no great for the developed site than the pre-developed site. Attenuation storage has been introduced to the proposed drainage system to take account of the increase in impermeable area, and a 30% climate change allowance.
- 8.124 There will be an increase in volume run-off as a result in the increase in impermeable area as a result of the proposed development. The use of a green roof system and rainwater harvesting are expected to provide compensation and there will also be some storage provided by permeable paving beneath the car parking area, but the soil conditions will not allow a full infiltration scheme.
- 8.125 The report presents a drainage scheme layout and supporting calculations that demonstrate that a feasible drainage strategy can be achieved on site to meeting the requirements of the Environment Agency and BREEAM. It is anticipated that a detailed drainage strategy will be developed in due course and can be secured by an appropriately worded planning condition.

Ground Conditions

A Ground Investigation Report has been prepared by Listers Geotechnical Consultants and submitted as part of this planning application. A desktop study carried out, a walkover of the site undertaken and eleven bore holes dug and the results tested.

The walkover of the site did not provide evidence of any point sources of pollution or obvious signs of contamination.

The desktop review of the site identified that there was a sewage works on the site between the 1870s and the 1970s. Records also show that the site is located within 250m of a former local authority landfill site.

The exploratory boreholes identified elevated concentrations of polycyclic aromatic hydrocarbons within soil samples. These pose a risk to the health of construction workers and end users. As such, remedial measures are suggested in the report which will need to be approved by the Local Authority Environmental Health Department or NHBC prior to construction starting on site.

Archaeology

8.126 A desk top archaeological evaluation of the site has been carried out by LP Archaeology and is submitted as part of this application. This assessed the potential archaeology on the site and the impact of the proposed development. The site is not in an area of Special Archaeological Significance, it is not in a conservation area and there are no listed buildings on the site. The assessment has established that the site has low archaeology potential and it is suggested that no further archaeological work is required on the study site.

Section 106

8.127 Elevate Partnerships have started a dialogue with the Council to establish the potential section 106 contributions that will be required, taking into account the nature of the development and the number of benefits provided by the development.

8.128 It has been established with LB Barnet officers that contributions are likely to be 'in kind' and relate to minor highways improvements such as providing road markings and/ or signage for Brunswick Park Primary School.

8.129 Elevate Partnerships would welcome continued discussions with the Council regarding any proposed heads of terms.

Phase 2

The proposed co-located facility is the first phase of the potential wider redevelopment of the site. The London Borough of Barnet has been developing a masterplan for the site over the past 2 years and it is their aspiration to redevelop the school site in the future, to include a 2 form entry school, swimming pool and gym – this is referred to as Phase 2 in the Design and Access Statement.

Funding has been secured to deliver the co-located facility on the Eastern Site and it will therefore be brought forward sooner than the remainder of the site, for which funding is yet to be secured. Nevertheless, it is important that it is demonstrated that the site is capable of delivering the wider aspirations of LB Barnet and as such we have included an indicative masterplan showing how the site could accommodate the co-located facility, 2 form entry school, pool and gym and how potential opportunities and synergies between the two phases could be harnessed.

Drawing No. 12292_05-01 C sets out how this could be achieved. The 2 form entry school, pool and gym could be accommodated on the existing school site. The school's play area could form part of the existing school site, and a MUGA could be sited adjacent to the school on Brunswick Park (it is likely that this would be available to the wider community outside school hours). The school currently uses the existing playing fields on Brunswick Park and it is likely that this arrangement would continue.

A further area of MOL could be created on the existing school site, to the rear of the pool and gym.

This layout would create a number of advantages for the proposed co-located facility and wider area. The proposed co-located facility, school, swimming pool and gym would create a new, legible frontage onto the access road, creating a proper street scene. The improved access to the school and co-located facility resulting from the extension of the access road would encourage walking and cycling to the site. The intention of LB Barnet is also to create links between all the facilities so, for example, the school would have links with the Children's Centre and library at the co-located facility, and use the swimming pool and gym. The proposal will also increase the opportunity for linked trips to the community facilities.

There is currently no funding available for this potential future phase of development and this indicative masterplan is provided to demonstrate that LB Barnet's aspirations for the site are achievable should funding become available in the future.

9. Summary and Conclusions

There is a clear and compelling need for the development of a co-located facility within this location. The local area is deprived and the co-located facility provides an opportunity to begin the regeneration of the local area. The facility will increase access to services for children, young people and families by creating enhanced physical links between currently separate services. The proposals will also re-provide poor condition facilities, taking advantage of co-location to create new synergies and reach new clients, particularly young families as collocation will encourage children and families using one service to make use of others that they may not previously have taken up.

- 9.1 Furthermore, the proposals will create a new area of Metropolitan Open Land on the existing library and health centre site. This will serve as a new access point onto Brunswick Park, at a prominent location, encouraging access to and the use of the park. The proposed co-located facility will also enhance the park for users through the opportunity for joint trips and the proposed café on site.
- 9.2 The proposal is well designed and takes account the needs of the proposed staff and users of the facility as well as the setting of the proposed building within Brunswick Park. The landscaping takes account of the surrounding ecology and aims to create a new natural space that enhances ecological value of the site, whilst creating spaces for people to enjoy. The 'greenness' of the open space will be maintained and predominantly native species will be used. In addition, the incorporation of a green roof on part of the roof of the co-located facility will act to attract wildlife, as well as having other sustainability benefits.
- 9.3 The creation of a sustainable building, which is not only energy efficient, but also one based on the concepts of flexibility and adaptability to ensure that the building functions effectively in the short, medium and long term and is able to adapt to changes over time was an important part of the design rationale. Furthermore, Elevate Partnerships is committed to meeting the Mayor's expectations of achieving a reduction in carbon emissions of 20%.
- 9.4 A new car park and access to the site is proposed to meet the needs of the co-located facility while encouraging more sustainable transport methods, particularly walking and cycling through improved access to the site.
- 9.5 The safety and security of the proposed co-located facility, new area of MOL and existing local residents is paramount and a great deal of attention has been paid to ensuring that the proposal will result in a safe, secure environment for users, staff and the local community as a whole.

- 9.6 The principle of the proposals is supported in policy terms through the Council's UDP, Core Strategy Direction of Travel Document, the PSCIP and adopted Planning Brief for Brunswick Park Primary School and regional and national planning policies. The proposals will create a much needed co-located facility, set within MOL, along with the provision of new MOL which will bring substantial benefits to visitors, staff and the local community.