

Borough High Level Implementation Plan

	DE Opportunity	Priority	Notes	Barriers	Planning Stage	Next Steps	Key dates	Responsible person
	(Identified by location, name of development, scheme name or other)	(High, Medium or Low based on highest potential for delivery)	(Basis of assessment of delivery potential)	(Potential barriers for delivery of opportunity identified)		(Next steps for LA to facilitate delivery of opportunity identified)	(If action is not taken by this date the potential for delivery of the scheme may be reduced)	(Person responsible for taking action)
1	Brent Cross / Cricklewood	Medium - High	Proposed redevelopment is for a high density commercial and residential (mixed use) town centre which would be ideal for a heat network. The existing loads are few in number are separated by some distance between north and south of area. The redevelopment of the BXC could provide an interconnect and an energy centre location. Delivery of the London Plan	Adjacent rail land ownership RASWA 1991 Section 58 and 58A restrictions may apply in the future particularly with the convergence of the M1,the Edgware Road and the North Circular Road Under development of BXC redevelopment or an extended phased development.	Barnet Council resolved to approve outline planning permission subject to S106 agreement in November 2006. The Secretary of State is currently considering whether a call in is required. Proposed scheme includes a waste to power facility with associated waste heat network. See Sustainability Plan included in the BXC Planning Application	Facilitate work between the development partners, Council and the LDA to take forward technical feasibility work which relates to the detailed phasing plan.	Dependent on when first reserved matters applications come in. The Core Strategy will set monitoring dates which will act as triggers for instigating further planning policy formulation if the whole outline permission is not implemented. Review progress by end of 2010	Tony Westbrook, Principle Project Manager, Regeneration, Barnet Nicola Capelli, Manager, Major Developments, Barnet Jonathan Joseph, BXC Development partners RPS planning and North London Waste Authority
2	Colindale	Medium- High	The existing DH system is replaced and extended to the north	The extended phased development of Colindale (and Grahame Park). The numbers of buildings may not have sufficient critical mass to support a network.	The AAP has been adopted by the Council. The first phases of the Beaufort Park are completed. The first phase of Graham Park is under construction and so is the Fairview Hospital site. Check any other applications relevant. Planning application for next phase of Graham Park is imminent which crucially includes replacement spine road.	Fairview homes S106 funding available (£25k) for feasibility study upon occupation of first unit. On Grahame Park, investigate with Choices for Grahame Park (a subsidiary of Genesis Homes) the Council (?) and the LDA for match funding for feasibility/viability study for the whole Colindale area. Total £100k. Clarify exact phasing of various schemes. Identify relevant plans for Graham Park spine road.	Planning application for Grahame Park Phase 1B is scheduled tentatively for September 2010. Occupation of first unit at Fairview Homes (estimated summer 2011)	Peter Alsop, Major Developments, Barnet Noreen Twomey, Regeneration Service, Barnet Luke Riley, Choices for Grahame Park
3	Chipping Barnet	Medium	Barnet General Hospital offers an ideal anchor load and energy centre	Predominantly residential and low density buildings. The numbers of buildings may not have sufficient critical mass to support a network The link between the hospital and other users does not have a natural corridor of load The main thoroughfares will be subject to	No major new developments proposed. Site Allocations Issues and Options may identify some	Contact NHS and Barnet Hospital to clarify when any significant improvements to the boiler are required.	Dependent on development proposals and NHS	Mike Carless, Principal Planning officer, Policy NHS contact?

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				traffic restrictions for the ambulance routes				
4	North Finchley/Whetstone Great North Road	Low	High Road forms a natural corridor for a network	High proportion of low density residential housing The numbers of buildings may not have sufficient critical mass to support a network There is a lack of an existing major anchor load; the network could be limited to higher density housing only.	Need to check whether any new developments are proposed. Further evidence on existing buildings required.	Monitor Site Allocations DPD and reassess when heat mapping data updated.	End 2010	Mike Carless, Principal Planning officer, Policy
5	Mill Hill East	Medium	The redevelopment of this area could provide an opportunity for a heat network	Rail network bisects the two potential heat loads Phasing of the redevelopment may inhibit the economics of the network and should be carefully analysed during a detailed feasibility study.	Area Action Plan Adopted. Planning application submitted for first phase [check].	Further feasibility work to be facilitated with the consortium. Possibility for match funding if there's S106.	End 2010	Inglis Consortium, Nick Alston, GVA Grimley Jo Dowling, Principal Planning officer, Major Developments, Barnet