

**AVISON
YOUNG**

Updated Planning Statement

Great North Leisure Park

Document ref. GNL03B

Regal GNLP Ltd.

May 2026

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Report title: Planning Statement

Prepared by: Reece Harris, Tom Matheou, Zainab Hussain

Reviewed by: Nick Alston

For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This updated Planning Statement ('Statement') has been prepared by Avison Young to accompany the application for full planning permission submitted by the Applicant, Regal GNLP Ltd (LBB application ref. 25/0213/FULL).
- 1.2 It has been prepared in support of a planning application ('the Application') which seeks permission for the comprehensive redevelopment of the Great North Leisure Park (GNLP) and adjacent land (the 'Site'), to comprise the demolition of existing buildings and phased redevelopment to provide a new leisure centre, residential dwellings, flexible commercial space, a sports changing pavilion, and landscaping, parking, access, and associated works.
- 1.3 The planning application for the Proposed Development was originally submitted in January 2025 for the following description of development:
- "Demolition of existing buildings and phased redevelopment to provide a new leisure centre (Use Class E(d)); residential dwellings (Use Class C3); flexible commercial space (Use Class E); sports changing pavilion (Use Class F2(c)); and landscaping, parking, access, and associated works."*
- 1.4 The updated Planning Statement (August 2025, ref. GNLP03A) superseded the original Planning Statement (January 2025, ref. GNLP03). It summarised amendments made to the Proposed Development following the receipt of statutory, London Borough of Barnet and public consultation responses to the planning application.
- 1.5 In particular, these amendments responded to comments received from LB Barnet planning and design officers. This includes comments with respect to the provision of Main Town Centre Uses to further justify the proposed commercial floorspace provision, on which further detail is provided in Section 9 of this Planning Statement.
- 1.6 In response to feedback on design, Buildings A and B were amended to create greater setbacks from the road edges. This improves long range views along the High Road and creates more variety in building form. As a result of these setbacks, both buildings were also reconfigured internally to increase the provision of larger affordable homes. To the east of the Site, the link building at Building F was reduced from seven to five storeys, reducing the prominence of these linking elements in views from the Glebelands Open Space. Detailed revisions were also made to these buildings in terms of their material palettes and architectural elements. This has created a greater design cohesion across the Site.
- 1.7 The amendments also responded to LB Barnet's Cabinet decision on 22nd July 2025 to progress with a reduced scale leisure centre which the Applicant is committed to delivering, and which has necessitated revisions to the leisure centre design and to the landscaping scheme.
- 1.8 The amendments also responded to comments received from statutory, LB Barnet and public consultees on the planning application.
- 1.9 The updated Planning Statement explained the amendments that were made to the Proposed Development, set out the response to other planning matters raised by consultees during the course of the determination of the application, set out how the proposals respond to the development plan, and considered the overall acceptability of the amended Proposed Development in the overall planning balance.
- 1.10 This updated Planning Statement supersedes the previous updated Planning Statement (December 2025, ref. GNLP03A). The purpose of this further Updated Planning Statement reflects updates to the

National and Regional planning policy context since the resolution to refuse the planning application at Planning Committee in December 2025.

1.11 It also reflects minor changes to the residential tenure composition in response to the MHCLG Support for Housebuilding in London emergency measures package which result in an increased affordable housing provision of 25%. These changes were formally submitted to LB Barnet through a letter (as an addendum to the Planning Statement document ref. GNLP03A), an updated Design and Access Statement Addendum (document ref. GNLP01B) and an updated Schedule of Accommodation (document ref. GNLP00B).

1.12 Where further revisions have been made to the Planning Statement, these are set out in green text.

1.13 The revisions proposed to the Application made in August 2025 are set out in detail in the accompanying suite of application documents and drawings. A summary of changes is set out in Table 1.1 below:

Table 1.1 – Summary of Proposed Updates

Character Area	Proposed Design Amends
Residential Masterplan	<ul style="list-style-type: none"> - Reduction of 17 to 1,485 homes from 1,502 homes (a reduction of 31 habitable rooms) - Slight reduction in residential floorspace from 131,097 sqm to 131,066 sqm (- 31sqm) - Changes in residential floorspace: <ul style="list-style-type: none"> o Block A: -90 sqm o Block B: -95 sqm o Block C: +478 sqm o Block D: +309 sqm o Block E: no change o Block F: -632 sqm. Links have been reduced by 2 storeys, with no change in height
Leisure Centre	<ul style="list-style-type: none"> - Leisure Centre floorspace reduced from 6,944 sqm to 3,791.4 sqm (-3,152.6 sqm) - 3 metre landscaped buffer introduced between the Lido and the Glebelands Open Space - Southern entrance improved with seating and planting - Lido emergency access ramp removed and replaced with emergency escape route to the north

Landscape, Access and Car Parking	<ul style="list-style-type: none"> - Leisure centre access ramp adjusted to incorporate further planting - Removal of 16 parking spaces along Summers Lane, replaced with new tree and shrub planting and relocation into the main leisure centre parking area - Footpath widened to 3.5 metre shared pedestrian/cycle route - New pedestrian link added from north of Great North Avenue to GNLP Green - Three new 'social spaces' added (pergolas, feature seating, hedgerow planting) on East-West Garden Street - Slight reduction in hardstanding with a corresponding increase in soft landscaping - Two new incidental seating areas introduced on Park Avenue - Minor amendments to terraces, entrances, and planting on High Road to reflect Block A and B changes - Terraces and planting realigned in response to Block A and C adjustments - Slight extension of building line has reduced podium size, leading to changes in pedestrian routes, planting, and play areas
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1.14

1.15 The remainder of this Statement follows the same structure as the Planning Statement (document ref. GNLP03), as follows:

- **Section 2** explains the context of the planning application.
- **Section 3** describes the Site and the surrounding area.
- **Section 4** summarises the Site's recent planning history.
- **Section 5** describes the proposed development.
- **Section 6** explains the 'specification' of the Application.
- **Section 7** outlines the public and stakeholder consultation undertaken prior to submitting the Application.
- **Section 8** sets out details of the framework of planning policies that should form the basis for determining the Application.

- **Section 9** assesses the Proposed Development against the planning policy framework, having regard to other material considerations.
- **Section 10** sets out headline details of proposed planning obligations.
- **Section 11** concludes this Statement.

2. Context

Background

- 2.1 The Site has been in use for swimming-based recreation since the 1930's with the opening of the Finchley Open Air Pool, which remained open until the early 1990's when it was redeveloped to make way for the GNLP that operates today. GNLP includes Finchley Leisure Centre alongside a range of commercial leisure uses. The adjacent land to the north within the Site includes a mix of indoor and outdoor sports facilities owned by LBB (unrelated to GNLP).

Finchley Leisure Centre

- 2.2 Finchley Leisure Centre is owned by LBB and operated by a third party on its behalf. It includes indoor and outdoor swimming pools, a gym, studio and associated facilities.
- 2.3 In 2015, the Council completed a feasibility study¹ that assessed all Council owned leisure facilities with regards to building condition, usage, facility mix and performance. This identified the replacement of Finchley Leisure Centre with a new facility as a medium-term priority, following the prioritisation of Barnet Cophthall and Church Farm Leisure Centres (which have subsequently now been replaced).
- 2.4 The leisure centre is now 30+ years old and is nearing the end of its economic life. Substantial investment is required to bring it up to modern standards, including with respect to energy efficiency. An extensive options evaluation has been undertaken by the Council over the period 2022-24 (including public consultation) which considered refurbishment, redevelopment and relocation options. Redevelopment including the provision of a new facility at the Site has been identified by the Council as the preferred option as determined by LBB's Cabinet on 14th November 2023.
- 2.5 Following the submission of the Application, revisions were proposed to the proposed leisure centre, as described in detail in the accompanying Leisure Centre Addendum (document ref. GNLP01B). The revisions are required following a decision by LBB's Cabinet on 22nd July 2025 to proceed with an alternative reduced scale leisure centre which the Applicant is committed to delivering.

Commercial Leisure Uses

- 2.6 The commercial leisure uses include a ten-pin bowling alley, multi-screen cinema, and a series of restaurants (including a drive-through). These uses are accommodated within a series of 'shed' style buildings arranged around an extensive surface car park, typical of the out-of-town leisure parks developed across the UK in the 1980's and 90's as part of the trend to embrace modern retail and leisure formats tailored to the interests of car borne customers.

LBB Indoor and Outdoor Sports Facilities

- 2.7 The northern part of the Site also contains a variety of existing indoor and outdoor sports uses. These include a defunct outdoor bowling green to the north of the current Great North Leisure Park, with accompanying derelict bowls pavilion on its northern side, with the Glebelands Indoor Bowls Club to the north of this outside of the Site boundary. Further to the north of bowling green is a single-storey hall. To the south-east of this is a sport changing pavilion, which is in a state of disrepair. There are therefore a number of sports and recreation uses on the site that are defunct and need to be replaced with new or alternative facilities.

¹ LB Barnet – SPA – Feasibility Study: Leisure Centre Feasibility Study, 25th January 2015, available here: <https://barnet.moderngov.co.uk/documents/s21253/Appendix%206%20-%20Feasibility%20Study.pdf>

The Plan-led Approach

- 2.8 Planning policy and good practice has shifted since GNLP was developed, with the focus now placed on promoting more sustainable and inclusive patterns of development. High trip generating uses such as commercial leisure are now directed to town centres and support given to the redevelopment of existing out-of-centre leisure parks for housing-led intensification. This is in the context of a broader shift in public policy and thinking towards giving greater priority towards human wellbeing (including sport and recreation); environmental sustainability (particularly the climate change and biodiversity emergencies); promoting alternative travel modes to the car; and addressing the housing crisis.
- 2.9 These shifts in planning policy and good practice are captured in the development plan affecting the Site. London Plan Policies SD7, H1 and E9 establish firm strategic policy support for the redevelopment of existing out-of-centre leisure parks across London for housing-led intensification, while Policy S5 requires existing sport/recreation facilities to be retained or re-provided unless it can be demonstrated that they are surplus to requirements. At the local level, the Site is specifically allocated for residential led mixed use development (including community, leisure and commercial uses) in the Barnet Local Plan.
- 2.10 There is therefore strong support in policy for the redevelopment of the Site to provide a new health and wellbeing destination as part of a new residential-led mixed-use neighbourhood.
- 2.11 This supportive position has been strengthened since the Application was considered by LBB's Strategic Planning Committee in December 2025 due to the publication of proposed changes to national planning policy, the introduction of emergency measures to support housebuilding in London, and changes to material considerations.

Urgent Housing Need

- 2.12 Recent changes to national planning policy including the publication of the draft National Planning Policy Framework (2025) set out the Government's agenda to significantly increase and accelerate the supply of new homes. Achieving this is dependent on planning authorities granting permission for planning applications that accord with an up-to-date development plan without delay, in accordance with NPPF para 11(c).
- 2.13 For the purposes of plan-making and determining planning applications, London should be treated as a single housing market with a series of inter-linked sub-markets.
- 2.14 The current housing requirement set out in the London Plan requires 52,000 net additional homes per annum in London, including 2,364 in Barnet (minimum figures). This is significantly below the assessed level of need. As identified in the latest draft London Plan there is a need for around 88,000 net additional homes per annum in London, of which the need for around 3,060 arises from Barnet.
- 2.15 The Site forms part of the Council's identified supply of housing land (under the adopted Local Plan), and is required to deliver at least 352 homes in order to meet its housing requirement.
- 2.16 The historic delivery of new homes in London and Barnet over the past 5 years has been significantly less than the housing requirement and is trending downwards. Completion rates have fallen significantly short of the targets set by the London Plan, with an average completion rate of 37,000 new homes per annum over the past 3-years (2020-23), with only 28,756 completions in 2024/25². This is less than half the number of homes that Londoners need and around one-third of the most recent assessment of the actual needs of Londoners referred to above.

² <https://data.london.gov.uk/dataset/residential-completions-dashboard/>

- 2.17 Recent data published by the Ministry of Housing, Communities and Local Government³ showed that LBB had 4,437 households on its housing waiting list as of 31st March 2024. This is more than double the 1,678 households on the waiting list as of 31st March 2020, reflecting a steady London wide upward trend. The figures for 31st March 2024 include 1,547 households in need of three bedroom or more homes, and 231 homeless households.
- 2.18 In May 2024, the GLA published updated data on affordable housing starts in London which identified a collapse in the pipeline supply of new affordable homes in London. Over the 12-month period to end March 2025, 5,188 new affordable homes were started in London, an 80% reduction compared to the 2022-2023 12-month period (25,658).
- 2.19 This demonstrates the need for both market and affordable tenures, in London and in Barnet.

Delivery

- 2.20 The purpose of this planning application is to deliver the aforementioned planning policies, which in practice involves a collaborative joint working approach between Regal (as applicant and developer) and LBB (as both landowner and LPA).

Land Ownership

- 2.21 The freehold of the entire Site is owned by LBB. The GNLP part of the Site is subject to a headlease. The Applicant has a long leasehold over GNLP. LBB holds an under-lease for the existing leisure centre. The headlease is subject to covenants that require the landlord's consent (LBB) to redevelop or change the use of the land.

Capability of the Applicant as Developer

- 2.22 Regal is one of the capital's leading privately owned mixed-use developers with a focus on unlocking value from complex urban settings to transform London's landscape. Regal has delivered successful developments across London over the last 25 years, from Brent to Tower Hamlets, Camden to Lambeth.
- 2.23 Regal's developments are characterised by bespoke design and exceptional quality and are built to unlock value, enhance the local environment, and respect and engage local communities.
- 2.24 Unlike many other developers, Regal is a fully integrated business operating across all stages of the development process from land acquisition and the planning and design stages through to physical project completion. This also means that as both the developer and contractor, Regal has delivered every project for which it has secured planning permission for over its 25 year plus history.
- 2.25 Regal is committed to playing its part in tackling the climate crisis, and to delivering better outcomes for the environment and its local communities through creating positive social value. Regal's sustainability strategy focusses on four areas: transitioning to net zero carbon; investing in innovation; going beyond biodiversity net gain and helping disadvantaged groups into employment in real estate and construction through Regal Academies.

Relationship with Finchley Town Centre

- 2.26 The Applicant is also acting as the Council's selected partner to deliver its plans for the regeneration of North Finchley Town Centre. An outline planning application was submitted in March 2025 (application

³ Local Authority Housing Statistics data returns for 2023 to 2024 - <https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2023-to-2024>

ref. 25/1123/OUT) for a residential-led mixed-use development supported by high quality new public spaces and infrastructure enhancements and is currently under consideration. The proposals aim to firmly establish this area of the town centre as the 'Arts & Learning Quarter', forming a key element of the broader North Finchley Town Centre masterplan redevelopment.

- 2.27 In addition, the Applicant has secured **planning permission** for proposals (ref. 24/4940/FUL) to redevelopment the existing car park at Lodge Lane for residential-led mixed use development comprising of 98 homes, cinema, bowling alley, and retail floorspace, along with new public realm and public square, car and cycle parking, landscaping and amenity spaces, refuse storage and associated plant and infrastructure.

Delivery Programme

- 2.28 It is anticipated that the development will commence in early 2026 with completion around 2034.

The Significant Public Benefits

- 2.29 The delivery of the Proposed Development will achieve the aims and objectives of the Development Plan and Local Plan, and therefore the purpose of the planning system which is to contribute to the achievement of sustainable development. The delivery of public policy in this way ensures that the development is in the public interest.

- 2.30 The delivery of a new health and wellbeing destination as part of a new residential-led mixed use neighbourhood will generate substantial public benefits, including those associated with sport/recreation; housing; place-making; the economy; and environmental sustainability.

- **Sport and Recreation** – provision of a new 3,791.4 sqm LBB owned leisure centre, operated by a third-party provider, that is accessible to all. To include the following facilities:

- o Café
- o Village Style Wet Change
- o Pool Viewing Area
- o Six Lane 25 metre swimming pool (indoor)
- o Lido Water Area (200 sqm) (outdoor)
- o Sauna
- o Fitness Changing
- o Fitness Suite (c.110 stations) (+30 stations from existing leisure centre)
- o Learner Pool (130 sqm)
- o Steam Room
- o 2 Multipurpose Studios
- o Adventure Play
- o Party Rooms
- o Health Assessment Room

- 2.31 In addition to the new leisure centre, the proposals will deliver the following further sport/recreation benefits:

- o Improved accessibility to the Glebelands (improved physical and visual connectivity/visibility) to encourage its use for sport and recreation.
- o New (replacement) changing rooms and associated facilities to support the use of the Glebelands playing fields for outdoor sport (particularly team sports).

- The provision of accessible and permeable public realm, including play space, that would have a beneficial impact for all age groups, including children and young people, older people and disabled people.
- **Housing** – 1,485 new homes on a brownfield site, of which
 - 341 will be affordable (25% by habitable room);
 - there will be a mix of sizes and types to meet a broad range of housing needs, including 765 (52%) which will be family sized (two bedroom four person homes or larger);
 - 12% (by habitable room) will be wheelchair accessible or adaptable;
 - 68% will be dual aspect; and
 - All will be tenure blind; energy efficient; fire safe; have access to private and communal outdoor amenity space; have access to children’s playspaces; meet minimum size standards; receive good levels of daylight/ sunlight; and will provide residents with appropriate privacy.
- **Quality of Place** – Replacement of a car-centric environment characterised by poor-quality buildings and surface car parking that blocks off access to the Glebelands open space, with a much higher quality ‘human’ place comprising:
 - Buildings, spaces, and routes that are designed to ‘open up’ access to, integrate with, and activate the Glebelands.
 - A series of distinctive new buildings which are:
 - designed to complement the existing character of Barnet in terms of their architecture and materials;
 - make efficient and effective use of land; and
 - are specified to be net zero carbon once operational.
 - 17,659 sqm (1.77 ha) of new public realm within the Site which will be accessible to all and designed to be welcoming to all, which will include:
 - a range of areas for sitting/relaxing;
 - areas for children to play;
 - significant ‘greening’ including 373 new trees and lawns (complemented by 8,471 sqm of green roofs), which will contribute to the achievement of a bio-diversity net gain of 162.76%, an Urban Greening Factor of 0.36 (with 0.47 achieved in the residential part of the Site), and improvements to local air quality; and
 - A pedestrian and cyclist favoured environment:
 - Improved connectivity between the High Road and the leisure centre and Glebelands public open space;
 - The majority of the Site being car-free, with most car parking provided in basements.
 - Improved pedestrian and cyclist connectivity.
- **Local Economy**
 - Creation of an estimated 870 construction stage jobs and 125 to 167 operational stage jobs, which could result in an increase of up to 17 to 43 net new jobs in the context of the existing employment (156 jobs). This includes

a target of 20% of jobs for local people through the Local Labour Target the details of which will be secured by S106 obligation.

- Providing significant training opportunities on Site, including apprenticeships secured through a Local Employment Agreement
- Supporting local businesses by supporting local supply chains through a Local Procurement Plan.
- Household expenditure in the local area of £9 million, and construction worker expenditure of up to £1.2 million each year.
- Council tax revenues estimated at £2.5 million in each year.
- Boost to town centre vitality/viability and regeneration, through the diversion of a minimum estimate of £24.8 of existing commercial leisure expenditure from the Site to town centres (including North Finchley).

- **Environmental Sustainability**

- Net zero carbon emissions (operational stage), including maximising the provision of renewable energy.
- Biodiversity net gain of 162.76%.
- Achieving a more sustainable pattern of development with less reliance on the car, encouraging active travel modes such as walking and cycling, and the use of public transport.

LBB Strategic Planning Committee (4th December 2025)

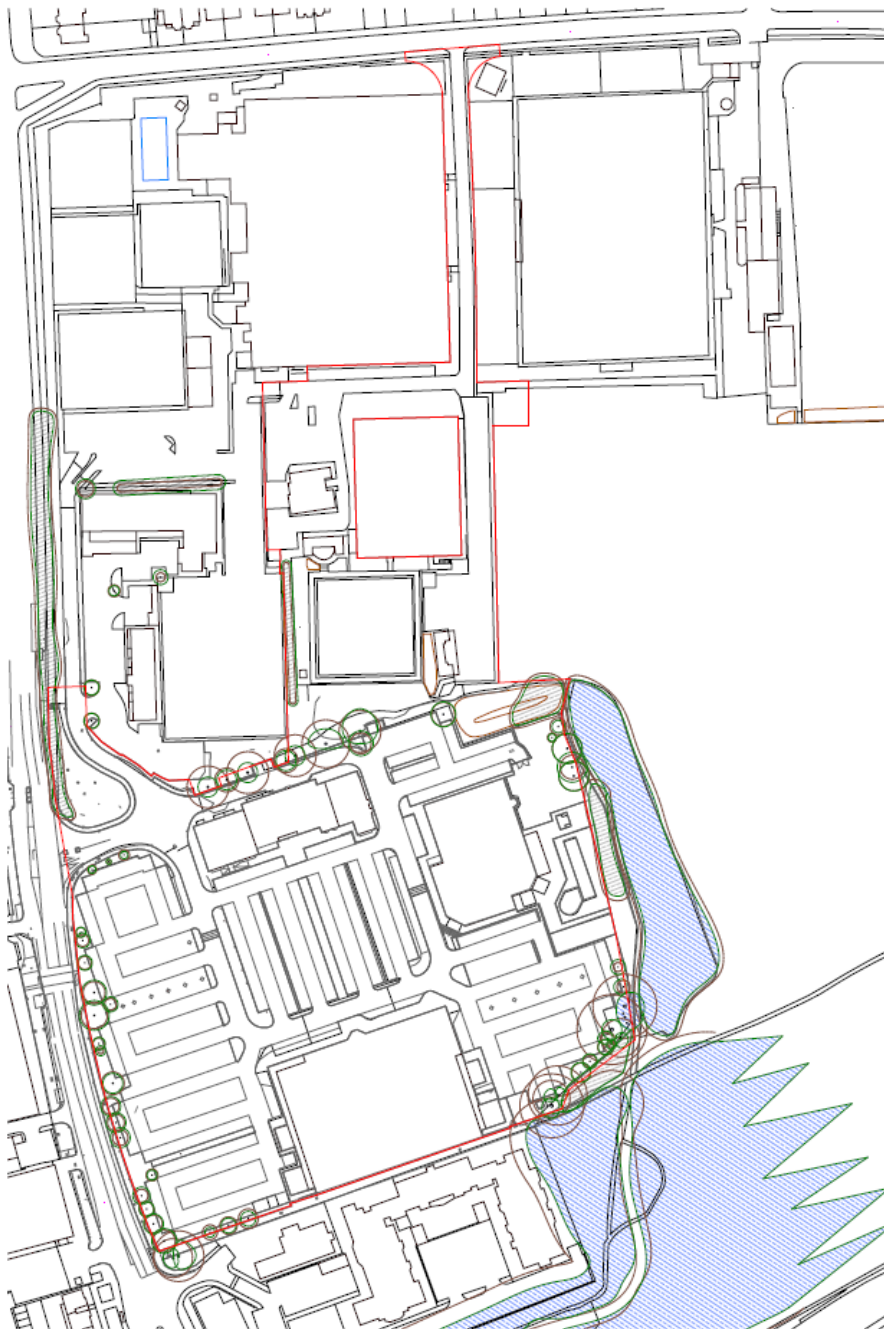
- 2.32 The Application was presented to LBB's Strategic Planning Committee on 4th December 2025, with a recommendation to grant planning permission subject to conditions and completion of a Section 106 Agreement and subject to referral to the Mayor of London.
- 2.33 The Officers' Report which accompanied the presentation of the application concluded that the scheme has been assessed against all relevant planning considerations. It recognised that the proposals would introduce a high-density scheme in a location that is not identified within the Development Plan as being suitable for tall buildings. This would result in a departure from the prevailing context and would conflict with London Plan Policies D(b) and Local Plan Policy CDH04. However, the Report recognises that the Development has been designed through a design-led approach and delivers a number of significant public benefits, including the delivery of 1,485 new homes (including 25% affordable) and the regeneration of an underutilised brownfield site that is an outdated, out of centre car dominated leisure park into a sustainable mixed use neighbourhood.
- 2.34 On balance, the Report concludes *"that the Proposed Development accords with the Development Plan and that there are sufficient material considerations to justify the grant of planning permission."*

3. The Site and Surrounding Area

The Site

- 3.1 The Site extends to 4.93 ha.
- 3.2 It is located to the east of the junction of the A1000 (High Road) and Leisure Way.
- 3.3 It comprises an irregular shaped area of land bound to the north by Summers Lane; the west by High Road; the east by the Glebelands (an area of public open space); and to the south by a pedestrian access route that connects High Road to the Glebelands.

Figure 3.1 – Site Plan (Planning Application Site Boundary Outlined in Red)

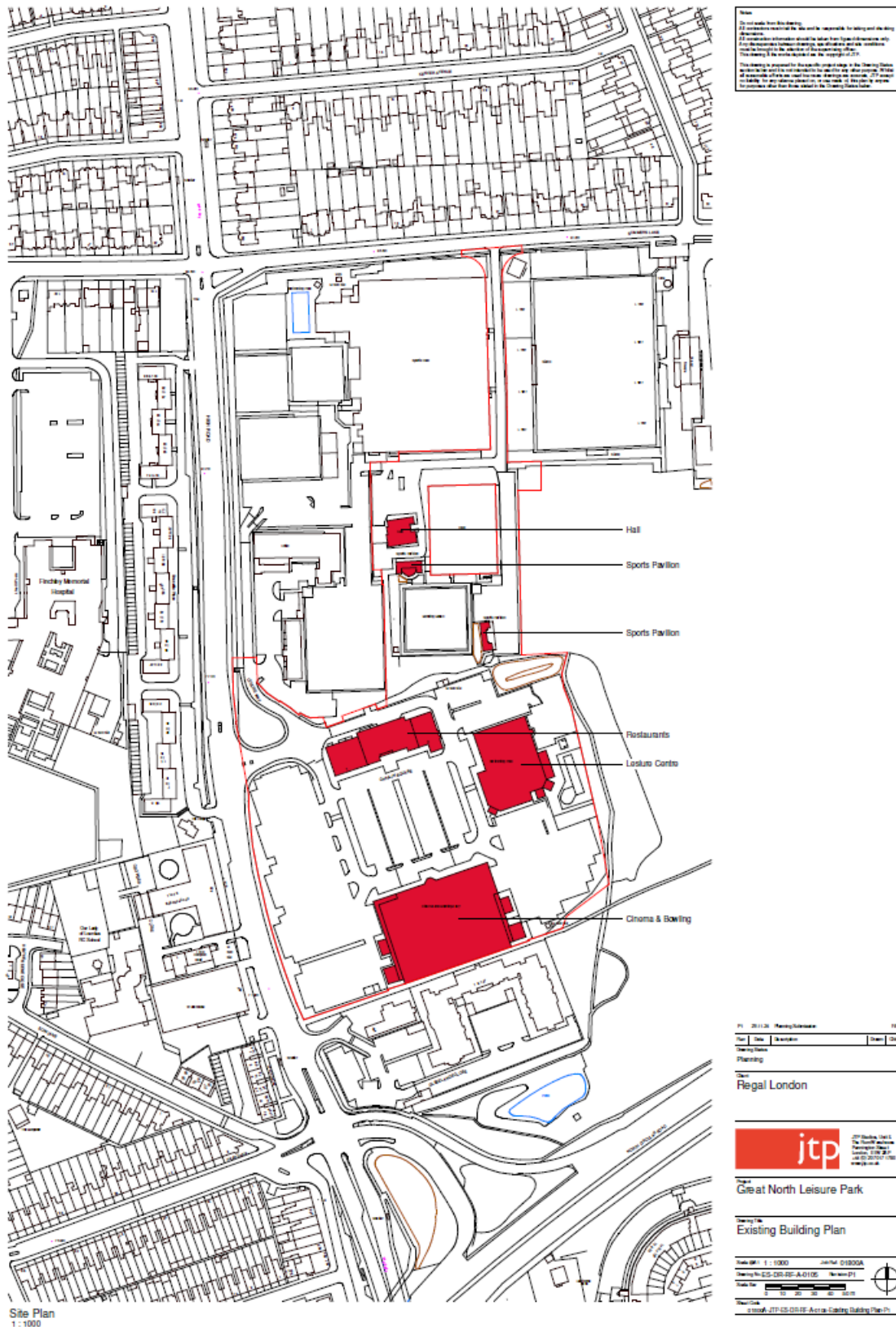


- 3.4 The southern part of the Site comprises the GNLP, which accommodates a series of 'shed' style buildings arranged around a 749-space surface car park. This includes Finchley Leisure Centre and a range of commercial leisure uses including a ten-pin bowling alley, multi-screen cinema, and a series of restaurants (including a drive-through). Vehicular access to this part of the site is from Leisure Way which extends east from its junction with the High Road.
- 3.5 The northern part of the Site comprises a (disused) bowling green and associated (disused) pavilion building; a (disused) pavilion building that formerly provided changing facilities in conjunction with the Glebelands; a single-storey hall; associated surface car parking; part of the Glebelands area of public open space; and an existing vehicular access route connecting to Summers Lane. It also includes land that is subject to a planning application (ref. 24/1609/FUL) for a new Pavilion Building.
- 3.6 An overview of the amount and composition of the existing development is set out below in Table 3.1 which should be read in conjunction with Figure 3.2:

Table 3.1 Existing Development

Unit and Current Occupier	GIA (sqm)	Existing Use Class	Existing Use
Finchley Leisure Centre	2,171	E(d)	Leisure centre
Unit A – Pizza Hut	388.2	E(b)	Restaurant
Unit B – Nandos	302.9	E(b)	Restaurant/foodbank
Unit B – Food Bank	355.5		
Unit C – McDonald's	304.2	E(b)	Restaurant (including drive-through)
Vue Cinema	3,509	Sui Generis (Cinema)	Cinema
Hollywood Bowl	2,924.3	E(d)	Bowling alley
Ask Italian	277.7	E(b)	Restaurant
Wagamama	283.4	E(b)	Restaurant
Glebelands Changing Pavilion	82.4	F2	Sport
Former Bowls Pavilion	124.4	F2	Sport
Car park sports hall	274.9	F2	Sport
Total	10,997.9		

Figure 3.2 – Existing Uses/Occupiers



Access

3.7 The southern part of the Site is enclosed by a secure boundary fence. Vehicular access is from Leisure Way (which connects to the High Road). Pedestrian and cycle access to this part of the Site is either via the vehicular access point or from a secondary access point from the south from a pedestrian/cycle

route that runs adjacent to the Site's southern boundary (connecting High Road to the Glebelands). We note that there is no direct access to the Glebelands from the Site.

- 3.8 There is currently no access (by any mode) from the southern part to the northern part of the Site.
- 3.9 Vehicular, cyclist, and pedestrian access to the northern part of the Site is from Summers Lane. There is unrestricted pedestrian access to/from the Glebelands from this part of the Site.
- 3.10 The Site has a Public Transport Accessibility Level (PTAL) rating of 1b/2 (where 1a is the lowest and 6b is the highest).
- 3.11 The nearest London Underground stations are West Finchley (1.2km), Finchley Central (1.4km) and East Finchley (2km).
- 3.12 The High Road is a high frequency bus corridor with bus priority lanes in part. Bus stops are located broadly adjacent to the Site on both sides of the road. Routes 112, 263 and 382 operate along the High Road providing a combined 18 buses per hour in each direction. Route 263 provides a direct service to East Finchley station with a journey time of 12 minutes and 6 services each way per hour. In addition, route 232 stops on the North Circular Road provides 6 journeys per hour in each direction. The 383 bus service can also be accessed from stops on either side of Summers Lane.
- 3.13 The A100 is a main north-south arterial road which links central London and Hertfordshire. The junction with the A406 (North Circular) is approximately 60m to the south of the Site at its nearest point, which provides access to the strategic road network. The presence of the A406 and the junction with the A1000 creates a car dominated environment extending south from the junction of Leisure Way and the High Road, with multiple lanes of traffic.

Heritage

- 3.14 The existing buildings are not listed at either Statutory or Local level. The Site also falls outside of any designated Conservation Area.
- 3.15 The closest listed buildings are the Grandstand at Summers Lane sports ground (Grade II listed), located c. 375m north-east of the Site, and Hawthorne Dene (Grade II* listed), located c. 320m south of the Site.
- 3.16 The Grade II* St Pancras and Islington Cemetery Registered Park and Garden is located approximately 350 metres to the south of the Site.

Surrounding Character

- 3.17 The area immediately surrounding the Site has a mixed urban character in terms of the form of existing development and associated land uses, which is notably very different to the suburban mainly residential character of other parts of Finchley. The immediate surroundings comprise the following:
- North: Existing buildings include large format 'sheds', inflatable 'domes', the three-storey Ramada hotel and the two-storey Gokyuzu restaurant, and other large two to three storey buildings set amongst extensive surface car parking and outdoor facilities associated with a mix of sport and recreation uses. A car dominated environment with a non-traditional street pattern.
 - East: Public Open Space, with Finchley Rugby Club to the north-east.
 - South: The two-storey Finchley Squadron Air Training Corps and Middlesex North West London ACF complex; residential development in buildings of up to 9-storeys; and the 6-lane A406

(North Circular) with large scale highways infrastructure associated with its junction with the A1000.

- West: The busy A1000 (High Road) (3-5 lanes) fronted by apartment buildings (typically 4-5 storeys) and a self-storage facility, with Finchley Memorial Hospital beyond. A range of different ages and architectural styles.

4. Planning History

4.1 A planning history search has been undertaken using LBB's online planning register. The full planning history for the Site can be found at **Appendix II** of this Statement.

Great North Leisure Park

4.2 The use of GNLP as a leisure centre, cinema, bowling alley and restaurants was established through planning permission granted in 1993 (ref. C11441A) for the following description of development:

Redevelopment to provide indoor and external swimming pool, multiplex cinema, ten pin bowling centre and three restaurants with access off High Road and provision of 763 carparking spaces.

4.3 The use is controlled by the following conditions:

- 16: The buildings to be used for swimming pool, ten pin bowling alley and multi-plex cinema shall only be used for such purposes and for no other purpose in Class D2 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order.
- 17: The buildings to be used for restaurant use shall only be used for such purposes and for no other purpose in Class A3 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class or in any statutory instrument revoking and re-enacting that order.

4.4 There is an extensive subsequent history of minor planning applications associated with the operation of the various units on the Site. None are considered to be noteworthy in considering the Proposed Development.

Single-storey sports hall

4.5 An application was approved in 1978 for the following description of development:

Old Albanian Association Club House

Bowls Pavilion

4.6 Planning permission was granted in July 1997 for the following development:

New Lobby extensions and enclosure of veranda.

Pavilion Building

4.7 A proposal for the erection of a two-storey pavilion building at the junction of the A1000 (High Road) and Leisure Way to provide flexible Use Class E floorspace comprising a restaurant and office was approved on 29th May 2025 (reference 24/1609/FUL). This is known as the "Pavilion Building".

4.8 The Pavilion Building is included within the red line boundary of the Proposed Development. The Pavilion Building has been designed to function with the existing access arrangements to the Site; however, the Proposed Development requires alterations to the highways surrounding the Pavilion. To enable these works to take place, the Pavilion Building has been included within the red line boundary.

Glebelands Indoor Bowls Club

- 4.9 With respect to the northern part of the Site, Planning Permission was granted in September 1989 for the following development:

Indoor bowls centre and associated car parking areas (Alteration to development approved under ref HQ/C00698L which is under construction)

- 4.10 This permission established the use of the indoor Bowls Club. However, it is noted that this building falls outside of this application.

5. The Proposed Development

Overview

- 5.1 The proposed development seeks to bring forward the GNL and adjacent land to the north for comprehensive phased redevelopment, to comprise the demolition of existing buildings and provision of a new leisure centre, residential dwellings, flexible commercial space, a sports changing pavilion, and landscaping, parking, access, and associated works.

Amount and Land Uses

- 5.2 The amount of development is set out in the Schedule of Accommodation (ref. GNLP00A) which is submitted for approval (to be read in conjunction with the proposed floorplans). An overview is set out in Table 5.1 below:

Table 5.1: Proposed Amount of Development

Proposed Use		Original Submission Amount		Amount	
	Use Class	Non-residential Floorspace (GIA)	Residential	Non-residential Floorspace (GIA)	Residential
Residential	C3	-	1,502 homes	-	1,485 homes
Flexible Commercial Space	E(a-g)	2,590 sqm	-	2,590 sqm	-
Of which is for restaurants and cafes	E(b)	-		1,912 sqm	
Leisure	E(d)	6,944 sqm		3,791.4 sqm	
Pavilion	F2	123 sqm		122.5 sqm	
Total		9,657 sqm	1,502	6,503.9 sqm	1,485

Leisure Centre (Use Class E(d))

- 5.3 The Proposed Development includes provision of a new leisure centre, comprising 3,791.4 sqm (GIA).
- 5.4 The leisure centre will include the following facilities:
- Café
 - Village Style Wet Change
 - Pool Viewing Area
 - Six Lane 25 metre swimming pool (indoor)
 - Lido Water Area (200 sqm) (outdoor)
 - Sauna
 - Fitness Changing
 - Fitness Suite (c.110 stations) (+30 stations from existing leisure centre)
 - Learner Pool (130 sqm)
 - Steam Room
 - 2 Multipurpose Studios

- Adventure Play
- Party Rooms
- Health Assessment Room

Residential

5.5 The application seeks permission for 1,485 new homes. The original and updated proposed unit mix is set out in Table 5.2 below. This is set out in the Schedule of Accommodation (document ref. [GNLP00B](#)).

Table 5.2a Original Submission Dwelling Mix

	Unit Size Mix					Total
	1B1P	1B2P	2 Bed (2B3P/2B4P)	3 Bed (3B5P/3B6P)	4 Bed	
Residential Use	97	516	630	249	10	1,502
Percentage (%) (by unit)	6.5	34	42	17	0.5	100

Table 5.2b Updated Dwelling Mix

	Unit Size Mix					Total
	1B1P	1B2P	2 Bed (2B3P/2B4P)	3 Bed (3B5P/3B6P)	4 Bed	
Residential Use	98	487	631	259	10	1,485
Percentage (%) (by unit)	6.6	32.8	42.5	17.4	0.7	100

5.6 The residential component will comprise a mix of market (77%), affordable rent (14%) and intermediate (9%) tenures (calculated by habitable room). The original and updated unit size mix broken down by tenure is set out at Table 5.3 below:

Table 5.3a: Original Submission Unit Size Mix by Tenure

Type	Units				Habitable rooms			
	Market	Affordable rent	Intermediate	Total	Market	Affordable rent	Intermediate	Total
1B1P	84	1	12	97	168	2	24	194
1B2P	409	64	43	516	1,227	192	129	1,548
2 Bed (2B3P/2B4P)	519	58	53	630	2,076	232	212	2,520
3 Bed (3B5P/3B6P)	165	62	22	249	845	310	110	1,265
4 Bed	0	10	0	10	0	72	0	72
Total	1,177	195	130	1,502	4,316	808	475	5,599

Table 5.3b: Updated Unit Size Mix by Tenure

Type	Units				Habitable rooms			
	Market	Social rent	Intermediate	Total	Market	Affordable rent	Intermediate	Total
1B1P	98	0	0	98	196	0	0	196
1B2P	387	44	56	487	1,161	132	168	1,461
2 Bed (2B3P/2B4P)	487	60	84	631	1,948	240	336	2,524

3 Bed (3B5P/3B6P)	172	76	11	259	860	380	55	1,295
4 Bed	0	10	0	10	0	72	0	72
Total	1,144	190	151	1,485	4,165	824	559	5,568

- 5.7 Further details regarding the Social Rent and intermediate homes are provided in the Affordable Housing Statement within Section 9 of this Planning Statement. The affordable housing provision will be secured by s.106 obligation.
- 5.8 12% of homes (measured by habitable room) are designed to meet Building Regulation requirements for M4(3) 'wheelchair user dwellings'. The affordable rent units are designed to M4(3)(2)(b) standards (wheelchair accessible) while the intermediate and market units are designed to M4(3)(2)(a) (wheelchair adaptable) standards.

Flexible Commercial (Use Class E(a-g))

- 5.9 The Proposed Development includes 2,590 sqm (GIA) of flexible commercial floorspace to be provided at ground floor level of each of the residential buildings. Approval is to be sought for this to be used for any use that falls within Use Class E(a-g), of which a maximum of 1,912 sqm is proposed to fall within Use Class E(b).

The flexible commercial floorspace is to be provided at the ground floor of Buildings A-F, as set out in Table 5.5 below (this remains unchanged from the original submission):

Table 5.5: Distribution of Flexible Commercial Floorspace

	GIA m ²
Building A	587
Building B	717
Building C	651
Building D	131
Building E	301
Building F	203
Total	2,590

Sports Pavilion

- 5.10 The Proposed Development includes the provision of a 123 sqm (GIA) sports changing pavilion which is intended to be used by sports teams and other users of the playing fields on the Glebelands Open Space. This will replace the existing pavilion on Site.

Buildings

- 5.11 The Proposed Development comprises six residential buildings plus the leisure centre and pavilion buildings. The original and updated heights of each building are set out in Table 5.6 below.

Table 5.6: Building Heights

Building	Maximum Storeys	Original Submission Height (metres above ground)	Updated Height (metres above ground)
A	8	33.3m	33.3m
B	9	34.3m	34.3m

C	16	56.25m	56.25m
D	9	37.69m	37.69m
E	25	82.75m	82.75m
F	16	60.42m	60.42m
Leisure Centre	2	15.3m	11.2m
Sports Pavilion	1	6.4m	6.4m

Figure 5.1a: Original Submission Building Heights Plan



Figure 5.1b: Updated Building Heights Plan



Landscape and Public Realm

- 5.12 A total of 1.74 ha (17,432 sqm) of new publicly accessible open space was originally proposed across ground floor level. This has increased to 17,659 sqm (1.77 ha).
- 5.13 A total of 0.52 ha (5,245 sqm) of private communal open space was originally proposed, comprising of 1,066 sqm of courtyards, 2,995 sqm of podium gardens and 1,184 sqm of roof terraces. This has been revised to 0.48 ha (4,817 sqm) of private communal open space, 1,043 sqm of courtyards, 2,770 sqm of podium gardens and 1,004 sqm of roof terraces.

- 5.14 A total of 7,284 sqm of play space will also be provided across the development, an increase from 6,960 sqm of play space in the original submission. This is broken down by age group for the original and updated submission as per Table 5.7 below.

Table 5.7a: Original Submission Play space provision by age group

Age group	Play space requirement (sqm)	Proposed provision (sqm)	Balance of provision (sqm)
Ages 0-4	3,459	3,484	+25
Ages 5-11	2,387	2,448	+61
Ages 12-18	1,114	1,204	+90
Total	6,960	7,136	+176

Table 5.7b: Updated Play space provision by age group

Age group	Play space requirement (sqm)	Proposed provision (sqm)	Balance of provision (sqm)
Ages 0-4	3,493	3,553	+60
Ages 5-11	2,425	2,492	+67
Ages 12-18	1,165	1,239	+74
Total	7,083	7,284	+201

Access, Servicing, and Connectivity

Pedestrian Connections

- 5.15 The Proposed Development will provide six pedestrian accesses to the Site.
- Three access points will be provided from High Road.
 - Multiple access points from the Glebelands Open Space, including at the south-east corner of the site; a main 'gateway' next to the leisure centre in the 'heart' of the Site, alongside and open boundary to the north of the leisure centre.
 - To the north of the Site, pedestrians will have access from Summers Lane.
- 5.16 Internal pedestrian movement within the Site will be accommodated within a mix of segregated and pedestrian-priority spaces.

Cycle Access

- 5.17 Cyclists will be able to utilise the same access routes as pedestrians, described above.

Car Parking

- 5.18 The Proposed Development includes provision of 410 total car parking spaces. These are split across the residential provision and the leisure centre. The remaining flexible commercial uses on Site are car-free.
- 5.19 260 car parking spaces are allocated for the residential use, equating to a ratio of 0.18. These are provided in the podium levels of Buildings A, C and B/D. The car parking original and updated details are set out in Table 5.8 below:

Table 5.8: Residential Car Parking Provision

Location	Original Submission No. of Spaces	Updated No. of spaces
Building A	30	30
Building C	48	40
Building B/D	190	190
Total	268	260

- 5.20 Vehicular access to the residential car parking spaces will be from the existing access point onto High Road.
- 5.21 Of the 260 total residential car parking spaces, 45 (3% of homes) will be provided at blue badge standard. 20% will also be provided with active Electric Vehicle Charging Points (EVCP) with 80% passive provision.
- 5.22 150 of the car parking spaces are for the leisure centre. These will be accessed from Summers Lane. 15 (10%) of these spaces will be provided at blue badge standard. 20% will also be provided as active EVCP with 80% passive provision.
- 5.23 In addition to this dedicated car parking provision, the Proposed Development will also benefit from a car club space and initial free membership provided to residents on request (to be secured via the S106 Agreement). The car club space is located prior to the first restriction point and will enable all occupants of the Proposed Development, as well as the local public, to utilise it should they wish.

Cycle Parking

- 5.24 A total of 2,664 long-stay cycle parking spaces are proposed, unchanged from the original submission. The breakdown of the number of spaces per use class is proved in table 5.9 below:

Table 5.9: Long-Stay Cycle Parking

Use	No. of spaces
Residential	2,654
Leisure Centre	4
Flexible Commercial	19
Total	2,677

- 5.25 Long-stay parking will be provided as a mix of Sheffield, two-tier and larger/accessible (minimum 5%) stands.
- 5.26 Long stay cycle parking for the residential element will be provided in dedicated stores within the ground floor levels of the residential buildings.
- 5.27 Long stay cycle parking for the leisure centre is provided as an internal cycle store at ground floor level of the leisure centre building.
- 5.28 Long stay cycle parking for the commercial units will be provided within the commercial units, with sufficient space provided within each unit and future tenants obliged to provide these spaces through the terms of their lease.
- 5.29 A total of 156 short-stay cycle spaces will be provided compared to 196 spaces in the original submission, principally as a result of the reduced scale of the proposed leisure centre. The breakdown of the original and updated number of spaces per use class is provided in Table 5.10 below:

Table 5.10: Short Stay Cycle Parking

Use	Original Submission No. of Spaces	Updated No. of spaces
Residential	40	39
Leisure Centre	86	47
Flexible Commercial	70	70
Total	196	156

5.30 Short-stay cycle parking will be provided within the public realm, in safe and secure locations.

Servicing

5.31 The Proposed Development includes five dedicated set-down spaces to accommodate the residential and commercial delivery / servicing vehicles, spread across the layout. These are located adjacent to the residential buildings within 10m distance of refuse stores.

5.32 These bays, which can accommodate 10m Rigid vehicles, or smaller multiple vehicles (as is more likely to be the case) ensure that there is sufficient opportunity for vehicles delivery to both the commercial and residential units to set down within the Proposed Development.

5.33 The Proposed Development includes vehicle restrictions which are bollard controlled, preventing access to the majority of the site for general vehicle traffic except for emergency, servicing and refuse vehicles. Servicing vehicles will need to coordinate arrival times with the on-site management team.

Energy and Sustainability

5.34 The residential element of the Development will incorporate a fully electric Air Source Heat Pump (ASHP) system and photovoltaic (PV) panels. This will achieve 63% on site carbon reduction over part L 2021 requirements.

5.35 The non-residential element of the Development will also be fully electric, utilising both ASHP and PV panels. This will achieve a 113% on site carbon reduction over Part L 2021 requirements.

Phasing

5.36 An indicative Phasing Plan is set out within Chapter 5 of the Environmental Statement (document ref. GNLP02). It is anticipated that a phasing plan will be secured by a condition which allows it to be revised, subject to the approval of the Council.

5.37 The Proposed Development will come forward across five phases (including the construction of the new leisure centre). Phase 1 will include the leisure centre and Building A; Phase 2 will include Building B; Phase 3 will include Building D; Phase 4 will include Building C; and Phase 5 will include Buildings E and F.

5.38 The phasing strategy has been developed to enable the existing leisure centre to continue in use throughout the build programme until the new leisure centre is completed.

6. Planning Application Specification (as amended)

Description of Development

6.1 Planning permission is sought for the following:

Comprehensive redevelopment involving demolition of existing buildings and phased redevelopment to provide up to 1485 residential dwellings (Use Class C3) across 20 buildings (with links) up to 25 storeys in height; a new 2 storey leisure centre (Use Class E(d)); flexible commercial space (Use Class E); a single storey sports changing pavilion (Use Class F2(c)); and landscaping, parking, access, and associated works.

Type/Form of Application

6.2 The application is submitted in detail (full planning permission).

Planning Application Package

6.3 The planning application 'package' comprises the relevant forms, notices and certificates alongside plans/documents for approval and other supporting information as necessary to enable the LPA to validate and determine the Application.

Details for Approval

6.4 The following plans/documents are submitted for approval:

- Site Location Plan (Ordnance Survey)*;
- Site Plan*;
- Existing and Proposed*:
 - o Block plans (including demolition plans);
 - o Floorplans;
 - o Elevations;
 - o Roof plans;
 - o Sections;
 - o Levels;
- Landscape plan (proposed only);
- Highway drawings (proposed only).
- **Summary Schedule (ref GNLPO0B)**

*Refer to Drawing Schedule.

6.5 In the event of any inconsistencies between the submitted drawings and drawings within reports, the submitted drawings should be considered as the correct version.

Supporting Details

6.6 A comprehensive package of supporting plans and documents is submitted as part of the Application. The purpose of this is to assist in the understanding/evaluation of the details submitted for approval and to establish commitments to control implementation (where appropriate).

6.7 An overview of each document is provided below. Each document includes details of proposed commitments. Where this is the case, these are clearly identified within the relevant document. It is anticipated that these commitments will be secured either via condition or by s.106 obligation.

- **Design and Access Statement (ref GNL01) and Design and Access Statement Addendum (ref GNL01A) and Design and Access Statement Addendum (ref. GNL01B)**

The Design and Access Statement (DAS) sets out the design rationale underpinning the Proposed Development. Each addendum has been combined into a single document for ease of reference.

- **Environmental Statement (ref GNL02) and EIA Addendum Conformity Report (ref GNL02A)**

In accordance with the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2017, as amended, the application is one which constitutes 'EIA development'. An application for an EIA Scoping opinion was submitted on behalf of the Applicant to LBB on 30th September 2024. A Scoping Opinion was subsequently issued by LBB on 19th December 2024.

The Environmental Statement (ES) has been prepared in accordance with the version of the most recent Scoping Opinion and covers the following topics:

- Air Quality;
- Climate Change and Greenhouse Gas Emissions;
- External Daylight, Sunlight, & Overshadowing;
- Ecology and Biodiversity;
- Health;
- Built Heritage, Townscape and Visual Impact (BHTVIA);
- Noise and Vibration;
- Socio-Economics; and
- Wind Microclimate.

A single EIA Addendum Conformity Report document has been prepared that considers the likely significant effects of the updated submission.

- **Updated Planning Statement (ref GNL03B)**

This document sets out the planning justification for the proposed development. The Statement includes the following:

- Affordable Housing Statement;
- Draft s.106 Heads of Terms (Section 10); and
- Town Centre Use and Impact Assessment.

This document wholly replaces and supersedes the Planning Statement GNL03 to reflect the updated submission.

- **Summary of Proposals (ref GNL04A)**

This document provides a summary of the whole scheme in no more than 20 pages, where the supporting information exceeds 100 pages (excluding the application form).

This document wholly replaces and supersedes the Summary of Proposals GNL03 to reflect the updated submission.

- **Arboricultural Impact Assessment and Tree Survey (ref GNLP05A) (to follow with formal submission)**

Provides an appraisal of the quality of existing trees on Site and identifies protection measures to be implemented during construction and potential management measures.

This document wholly replaces and supersedes the Arboricultural Impact Assessment and Tree Survey GNLP05.

- **Archaeological Desk Based Assessment (ref GNLP06)**

Provides an appraisal of the existing archaeological features on the Site, and measures for their protection.

This report has not required any update to reflect the updated submission.

- **Biodiversity Net Gain Assessment and Strategy (ref GNLP07A)**

Describes the existing biodiversity value across the Site and how the Proposed Development will deliver biodiversity gain.

This document wholly replaces and supersedes the Biodiversity Net Gain Assessment and Strategy GNLP07 to reflect the updated submission.

- **Energy and Sustainability Assessment (ref GNLP08A)**

This sets out the proposed energy strategy and sustainability credentials for the Proposed Development including an Energy Strategy.

This document wholly replaces and supersedes the Energy and Sustainability Assessment GNLP08 to reflect the updated submission.

- **Overheating Assessment (ref GNLP09A)**

This sets out the proposed approach to avoiding overheating in line with the cooling hierarchy, and the approach to providing cooling, including dynamic thermal modelling.

This document wholly replaces and supersedes the Overheating Assessment GNLP09 to reflect the updated submission.

- **Circular Economy Statement (GNLP10A)**

This sets out the proposed approach to promoting circular economy outcomes and reducing waste arising from the development.

This document wholly replaces and supersedes the Circular Economy Statement GNLP10 to reflect the updated submission.

- **Whole Life-cycle Carbon Assessment (GNLP11A)**

This sets out the proposed approach to reducing embodied carbon emissions from the development.

This document wholly replaces and supersedes the Whole Life-Cycle Carbon Assessment GNLP11 to reflect the updated submission.

- **Ground Investigation Report (GNLP12A)**

This sets out the existing land conditions on the site and measures as necessary to remediate any contamination.

This document wholly replaces and supersedes the Ground Investigation Report GNLP12 to reflect the updated submission.

- **London Plan Fire Statement (ref GNLP13A)**

The statement outlines the fire strategy for the development. The statement provides details related to fire brigade access to the site and building in the event of a fire emergency, assesses the proposed materiality, and confirms the proposed development is designed in accordance with regulations.

This document wholly replaces and supersedes the London Plan Fire Statement GNLP13 to reflect the updated submission.

- **Gateway One Fire Statement (ref GNLP14A)**

The statement outlines the fire strategy for the development for the purposes of Planning Gateway One.

This document wholly replaces and supersedes the Gateway One Fire Statement GNLP14 to reflect the updated submission.

- **Flood Risk Assessment & Surface Water Drainage Strategy, including Fowl Sewerage Assessment (ref GNLP15A)**

This assessment assesses the risk of flooding associated with the application Site and the impact of the Proposed Development on this risk, the proposed sustainable drainage system measures, and the impact of the development on the foul sewerage system.

This document wholly replaces and supersedes the Flood Risk Assessment & Surface Water Drainage Strategy, including Fowl Sewerage Assessment GNLP15 to reflect the updated submission.

- **Utilities Statement (ref GNLP16)**

This document provides a statement of connection to existing utilities. It should be noted that the Foul Sewerage Assessment is contained within the Flood Risk Assessment & Surface Water Drainage Strategy.

This report has not required any update to reflect the updated submission.

- **Internal Daylight and Overshadowing Assessment (ref GNLP17A)**

This technical report assesses internal light levels and overshadowing within the proposed development.

This document wholly replaces and supersedes the Internal Sunlight and Daylight Assessment GNLP17 to reflect the updated submission.

- **Operational Waste Management Plan (ref GNLP18A)**

This strategy outlines the operational waste and recycling strategy for the Proposed Development, and includes details related to the quantum of on-site waste storage requirements, and waste collection details.

This document wholly replaces and supersedes the Operational Waste Management Plan GNLP18 to reflect the updated submission.

- **Site Waste Management Plan (ref GNLP19A)**

This strategy outlines the construction phase waste strategy during the construction of the Proposed Development.

This document wholly replaces and supersedes the Site Waste Management Plan GNLP19 to reflect the updated submission.

- **Statement of Community Involvement (ref GNLP20)**

This provides details of how the Applicant has informed, consulted, and involved the community in the preparation of the development proposals.

This report has not required any update to reflect the updated submission.

- **Transport Assessment (ref GNLP21) and Addendum (GNLP21A)**

This assessment justifies the proposed development in transport terms and includes proposals/commitments necessary to ensure its acceptability. An Addendum to this report has been issued to respond to comments from LBB Highways and Transport.

It is accompanied by the following documents, which wholly replace and supersede the previous versions of these documents:

- **Delivery and Servicing Plan (ref GNLP22A);**
- **Car Parking Management Plan (ref GNLP23A); and**
- **Framework Travel Plan (ref GNLP24A).**
- **Nighttime Active Travel Assessment**
- **Road Safety Audit**

- **Viability Assessment (GNLP25) and Viability Assessment Addendum (GNLP25A)**

This assessment includes a full viability assessment with associated justification, prepared in line with established practice and policy requirements.

This has been updated to reflect the updated submission and supersedes the previous Viability Assessment GNLP25.

- **Construction Management and Logistics Plan (CMLP) (ref GNLP26A)**

This sets out the approach to construction management and logistics, prepared in line with LB Barnet and TfL guidance and other relevant practice, guidance and policy requirements.

This has been updated to respond to comments from LBB Highways and Transport and supersedes the previous Construction Management and Logistics Plan GNLP26.

- **Other Drawings for Information**

This comprises additional drawings that have been submitted in support of the Proposed Development.

7. Pre-application Consultation

Pre-application Meetings with Planning Authorities and Statutory Consultees

- 7.1 A series of meetings have been held with LBB Planning, Design, Conservation and Transport officers as part of a comprehensive programme of pre-application consultation. Formal discussions with officers commenced in July 2023 and have been ongoing during the duration of the pre-application period, involving 15 meetings and workshops. The feedback provided by officers has helped scope the content of this planning application and has shaped the Proposed Development.
- 7.2 As discussed in Section 2 of the Statement, the Local Plan Site Allocation (Site 58) provides support for the Site's redevelopment for residential-led development with an indicative minimum capacity of 352 homes, noting that this figure is expected to be significantly uplifted, following a design-led approach to the optimisation of the Site. The policy support in the Local Plan meant that the principle of the Proposed Development was agreed at an early stage of the pre-application process. Discussions with officers therefore broadly focused on the scale of the Site's redevelopment and design detail.
- 7.3 Design was the key consideration. The Masterplan approach to the Site has been developed throughout the pre-application process, with a number of different iterations for the Site discussed with officers. The Applicant consulted with the Council's Quality Review Panel in May, July and October 2024. The feedback received across these meetings has been carefully considered by the Design Team and has influenced and evolved the design of the Proposed Development. This is set out in greater detail in Section 11 of the Design and Access Statement (ref. GNLP01).
- 7.4 Other key issues covered by the Applicant's pre-application discussions with LBB include:
- The approach to height and massing;
 - Landscaping and public realm, including achieving biodiversity net gain across the Site;
 - Housing mix, quality and tenure;
 - The impact on the surrounding Metropolitan Open Land and Glebelands Nature Reserve; and,
 - The approach to managing the risk to the transport network and highway, including the servicing strategy.
- 7.5 The Applicant has also consulted with the Greater London Authority (GLA), TfL, the LBB Quality Review Panel and other consultees as part of the process of formulating the development proposals.
- 7.6 Details are set out in Table 7.1, below.

Table 7.1: Pre-application Consultation with Planning Authorities and Statutory Consultees

Consultation Event/Meeting	Date
LBB pre-application meeting	26 June 2023
GLA pre-application meeting	03 July 2023
LBB pre-application meeting	21 July 2023
LBB pre-application meeting	08 August 2023
QRP Meeting	11 August 2023
LBB pre-application meeting	01 February 2024
LBB pre-application meeting	06 February 2024
LBB pre-application meeting	21 February 2024
LBB pre-application meeting	23 February 2024

Consultation Event/Meeting	Date
GLA pre-application meeting	06 March 2024
LBB pre-application meeting	09 May 2024
LBB pre-application meeting	22 May 2024
GLA pre-application meeting	29 May 2024
QRP Meeting	19 June 2024
LBB pre-application meeting	29 August 2024
LBB pre-application meeting	09 September 2024
LBB pre-application meeting	16 September 2024
QRP Chair Review	02 October 2024
LBB pre-application meeting	07 October 2024
LBB pre-application meeting	17 October 2024
GLA pre-application meeting	24 October 2024
LBB pre-application meeting	31 October 2024

- 7.7 Further engagement has taken place following the submission of the planning application, including productive meetings in May and June 2025 to principally discuss the planning principles, design, transport and ecology (including mitigation measures relating to the Glebelands), and a further meeting in August 2025 to discuss the updated leisure centre design.
- 7.8 The amended Proposed Development responds to the comments received from LB Barnet planning and design officers seeking refinements and improvements to the massing along the Glebelands Edge, and to the materiality and architecture to improve the appearance of the scheme in short, medium and long range views.
- 7.9 The amendments also respond to LB Barnet's Cabinet decision on 22nd July 2025 to progress with the Option B leisure centre which the Applicant is committed to delivering, which has necessitated revisions to the leisure centre design and to the landscaping scheme, and feedback from officers on the design of this building.
- 7.10 The amendments also seek to respond to responses received from statutory, LB Barnet and public consultees on the planning application, including but not limited to ecology and transport.

Public Consultation

- 7.11 The Applicant's approach to pre-application public consultation has followed good practice.
- 7.12 The Applicant's public consultation activities commenced in July 2023 and continue today on an ongoing basis and, as set out in detail within the Statement of Community Involvement (SCI) (ref. GNLP20) included a mix of in-person and online engagement, including:
- Community stakeholder meetings
 - Community newsletter
 - Online information sharing
 - Public exhibition events
 - Local media

- 7.13 As part of the wider consultation the Applicant conducted three public exhibition rounds between July 2023 and September 2024. The exhibitions were publicised through information leaflets, invitation letters, emails, social media and adverts in local publications which were sent to local residents, stakeholders and local ward Councillors.
- 7.14 A dedicated project website was also created to aid in the distribution of information and further engagement with the community prior to submission of the planning application. The website remains active and will be updated as part of ongoing engagement during the determination period of the planning application.
- 7.15 The Applicant also held a series of targeted community forum meetings with local businesses, focus groups, and ward councillors to discuss the emerging proposals.
- 7.16 Further details and analysis for the extensive public consultation undertaken is contained within the accompanying SCI (ref. GNLP20).
- 7.17 Further engagement has taken place with members of the public following the submission of the application. Two online webinar sessions were held on 3rd and 4th September 2025 to provide an update to local residents on the revised plans.

How Public/Stakeholder Consultation has Influenced the Proposed Development

- 7.18 The feedback received throughout the pre-application consultation process has had a genuine influence over the Proposed Development. This includes the following specifics:
- The Site area was extended to include the area to the north and accommodate a better site layout and enable improved parking provision for the new leisure centre.
 - The specification and offer of the leisure centre were developed to include additional swimming facilities, including provision of a lido.
 - Clearer definition of character areas within the residential part of the Site.
 - Re-alignment of the High Road Buildings.
- 7.19 The updated submission also reflects ongoing dialogue with LBB and other key stakeholders to respond to comments received to date following the submission of the original application. The Applicant is committed to working collaboratively with LBB and the local community throughout the delivery of the proposed development.
- 7.20 Refer to the **Statement of Community Involvement (document ref. GNLP20)** for further details.

8. Planning Policy Context

Policy Framework

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Since the Application was submitted, the new Barnet Local Plan has been adopted as of March 2025. Therefore, the development plan for the Site comprises:
- The London Plan (2021)
 - The Barnet Local Plan 2021-2036 (2025)
- 8.2 The Site is not located within a Neighbourhood Plan area.
- 8.3 The National Planning Policy Framework (NPPF) (December 2024) and associated Planning Practice Guidance (PPG) are a material consideration in the determination of planning applications.
- 8.4 The London Plan and Barnet Local Plan are supplemented by numerous Supplementary Planning Documents (SPDs) and Supplementary/London Planning Guidance (SPGs/LPGs), which are also a material consideration.
- 8.5 The London Plan was adopted on 2nd March 2021 and is now more than five years old. This is particularly relevant to the housing requirement in the context of NPPF paragraphs 78 and 11(d).
- 8.6 On 23rd October, a Ministerial Statement was made by Steve Reed, Secretary of State for Housing, Communities and Local Government, accompanied by a Policy Note published by MHCLG, named 'Support for housebuilding in London'. The Statement, made jointly with Sadiq Khan, Mayor of London, announced 'decisive and significant' measures to drive up housebuilding in London. The accompanying Policy Note sets out measures to improve the viability of housing developments and boost the number of new homes (including affordable homes) to be delivered in the next few years, noting a third of London boroughs recorded zero housebuilding in Q1 2025. The Policy Note states that this is the result of the after-effects of Covid-19, high interest rates, construction costs and other regulatory/ wider economic issues. Of particular note, Paragraph 18 of the Policy Note states that the applicable threshold for public land sites has been revised to 35% (from 50%) with the threshold on private land revised to 20% (from 35%), to encourage schemes to come forward to support a rapid recovery in housing delivery. In accordance with case law, the Ministerial Statement and accompanying Policy Note are material planning considerations.
- 8.7 On 25th March and in line with the above, the Emergency Measures package was confirmed by Steve Reed, Secretary of State for Housing, Communities and Local Government and Sadiq Khan, Mayor of London. This package included measures to improve the viability of residential development and the confirmation of new powers for the Mayor of London to review and call-in applications of schemes of 50 homes or more where a borough is minded to refuse.
- 8.8 In tandem, the Mayor of London and Greater London Authority (GLA) published the Support for Housebuilding LPG in March 2026. The Guidance includes time-limited changes to cycle parking requirements and changes to housing design guidance, together with a new time-limited planning route for the delivery of affordable housing. This responds to the current challenging macro-economic circumstances and the changing national regulatory landscape which have led to a reduction in housebuilding in the capital.

Draft Policy

National Planning Policy Framework

- 8.9 The Government launched a public consultation on a revised version of the National Planning Policy Framework (NPPF) on 16th December 2025 (the 'Draft NPPF') (shortly after the Application was considered by LBB's Strategic Planning Committee), with consultation ending on 10th March 2026.
- 8.10 The Draft NPPF marks the culmination of a sustained push over the first period of this Parliament to overhaul the planning system, and looks to ensure national planning policy is accessible and understandable, is more 'rules-based', and looks to establish a comprehensive suite of national policies on general planning matters which will apply across the country. It is important to note that Annex A of the Draft NPPF also states that development plan policies 'which are in any way inconsistent with the national decision-making policies in this Framework should be given very limited weight, except where they have been examined and adopted against this Framework'. Where relevant, this Updated Planning Statement identifies where they may be any potential inconsistencies between the Draft NPPF, the London Plan and the Local Plan.
- 8.11 The Draft NPPF is considered to be a material consideration in the determination of the planning application, albeit one which should be afforded only limited weight at this point in time (on the grounds that it is a consultation draft only).

London Plan

- 8.12 An early draft document "Towards a New London Plan" was published for consultation on 9th May 2025, with consultation ending on 22nd June 2025. This sets out the issues and options for consultation in advance of the Regulation 19 version of the London Plan, which is expected in 2026. Given the document considers various options, some of which may be subject to significant change, and does not set out detailed policies, this carries very little weight at present.

Site/Area Specific Policies

- 8.13 The Site is allocated for development in the adopted Local Plan (Site 58) for residential led mixed use development including commercial, leisure, and community uses.

Policy Designations

- 8.14 The Site is subject to the following policy designations:
- Metropolitan Open Land (sections of the easternmost part of the Site only)
- 8.15 Neighbouring land is subject to the following designations:
- Local Nature Reserve – to the immediate east and south-east of the Site;
 - Sites Of Borough Importance for Nature Conservation – to the immediate east and south-east of the Site;
 - Metropolitan Open Land – to the immediate east of the Site, and encompassing almost the entirety of the Glebelands Open Space; and
 - Grade II Listed Grandstand at Summers Lane Sports Ground.
- 8.16 Other:
- The Site has a PTAL rating of 1b/2.

- The Environment Agency’s on-line Flood Maps indicate that it is located within Flood zone 1 (low risk of flooding).

Development Plan Policy

8.17 Table 8.1, below, sets out the framework of development plan policies and associated guidance applicable to the key matters of relevance to the determination of the Application. The topics correspond with the assessment set out in the next section.

Table 8.1 Policy Framework

Topic/Policy Matter	London Plan		Barnet Local Plan	
	Policy	Guidance	Adopted Policy	Guidance
i) The Principle of a Health and Wellbeing Destination as part of a new residential-led mixed use neighbourhood	<ul style="list-style-type: none"> - GG1 (Building Strong and Inclusive Communities) - GG2 (Making the Best Use of Land) - GG4 (Delivering the Homes Londoners Need) - SD7 (Town Centres: Development Principles and Development Plan Documents) - S5 (Sports and Recreation Facilities) 	<ul style="list-style-type: none"> - Characterisation And Growth Strategy LPG (June 2023) 	<ul style="list-style-type: none"> - Site Allocation No. 58: Great North Leisure Park - BSS01 (Spatial Strategy for Barnet) - GSS11 (Major Thoroughfares) - GSS12 (Redevelopment of Car Parks) - CHW01 (Community Infrastructure) 	<ul style="list-style-type: none"> - Health Impact Assessment Guidance Note
- (ii) Land Use Matters				
Sport and Recreation	<ul style="list-style-type: none"> - S5 (Sports and Recreation Facilities) 	<ul style="list-style-type: none"> - Play And Informal Recreation SPG (September 2012) 	<ul style="list-style-type: none"> - CHW01 (Delivering Sustainable Growth) 	<ul style="list-style-type: none"> - Health Impact Assessment Guidance Note
Housing	<ul style="list-style-type: none"> - GG2 (Making the Best Use of Land) - H1 (Increasing Housing Supply) - SD7 (Town Centres: Development Principles and Development Plan Documents) 	<ul style="list-style-type: none"> - Support for Housebuilding LPG (March 2026) 	<ul style="list-style-type: none"> - Site Allocation No. 58: Great North Leisure Park 	
Main Town Centre Uses	<ul style="list-style-type: none"> - GG5 (Growing A Good Economy) - SD7 (Town Centres: Development Principles and Development Plan Documents) - E9 (Retail, Markets and Hot Food Takeaways) 		<ul style="list-style-type: none"> - Site Allocation No. 58: Great North Leisure Park - GSS08 (Barnet’s District Town Centres) - TOW01 (Vibrant Town Centres) - TOW02 (Development Principles in Barnet’s Town Centres, Local Centres And Parades) 	
- (iii) Demolition of Existing Buildings				

Topic/Policy Matter	London Plan		Barnet Local Plan	
Embodied Carbon	- SI7 (Reducing Waste and Supporting Circular Economy)	- Circular Economy Statements LPG (March 2022) - Whole Life Carbon LPG (March 2022)	- ECC04 (Dealing with Waste)	- Sustainable Design and Construction SPD (October 2016)
- (iv) Housing Matters				
Amount	- GG2 (Making the Best Use Of Land) - GG4 (Delivering the Homes Londoners Need) - D3 (Optimising Site Capacity Through the Design-Led Approach) - H1 (Increasing Housing Supply)	- Housing SPG (March 2016) - Optimising Site Capacity: A Design-Led Approach LPG (June 2023)	- CDH01 (Promoting High Quality Design) - GSS11 (Major Thoroughfares) - GSS12 (Redevelopment of Car Parks)	- Residential Design Guidance SPD (October 2016)
Affordable Housing	- H4 (Delivering Affordable Housing) - H5 (Threshold Approach to Affordable Housing) - H6 (Affordable Housing Tenure)	- Affordable Housing and Viability SPG (August 2017) - Affordable Housing LPG (Draft May 2023) - Development Viability LPG (Draft May 2023) - Support for Housebuilding LPG (March 2026)	- HOU01 (Affordable Housing) - HOU02 (Housing Mix)	- Affordable Housing SPD (February 2007) - Planning Obligations SPD (March 2025)
Unit Size Mix	- H10 (Housing Size Mix)	- Housing SPG (March 2016) - Support for Housebuilding LPG (March 2026)	- HOU02 (Housing Mix)	- Affordable Housing SPD (February 2007)
Housing Quality	- D3 (Optimising Site Capacity Through the Design-Led Approach) - D6 (Housing Quality and Standards) - D7 (Accessible Housing)	- Accessible London SPG (October 2014) - Planning For Equality and Diversity In London SPG (October 2007) - Housing SPG (March 2016) - Optimising Site Capacity: A Design-Led Approach LPG (June 2023) - Housing Design Standards LPG (June 2023)	- CDH01 (Promoting High Quality Design)	
Children's Play	- S4 (Play and Informal Recreation)	- Housing SPG (March 2016) - Housing Design Standards LPG (June 2023)	- CDH07 (Amenity Space and Landscaping)	- Planning Obligations SPD (March 2025) - Residential Design Guidance SPD (October 2016)
- (V) Design				
Approach	- GG2 (Making the Best Use Of Land)	- Housing Design Standards LPG (June 2023)	- Site Allocation No. 58: Great North Leisure Park	- Residential Design Guidance SPD (October 2016)

Topic/Policy Matter	London Plan		Barnet Local Plan	
	<ul style="list-style-type: none"> - D1 (London's Form, Character and Capacity For Growth) - D2 (Infrastructure Requirements for Sustainable Densities) - D3 (Optimising Site Capacity Through the Design-Led Approach) - D4 (Delivering Good Design) - D5 (Inclusive Design) - D6 (Housing Quality and Standards) - D8 (Public Realm) 	<ul style="list-style-type: none"> - Optimising Site Capacity: A Design-Led Approach LPG (June 2023) - Housing Design Standards LPG (June 2023) 	<ul style="list-style-type: none"> - GSS11 (Major Thoroughfares) - GSS12 (Redevelopment of Car Parks) - CDH01 (Promoting High Quality Design) - CDH03 (Public Realm) 	
Form and Layout	<ul style="list-style-type: none"> - D1 (London's Form, Character and Capacity For Growth) - D3 (Optimising Site Capacity Through the Design-Led Approach) - D4 (Delivering Good Design) 	<ul style="list-style-type: none"> - Housing Design Standards LPG (June 2023) - Optimising Site Capacity: A Design-Led Approach LPG (June 2023) - Housing Design Standards LPG (June 2023) - Support for Housebuilding LPG (March 2026) 	<ul style="list-style-type: none"> - CDH01 (Promoting High Quality Design) - CDH03 (Public Realm) 	<ul style="list-style-type: none"> - Sustainable Design and Construction SPD (October 2016) - Residential Design Guidance SPD (October 2016)
Tall buildings	<ul style="list-style-type: none"> - D3 (Optimising Site Capacity Through the Design-Led Approach) - D9 (Tall Buildings) 	<ul style="list-style-type: none"> - Optimising Site Capacity: A Design-Led Approach LPG (June 2023) 	<ul style="list-style-type: none"> - CDH04 (Tall Buildings) 	-
Quality and Character	<ul style="list-style-type: none"> - D1 (London's Form, Character and Capacity For Growth) - D3 (Optimising Site Capacity Through the Design-Led Approach) - D4 (Delivering Good Design) - D8 (Public Realm) 	-	<ul style="list-style-type: none"> - CDH01 (Promoting High Quality Design) 	<ul style="list-style-type: none"> - Sustainable Design and Construction SPD (October 2016) - Residential Design Guidance SPD (October 2016)
Experience	<ul style="list-style-type: none"> - D1 (London's Form, Character and Capacity For Growth) - D3 (Optimising Site Capacity Through the Design-Led Approach) - D4 (Delivering Good Design) 	<ul style="list-style-type: none"> - Housing Design Standards LPG (June 2023) - Optimising Site Capacity: A Design-Led Approach LPG (June 2023) 	<ul style="list-style-type: none"> - CDH01 (Promoting High Quality Design) 	<ul style="list-style-type: none"> - Residential Design Guidance SPD (October 2016)
Density	<ul style="list-style-type: none"> - GG2 (Making the Best Use Of Land) - D2 (Infrastructure Requirements for Sustainable Densities) - D3 (Optimising Site Capacity Through the Design-Led Approach) 	<ul style="list-style-type: none"> - Optimising Site Capacity: A Design-Led Approach LPG (June 2023) 	<ul style="list-style-type: none"> - CDH01 (Promoting High Quality Design) 	<ul style="list-style-type: none"> - Residential Design Guidance SPD (October 2016)

Topic/Policy Matter	London Plan		Barnet Local Plan	
	- D4 (Delivering Good Design)			
Public Realm	- D4 (Delivering Good Design) - D5 (Inclusive Design) - D8 (Public Realm)	- Public London Charter LPG (October 2021) - Play And Informal Recreation SPG (September 2012)	- CDH02 (Sustainable and Inclusive Design) - CDH03 (Public Realm) - Policy TOW01 (Vibrant Town Centres) - ECC05 (Barnet's Parks and Open Spaces)	- Sustainable Design and Construction SPD (October 2016) - Planning Obligations SPD (March 2025) - Residential Design Guidance SPD (October 2016)
Sustainability and Climate Change	- GG6 (Increasing Efficiency and Resilience) - D1 (London's Form, Character and Capacity For Growth) - D3 (Optimising Site Capacity Through the Design-Led Approach) - SI 2 (Minimising Greenhouse Gas Emissions) - SI 7 (Reducing Waste and Supporting The Circular Economy)	- Be Seen Energy Monitoring LPG (September 2021) - Energy Planning Guidance (June 2022) - Circular Economy LPG (March 2022) - Whole Life Carbon LPG (March 2022) - Urban Greening Factor LPG (February 2023)	- ECC01 (Mitigating Climate Change)	- Sustainable Design and Construction SPD (October 2016)
Safety and Security	- D4 (Delivering Good Design) - D11 (Safety, Security and Resilience To Emergency)	- Housing Design Standards LPG (June 2023)	- CDH01 (Promoting High Quality Design)	- Residential Design Guidance SPD (October 2016)
Accessibility and Inclusive Design	- D5 (Inclusive Design) - D6 (Housing Quality and Standards) - D7 (Accessible Housing)	- Accessible London SPG (October 2014) - Planning For Equality and Diversity In London SPG (October 2007) - Optimising Site Capacity: A Design-Led Approach LPG (June 2023) - Housing Design Standards LPG (June 2023)	- CDH02 (Sustainable and Inclusive Design) - Sustainable Design and Construction	- Residential Design Guidance SPD (October 2016) - Sustainable Design and Construction SPD (October 2016)
- (Vi) Heritage				
Heritage	- HC1 (Heritage Conservation and Growth)	-	- CDH08 (Barnet's Heritage)	- Sustainable Design and Construction SPD (October 2016)
- (Vii) Transport, Access and Servicing				
Transport, Access and Servicing	- T1 (Strategic Approach to Transport) - T2 (Healthy Streets) - T3 (Transport Capacity, Connectivity and Safeguarding)	- The Control of Dust And Emissions In Construction SPG (July 2014) - Sustainable Transport, Walking and Cycling (December 2022)	- TRC01 (Sustainable and Active Travel) - TRC02 (Transport Infrastructure) - Policy TRC03 (Parking Management)	- Planning Obligations SPD (March 2025)

Topic/Policy Matter	London Plan		Barnet Local Plan	
	<ul style="list-style-type: none"> - T4 (Assessing and Mitigating Transport Impacts) - T5 (Cycling) - T6 (Car Parking) - T7 (Deliveries, Servicing and Construction) 			
- (viii) Metropolitan Open Land				
Metropolitan Open Land	- G3 (Metropolitan Open Land)	-	- Ecc06 (Green Belt and Metropolitan Open Land)	-
- (viii) Technical Considerations				
Daylight and Sunlight, Overshadowing	<ul style="list-style-type: none"> - D6 (Housing Quality) - D9 (Tall Buildings) 	-	<ul style="list-style-type: none"> - GSS12 (Redevelopment of Car Parks) - CDH01 (Promoting High Quality Design) - CDH04 (Tall Buildings) 	<ul style="list-style-type: none"> - Sustainable Design and Construction SPD (October 2016) - Residential Design Guidance SPD (October 2016)
Wind Microclimate	<ul style="list-style-type: none"> - D8 (Public Realm) - D9 (Tall Buildings) 	-	- CDH04 (Tall Buildings)	- Sustainable Design and Construction SPD (October 2016)
Fire Safety	- D12 (Fire Safety)	- Fire Safety LPG (Draft February 2022)	- CHW03 (Making Barnet a Safer Place)	
Energy and Sustainability	- SI 2 (Minimising Greenhouse Gas Emissions)	<ul style="list-style-type: none"> - Be Seen Energy Monitoring LPG (September 2021) - Energy Planning Guidance (June 2022) - Circular Economy LPG (March 2022) - Whole Life Carbon LPG (March 2022) 	<ul style="list-style-type: none"> - CDH02 (Sustainable and Inclusive Design) - ECC01 (Mitigating Climate Change) 	<ul style="list-style-type: none"> - Sustainable Design and Construction SPD (October 2016) - Planning Obligations SPD (March 2025)
Overheating	- SI4 (Managing Heat Risk)	-	- ECC01 (Mitigating Climate Change)	- Sustainable Design and Construction SPD (October 2016)
Biodiversity/ Ecology	<ul style="list-style-type: none"> - G5 (Urban Greening) - G6 (Biodiversity and Access To Nature) 	-	<ul style="list-style-type: none"> - ECC02 (Environmental Considerations) - ECC03 (Water Management) - ECC07 (Biodiversity) - GSS13 (Strategic Parks and Recreation) - CDH01 (Promoting High Quality Design) - CDH07 (Amenity Space and Landscaping) 	<ul style="list-style-type: none"> - Sustainable Design and Construction SPD (October 2016) - Planning Obligations SPD (March 2025)
Trees	- G7 (Trees and Woodlands)	- All London Green Grid SPG (March 2015)	- CDH07 (Amenity Space and Landscaping)	
Air Quality	- SI1 (Improving Air Quality)	- Air Quality Positive LPG (February 2023)	- ECC02 (Environmental Considerations)	- Sustainable Design and Construction SPD (October 2016)

Topic/Policy Matter	London Plan		Barnet Local Plan	
		- Air Quality Neutral LPG (February 2023)	- TRC01 (Sustainable and Active Travel)	- Planning Obligations SPD (March 2025)
Noise and Vibration	- D14 (Noise)		- CDH01 (Promoting High Quality Design) - ECC02 (Environmental Considerations)	- Sustainable Design and Construction SPD (October 2016) - Planning Obligations SPD (March 2025)
Socioeconomics and Health	- GG3 (Creating A Healthy City) - D2 (Infrastructure Requirements for Sustainable Densities)		- CHW02 (Promoting Health and Wellbeing)	- Health Impact Assessment Guidance Note
Archaeology	- HC1 (Heritage Conservation and Growth)		- CDH08 (Barnet's Heritage)	- Sustainable Design and Construction SPD (October 2016)
Ground Conditions and Land Contamination			- ECC02 (Environmental Considerations)	- Sustainable Design and Construction SPD (October 2016) - Residential Design Guidance SPD (October 2016)
Flood Risk Drainage	- SI12 (Flood Risk Management) - SI13 (Sustainable Drainage)	- Housing SPG (March 2016) - Housing Design Standards LPG (June 2023)	- CDH03 (Public Realm) - ECC03 (Water Management)	- Sustainable Design and Construction SPD (October 2016)

9. Planning Assessment

9.1 This section assesses the Proposed Development (as amended) against the development plan and other material considerations. The following topics are considered:

- (i) **Achieving Sustainable Development**
- (ii) The Principle of a Health and Wellbeing Destination as part of a new residential-led mixed use neighbourhood
- (iii) Land Use Matters
 - Sport and Recreation
 - o Replacement Leisure Centre
 - o Replacement of Outdoor Sports Changing Pavilion
 - o Replacement of the single-storey car park sports hall
 - o Loss of Bowling Green
 - o Playing Fields
 - Housing
 - Main Town Centre Uses
 - o Loss of Existing Leisure Uses (Bowling Alley, Cinema and Restaurants)
 - o Loss of Retail
 - o New Flexible Commercial Accommodation (Including Leisure and Retail)
 - Sequential Assessment
 - Impact Assessment
- (iv) Demolition of Existing Buildings
- (v) Housing Matters
 - Amount
 - Affordable Housing
 - Unit Size Mix
 - Housing Quality
 - Children's Play
- (vi) Design
 - Approach
 - Form and Layout
 - Tall Buildings
 - Quality and Character
 - Experience
 - Density
 - Public Realm
 - Sustainability and Climate Change

- Safety and Security
- Accessibility and Inclusive Design
- (vii) Heritage
- (viii) Metropolitan Open Land
- (ix) Transport, Access and Servicing
- (x) Technical and Environmental Matters
 - Daylight, Sunlight & Overshadowing
 - Wind Microclimate
 - Fire Strategy
 - Energy & Sustainability
 - Overheating
 - Biodiversity/Ecology
 - Trees
 - Air Quality
 - Noise and Vibration
 - Socio-economics and Health
 - Archaeology
 - Ground Conditions and Land Contamination
 - Flood Risk and Drainage
 - Digital Connectivity

(i) Achieving Sustainable Development

- 9.2 In accordance with s.38(6) of the Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. National planning policy (the NPPF/PPG) is a material consideration in the determination of planning applications.
- 9.3 NPPF para. 11(c) requires decision makers to approve development proposals that accord with an up-to-date development plan without delay.
- 9.4 NPPF para.11(d) is engaged for the purposes of determining planning applications where the policies which are most important for determining the application are out-of-date. Footnote 8 clarifies that for applications involving the provision of housing, this includes situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer required by NPPF para 78) or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the past three years. Where this applies, planning permission should be granted unless:
- The application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes, individually or in combination.
- 9.5 The draft NPPF proposes a permanent presumption in favour of sustainable development. Policy S3 states that *'decisions on development proposals should apply a presumption in favour of sustainable development'*. Draft NPPF Policy S4 also now sets out that *'development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework'*.

Five Year Housing Land Supply

- 9.6 With the London Plan being out-of-date as of 2nd March 2026, this means that as per paragraph 78 of the NPPF, the strategic policies in relation to housing need are also out-of-date. Therefore, the Standard Method derived figure for local housing need now applies.
- 9.7 LBB is currently passing the latest Housing Delivery Test (2023), delivering 104% of the homes required over three years. As such, only a 5% buffer is required to be applied on top of the annual target. Applying a 5% buffer as per Paragraph 78 of the NPPF, the housing requirement over five years is 21,299 homes using the Standard Method derived figure. The deliverable housing land supply is 13,237 homes, which is below this housing requirement over 5 years.

Assessment

- 9.8 At the point in time that the Application was submitted and considered by LBB's Strategic Planning Committee, the development plan was considered to be up to date. For the reasons set out in the Planning Statements (document ref. GNLP02A) our view is that the Proposed Development accorded with the development plan as a whole. The report to LBB's Strategic Planning Committee confirms that LBB Officers agreed with this view. The Application should therefore have been approved without delay in line with the presumption in favour of sustainable development at NPPF para. 11(c) in the context of s.38(6) of the Planning Act.

- 9.9 The Proposed Development remains in accordance with the development plan, however NPPF para 11(d) should in our view be accounted for in determining the Application which tips the balance even more in favour of granting planning permission.
- 9.10 For the reasons set out in the remainder of this Statement, the Proposed Development continues to accord the development plan when read as a whole and:
- The application of policies in the NPPF that protect areas or assets of particular importance do not provide a strong reason for refusing the development proposed; or
 - Any adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes, individually or in combination.
- 9.11 On this basis, planning permission should be granted.

(ii) Principle of a Health and Wellbeing Destination as Part of a New Residential-led Mixed Use Neighbourhood

- 9.13 NPPF paragraph 61 sets out the importance of a sufficient amount and variety of land to come forward for development where it is needed. Paragraph 125(c) states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs and sets out that proposals to redevelop brownfield land should be approved unless substantial harm would be caused. Paragraph 125(d) further supports the development of under-utilised land and buildings, including building on car parks.
- 9.14 Local Plan Policy GSS11 sets out that the Council will positively consider proposals on suitable sites which optimise the use of land and site capacity through a design-led approach. Policy GSS12 supports the optimisation of existing car parks for alternative uses.
- 9.15 The NPPF, London Plan Policy S5, Local Plan Policy CHW01 all seek to retain existing sports and recreational land and facilities. Loss may be acceptable if it is replaced by equivalent or better provision in terms of both quantity and quality in a suitable location, or if the development provides alternative sports and recreational facilities that offer greater community benefit.
- 9.16 The Draft NPPF Policy L2 now sets out that *substantial weight* 'should be given to the benefits where a development proposal would achieve one or more of the following', including the following matters of relevance to the Proposed Development:
- 'a. Remediating despoiled, degraded, derelict, contaminated or unstable land;'*
- 'b. Making better use of vacant and under-utilised land and buildings (such as by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping under-utilised retail sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure);'*
- 9.17 Site allocation 58 supports the redevelopment of the Site for residential-led development, with commercial, leisure and community uses, and seeks to optimise the capacity of the Great North Leisure Park site through a design-led approach.
- 9.18 The NPPF, the London Plan and the site allocation provide a strong imperative to optimise this brownfield out-of-centre leisure park for housing intensification, alongside replacement sport/recreation facilities of equal or better quantity and quality. There is therefore a strong opportunity to reinforce the long association the Site and its surroundings with health, wellbeing and sports. Therefore, the principle of redeveloping the Site to provide a new health and wellbeing destination as part of a new residential-led mixed use neighbourhood is strongly supported by the NPPF, the London Plan and the Local Plan.
- 9.19 The Officers' Report which accompanied the scheme's presentation at Committee agreed that principle of the proposed housing led mixed use development is considered acceptable.
- 9.20 As set out at Section 9 (i) of this Statement, it is considered that this acceptability has only increased since the determination of the scheme at Committee, noting the changes in material considerations since that time.

(iii) Land Use Matters

Sport and Recreation

- 9.22 NPPF paragraph 96(c) sets out that planning decisions should enable and support healthy lifestyles – for example through the provision of safe and accessible green infrastructure and sports facilities.
- 9.23 Paragraph 98 seeks to provide social, recreational and cultural facilities to meet community needs, and part (c) guards against the unnecessary loss of valued facilities and services. NPPF paragraph 104 sets out that existing open space, sports and recreational buildings and land, including playing fields should not be built on unless:
- (a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 9.24 With respect to the emerging policy context, the draft NPPF defines Community Facilities as “Meeting places, public houses, places of worship, cultural venues, allotments and facilities for play, sport and informal recreation”. It is noted that the adopted NPPF does not define community facilities (within a glossary), however, paragraph 88(d) describes “local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”
- 9.25 Draft Policy HC3 requires proposals which give rise to significant numbers of additional people to an area to provide for community facilities and improvement to public service infrastructure.
- 9.26 Draft Policy HC4 adds that “*substantial weight should be given to the benefits of providing new or improved service infrastructure or community facilities*” (our emphasis added).
- 9.27 Draft Policy HC7 resists proposals which will result in the loss of existing open space, sports and recreational buildings and playing fields, unless the play space is surplus to requirements; will be replaced by equivalent or better provision; or the development is for alternative sports recreational provision with the benefits outweighing the loss of the current use.
- 9.28 London Plan Policy S5 stipulates that existing sports and recreational land and facilities should be retained unless an assessment shows the facilities are surplus to local or sub-regional needs, informed by borough-level assessments where available. Alternatively, the loss may be acceptable if it is replaced by equivalent or better provision in terms of both quantity and quality in a suitable location, or if the development provides alternative sports and recreational facilities that offer greater community benefit.
- 9.29 ‘Community’ uses are defined at Policy CHW01 of the Local Plan as including leisure centres and swimming pools. Policy CHW01 requires a replacement facility of at least equivalent or better quality to be re-provided unless it has been demonstrated that there is no longer a requirement for the facility.
- 9.30 It is in this context that the Local Plan allocates the Site for mixed use development that includes community uses.

Replacement Leisure Centre

- 9.31 The existing and proposed leisure centres comprise sport and recreation facilities for the purposes of national and London Plan policies, which are captured as part of 'community facilities' for the purposes of adopted Local Plan policies. This is distinct from 'more intensive sport and recreation uses, including health and fitness centres' that comprise a Main Town Centre Use in policy terms (as per the definition at NPPF Annex 2).
- 9.32 On 14th November 2023, LBB's Cabinet approved the Outline Business Case (OBC) for the Finchley Lido Leisure Centre for the development of a new leisure facility at the Site as part of the redevelopment of the GNLP. Prior to this, an assessment of need/demand (informed by public consultation) was undertaken to identify options, which led to a preferred option being identified which formed the basis of the OBC. The preferred option was selected on the grounds that it would best achieve the Council objectives of responding to the public consultation; social value, including optimising access to and participation in sport/recreation; sustainability; and value for money.
- 9.33 Following the submission of the original application in January 2025, the Cabinet approved (22nd July) proceeding with the new preferred 'Option B'. The updated leisure centre comprises a new leisure centre on the site of the disused bowling green (as per the original submission), however, is a reduction in scale when compared against the original submission. However, the 'Option B' facility mix (specification) will continue to result in a substantially better provision in terms of quantity and quality when compared to the existing facility (refer to Table 9.1 below).
- 9.34 As such, the delivery of a new leisure centre (in accordance with the Council's requirements) that provides better provision than the existing leisure centre sits at the heart of the redevelopment of the Site – it has been the leading consideration in the preparation of the masterplan. Its continued presence on Site reinforces the Site's long history of sports and recreation uses dating back to the 1930s, particularly those associated with swimming, and as such is a cornerstone of the proposed health and wellbeing destination.
- 9.35 The leisure centre would be located in a suitable, accessible location – similar to the existing leisure centre – benefitting from access to bus routes along the High Road, as well as extensive walking and cycling routes in the surrounding area. The leisure centre would also be provided with 150 car parking spaces, including 15 disabled persons spaces, and would have facilities for coach drop off and pick up to facilitate visits from local schools.
- 9.36 As noted above, the new leisure centre would represent both a quantitative and qualitative improvement in provision on the Site, as set out in Table 9.1 below:

Table 9.1: Quantitative and qualitative differences between existing and proposed leisure centre

Existing Leisure Centre	Updated Proposed Leisure Centre
2,171 sqm total floorspace	3,791.4 sqm total floorspace (+1,618 sqm)
Café	Café
Village Style Wet Change	Village Style Wet Change
Pool Viewing Area	Pool Viewing Area
Six Lane 25 metre swimming pool (indoor)	Six Lane 25 metre swimming pool (indoor)
Leisure Water Area (150 sqm) (indoor)	-
Lido Water Area (200 sqm) (outdoor)	Lido Water Area (200 sqm) (outdoor)
Sauna	Sauna
Fitness Changing	Fitness Changing
Fitness Suite (80 stations)	Fitness Suite (110 stations) (+30 stations against existing leisure centre)

1 Multipurpose Studios (including provision to accommodate cycling classes)	2 Multipurpose Studios (including provision to accommodate cycling classes)
-	Learner Pool (130 sqm)
-	Steam Room
-	Adventure Play
-	Party Rooms
-	Health Assessment Room

- 9.37 As can be seen from the above table, all of the facilities in **bold** that are within the existing leisure centre have been replaced and made larger in some instances – for example the additional multipurpose studio.
- 9.38 At the Cabinet meeting in July, the Council made the decision not to re-provide the leisure water in the revised leisure centre. This was on the basis of extensive public consultation that took place prior to submission of the planning application which identified that the re-provision of indoor leisure water was placed at a lower priority by resident groups. The Cabinet Report notes that resident feedback recognised the leisure benefits of an outdoor pool by comparison.
- 9.39 The leisure water would be replaced by an indoor learner pool and an outdoor splash pad, which offer opportunities for young children to experience swimming and water for the first time in a protected environment. The learner pool offers opportunities for lessons that are not possible with leisure water. The leisure water and the splash pad combined measure 190 sqm, a greater area than the existing 150 sqm leisure water, a quantitative improvement.
- 9.40 In planning terms therefore, the loss of the leisure water would be replaced by a facility for alternative sports and recreation provision for swimming, with the benefits of such an expanded provision in terms of the enhancement to and breadth of the swimming offer clearly outweighing the loss of the leisure water in line with NPPF Paragraph 104, London Plan Policy S5 and Local Plan Policy CHW01.
- 9.41 The leisure centre therefore continues to represent a substantially better provision in quantitative and qualitative terms compared to the existing leisure centre - and the other sports and recreation facilities on the Site - in line with the NPPF, the London Plan and the LB Barnet Local Plan.
- 9.42 The draft NPPF will strengthen the policy position with respect to replacing the leisure centre with an improved provision.
- 9.43 The Committee Report confirmed that officers agree that the Proposed Development provides a replacement facility of greater quality, accessibility, and long-term value, thereby securing substantial health and wellbeing benefits for the public, and therefore accords with Local Plan Policy CHW01.

Replacement of outdoor sports changing pavilion

- 9.44 The development would also include the demolition and replacement of an existing sports changing pavilion that is owned by LBB. The existing pavilion is located to the immediate south-east of the disused bowls green. It is in a state of disrepair and is unused. The feedback from public exhibitions has been that this building attracts anti-social behaviour, and that there is a lack of necessary facilities on site at present for teams using the pitches on the Glebelands Open Space for outdoor sport.
- 9.45 The Proposed Development therefore includes the provision of a new sports pavilion to replace the existing pavilion, to be owned and operated by LBB. This is increased in size from the current 82 sqm to 123 sqm (GIA). The facilities would significantly improve on the existing facilities, being designed to

meet modern inclusive design and safeguarding requirements, and including space for sports coaches to change. This represents an improvement in both the quantity and the quality of the facilities provided.

- 9.46 Therefore, the loss and re-provision of the existing leisure centre and sports pavilion is acceptable and addresses the requirements of the NPPF, London Plan Policy S5 and Local Plan Policy CHW01.

Replacement of the single-storey car park sports hall

- 9.47 The Proposed Development includes the demolition of the single-storey sports hall located in the car park to the immediate west of the Indoor Bowls Club. The existing hall extends to approximately 275 sqm and contains changing facilities. The hall was used for sports and recreation activities but is no longer used for these purposes. The hall is owned by LBB.

- 9.48 Since the submission of the original application, the Applicant has been in dialogue with Sports England regarding the loss of the hall and impact on the existing users.

- 9.49 Planning policy is clear that the development should provide an equivalent or better provision of sports and recreation uses compared to the existing use in quantitative and qualitative terms. The Proposed Development consolidates these existing sports and recreation uses across the site into the leisure centre, which provides two multi-purpose studios totalling 340 sqm. The Proposed Development will therefore provide a quantitative improvement in floorspace with two studios delivering 65 sqm of additional sports and recreational facilities. In qualitative terms, the two multi-purpose studios will be able to accommodate a range of sports and recreation uses similar to those that could be carried out at the existing hall. This will be an improvement in both qualitative and quantitative terms. The new leisure centre's changing rooms will provide changing rooms for indoor activities where none exist at present. The replacement facilities will remain under the ownership/operation of LBB as per the existing.

- 9.50 The draft NPPF will strengthen the policy position with respect to replacing the existing sports and recreation uses on the Site with the new expanded leisure centre and sports changing pavilion, which is considered to be a substantial benefit of the Proposed Development.

- 9.51 In the Committee Report, Officers consider that the new changing pavilion will enhance the functionality of the Glebelands playing fields and support greater community and school use. The existing facility is 82m² in floor area, compared to the 123m² floor area proposed, which demonstrates that the no net loss and qualitative improvement tests of Paragraph 104 of the NPPF (2024) will be met, in addition to the requirements of London Plan (2021) Policy S5 and Barnet Local Plan (2025) Policy CHW01.

- 9.52 This loss is therefore acceptable under London Plan Policy S5 and Local Plan Policy CHW01.

Loss of Bowling Green

- 9.53 The Proposed Development includes the loss of the existing outdoor bowling green.

- 9.54 The use of the outdoor facilities ceased a number of years ago, and the facilities are now overgrown and not maintained. In addition, additional outdoor bowls provision is in operation at Finchley Victoria Park Bowling and Croquet Club which is a 15 to 20 minute walk to the west of the Site. Therefore, there is significant indoor and outdoor bowls provision within the local area. Both the Glebelands Indoor Bowls Club and Finchley Victoria Park Bowling and Croquet Club are allowing new members to sign up (based on their websites). On this basis, and considering the length of time that the outdoor bowls

facilities on Site have been closed, it is evident that there is no longer a requirement for this long defunct outdoor bowling green.

- 9.55 In practice the bowling green will be replaced by significant alternative sports facilities, for which the Council has identified a demonstrable need. On balance, our judgement is that this would offset any potential harm (in terms of accessibility to and participation in sport) that could be attributed to the loss of the bowling green and therefore the requirements of London Plan, Local Plan and Local Plan policies are satisfied.
- 9.56 Considering the draft NPPF, the loss of the disused bowling green will remain justified on the basis that it is surplus to requirements and would be replaced by alternative sports and recreational provision.
- 9.57 In the Committee Report, Officers agree that the development satisfies NPPF paragraph 104, providing alternative facilities of community value, and accords with London Plan policy S5 and Barnet Local Plan (2025) policy CHW01. The loss of the bowling green is therefore considered acceptable.

Loss of Playing Fields

- 9.58 NPPF paragraph 104 sets out that existing open space, sports and recreational buildings and land, including playing fields should not be built on unless, among other requirements, as per part (c) the development is for alternative sports and recreational facilities, the benefits of which clearly outweigh the loss of the current or former use.
- 9.59 London Plan Policy S5 part C sets out that existing playing fields should be retained unless, among other requirements, as per part (3) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 9.60 Local Plan Policy CHW01 defines playing fields and pitches as community facilities, and sets out similar requirements to justify the loss of such facilities as the NPPF and the London Plan.
- 9.61 As noted above, Draft Policy HC7 resists proposals which will result in the loss of playing fields, unless the play space is surplus to requirements; will be replaced by equivalent or better provision; or the development is for alternative sports recreational provision with the benefits outweighing the loss of the current use.
- 9.62 The proposed sports changing pavilion building is to be located on the Glebelands on land which meets the definition of playing fields. This will result in a reduction of the area of playing fields equivalent to the footprint of the building (139 sqm (GEA)) and hardstanding (95 sqm), a total of 234 sqm. This is necessary in order to re-provide the existing sports pavilion as close as possible to the playing fields. It cannot be located in the same place as the existing changing pavilion, as this is proposed to be the location for the new leisure centre.
- 9.63 It is important to note that this encroachment would not affect the existing layout of the pitches, and so would not affect the area practically used for playing sports on the Glebelands (i.e. it will not reduce the playing field capacity). Details are included in the DAS (document ref. GNLP01, Section 12) which show how the existing pitch layout for the range of outdoor sports that the Glebelands is used could be adjusted to meet Sport England Guidance with the new sports pavilion in place.
- 9.64 The harm associated with this loss (in terms of playing field area) is considered to be insignificant and should be considered in the context of the benefits to the Glebelands' playing fields function that will arise from the provision of the new changing room pavilion. On balance, it is our view that any harm would be outweighed by the benefits and, as such, the loss of playing fields is acceptable in line with

the NPPF, London Plan Policy S5 and Local Plan Policy CHW01. In our view, the provisions of the draft NPPF do not have any impact on this assessment.

9.65 In the Committee Report, Officers consider the resulting loss of playing field area is minor and insignificant in quantitative terms and is outweighed by the qualitative improvement delivered through a new pavilion which greatly assists in the use of the playing fields. The replacement building will significantly enhance the usability and attractiveness of the Glebelands as a community sport venue, thereby promoting participation in sport and physical activity in accordance with the aims of the NPPF, London Plan (2021) policy S5 and Barnet Local Plan (2025) policy CHW01.

Housing

9.66 Chapter 11 of the NPPF directs that policies and decisions should promote an effective use of land in meeting the need for homes and other uses. In achieving this, substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs.

9.67 Paragraph 125 of the NPPF is clear that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Planning policy and decisions to give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be regarded as acceptable in principle.

9.68 Under the provisions on paragraph 226 of the NPPF, LPAs are required to demonstrate an up-to-date 5 year housing land supply (FYHLS). Otherwise, as described under paragraph 11(d) of the NPPF, the presumption in favour of sustainable development should be applied. As set out in Section (i) above, NPPF para 11(d) should in our view be accounted for in determining the Application.

9.69 Paragraph 11 of the NPPF would be replaced by Draft NPPF Policies S3 and S4, which apply the presumption in favour of sustainable development. As set out previously, this presumption applies within settlements permanently, regardless of LBB's performance in demonstrating a 5YHLS or in delivering new homes. Furthermore, Draft NPPF Policy HO7 states that substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community. The evidenced need for housing is established by the housing targets in the London Plan and the Local Plan, and by site allocation 58 which allocates the Site for 352 homes. Accordingly, the Draft NPPF further strengthens the principle of development of new homes on the Site, affording substantial weight to the use of the car park for development and the delivery of new homes respectively.

9.70 London Plan Objective GG2 supports development of brownfield land, particularly on the edge of town centres and seeks to intensify the use of land to support additional homes and workspaces, promoting higher density development. London Plan Objective GG4 supports provision of homes for Londoners, taking into account strategic affordable housing targets and creating mixed and inclusive communities.

9.71 London Plan Policy H1 supports proactive use of brownfield land for residential-led development and sets LB Barnet a ten year housing target of 23,640 homes between 2019/20 and 2028/29. However, as set out above, this quantum is now considered to be out-of-date.

9.72 Policy SD7 also requires that Boroughs should realise the full potential of existing out-of-centre retail and leisure parks to deliver housing intensification through redevelopment and ensure such locations become more sustainable in transport terms, by securing improvements to public transport, cycling and walking.

9.73 Local Plan Policy BSS01 sets out a requirement for a minimum of 35,460 homes to be delivered between 2021 and 2036.

9.74 Site allocation 58 supports the redevelopment of the Site for residential-led development.

Assessment

9.75 The principle of residential development on this **sustainable**, brownfield out-of-centre leisure park is strongly supported by the London Plan and the Local Plan.

9.76 Considering the draft NPPF, the presumption in favour of sustainable development will apply permanently to development within settlements regardless of LBB's ability to demonstrate a 5YHLS and performance against the Housing Delivery Test.

9.77 In their Report to Planning Committee, Officers confirmed that they are satisfied that the proposed housing use represents a sustainable and policy compliant re-use of brownfield land, delivering significant regeneration and housing benefits, while retaining complementary and proportionate leisure and community functions for the Borough's residents. This is considered to be consistent with Chapters 5 and 11 of the NPPF (2024), London Plan (2021) policies H1 and SD7, and Barnet Local Plan (2025) policy GSS01.

Main Town Centre Uses

9.78 Chapter 6 of the NPPF sets out the Government's aim to build a strong competitive economy. Specifically, paragraph 85 supports planning policies and decisions which help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

9.79 Chapter 7 of the NPPF sets out the principles to ensuring the vitality of town centres.

9.80 Paragraph 90 of the NPPF requires planning policies and decision to support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

9.81 Draft NPPF Policy TC3 continues to require a sequential test for main town centre uses outside of an existing centre. However, it states that applicants and LPAs should exercise flexibility when considering issues such as format and scale of the type of use proposed. It continues to state that where a development proposal fails to satisfy the sequential test or would have a significant adverse impact per Draft Policy TC4 then it should be refused.

9.82 In achieving this, Paragraph 91 directs that LPAs should apply a sequential test to planning applications for main town centre uses (including retail and office uses) which are neither in an existing centre nor in accordance with an up-to date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. Paragraph 94 goes onto require an impact assessment to be undertaken for retail and leisure proposals outside town centres which are not in accordance with an up-to-date plan if the proposal is over a locally set floorspace threshold. Paragraph 95 confirms that where an application fails to satisfy the sequential test or is likely to have a significant adverse effect on town centres, it should be refused.

9.83 London Plan Policy SD7 stipulates that when considering development proposals, boroughs should take a town centres first approach, discouraging out-of-centre development of main town centre uses. SD7 requires that where proposals involve the redevelopment of existing out-of-centre retail/leisure parks, this should not result in a net increase in retail or leisure floorspace unless the proposal is in accordance with the development plan or can be justified through sequential and impact assessments.

- 9.84 Policy TOW01 says that the Council will promote the vitality and viability of the Borough's town centres by managing a strong hierarchy of town centres as the priority location for commercial, business and service uses. Part D of the Policy adds, following a 'town centres first approach', the sequential test will be applied to ensure sustainable patterns of development are achieved; therefore, outside of town centres any development of main town centre uses will not be permitted unless it can be demonstrated through the NPPF sequential approach that there are no suitable premises/sites available in the designated centres. It sets a floorspace threshold of 500sqm for the requirement for an impact assessment to be undertaken for retail, office or leisure development outside of a town centre.
- 9.85 Notwithstanding the town centres first approach, it is important to recognise that strategic policies do allow Main Town Centre Uses to be located outside of town centre where this would be in accordance with the development plan (for example a site allocation) and/or where sequential and impact policy tests (where applicable) are satisfied.
- 9.86 It is in this context that the draft Local Plan allocates that Site for mixed use development that includes commercial, leisure and community uses:
- 'Leisure' uses are captured within the definition of Main Town Centre Uses set out in the Glossary to the draft Local Plan as including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health, and fitness centres, indoor bowling centres and bingo halls;
 - 'Community' uses are defined at Policy CHW01 of the draft Local Plan as including schools, libraries, medical and dental services, leisure centres and swimming pools, places of worship, arts and cultural facilities, community meeting places and facilities for younger and older people.
 - 'Commercial' uses are not defined in the draft Local Plan. We have interpreted this as covering the full suite of uses covered by Use Class E (Commercial, Business and Service).
- 9.87 We note that the allocation includes a restriction on the maximum amount of floorspace in leisure and commercial uses (restaurants, cafes, and sui generis take aways) which should not exceed the existing (8,345 sqm floorspace). There are no minimum requirements.
- 9.88 Following discussions with officers following the submission of the planning application, a more detailed assessment of the Main Town Centre Uses is set out below.

The Proposed Development

- 9.89 The Proposed Development involves the redevelopment of the site to provide a new health and wellbeing destination as part of a residential led mixed use neighbourhood.
- 9.90 This includes the loss of the following existing Main Town Centre Uses:
- Restaurants (including food bank): 1,911.9sqm
 - Leisure (cinema and bowling alley): 6,433.3sqm
- Total: **8,345.2sqm**
- 9.91 It includes the provision of **2,590 sqm** of new 'flexible' commercial accommodation (to be used for any use falling within Use Class E(a-d and g(i))). The flexible commercial accommodation includes the following uses that fall within the definition of 'Main Town Centre Uses' at Annex 2 of the NPPF (replicated at the Glossary of the Barnet Local Plan):
- Retail (Use Class E(a))
 - Restaurants and Café's (Use Class E(b))

- Financial/Professional Services (Use Class E(c))
- Indoor Sport, Recreation or Fitness (Use Class E(d))
- Offices (Use Class E(g)(i))

9.92 The flexible commercial accommodation includes the following uses which do not fall within the definition of Main Town Centre uses and are therefore not considered further in this Planning Statement:

- Medical services not attached to the residence of the practitioner (Use Class E(e))
- Creche, Day Nursery or Day Centre (Use Class E(f))
- Research and Development (Use Class E(g)(ii))
- Light Industrial (Use Class E(g)(iii)).

9.93 The flexible commercial floorspace is spread across Blocks A, B, C, D, E and F (131 to 717sqm per block). The planning application would allow the space within each block to be sub-divided into smaller units. The maximum size of any single unit would be 717sqm.

9.94 Overall the Proposed Development involves a reduction in in the amount of floorspace in Main Town Centre use of **-5,755.2sqm**.

Quantum of Main Town Centre Use Floorspace

The principle

9.95 Local Plan Site Allocation 58 (the 'Allocation') supports 'commercial, leisure and community' uses at the Site. The Application seeks to define these with reference to definitions provided in the local plan, as follows (refer to Planning Statement):

- 'Leisure' uses are captured within the definition of Main Town Centre Uses set out in the Glossary to the Local Plan as including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health, and fitness centres, indoor bowling centres and bingo halls;
- 'Community' uses are defined at Policy CHW01 of the draft Local Plan as including schools, libraries, medical and dental services, leisure centres and swimming pools, places of worship, arts and cultural facilities, community meeting places and facilities for younger and older people.
- 'Commercial' uses are not defined in the draft Local Plan. We have interpreted this as covering the full suite of uses covered by Use Class E (Commercial, Business and Service).

9.96 On the basis of the above, the Allocation supports the principle of the Main Town Centre uses proposed (as well as the full range of other commercial uses allowed under the proposed flexible commercial uses).

9.97 However the Allocation does not quantify the amount of such uses allowable. The following policy provisions apply to the matter of quantum:

- The Allocation restricts the amount of floorspace that can be used for **restaurants/cafés** to being no more than the existing;
- London Plan Policy SD7 restricts the amount of **leisure and/or retail** use floorspace to being no more than the existing (unless justified through the sequential test and impact assessments).
- Local Plan Policy TOW01, London Plan Policy SD7, and the NPPF require a sequential test to be applied to planning applications for **Main Town Centre** uses in out-of-centre locations.
- Local Plan Policy TOW01, London Plan Policy SD7, and the NPPF require an impact assessment to be applied to planning applications for **retail and leisure** uses in out-of-centre locations where over the local plan set threshold of 500sqm.

9.98 These policy provisions are considered below:

Restriction on Restaurants/Cafes

- 9.99 The Allocation states that there should be “no additional floorspace of leisure and commercial floorspace in use for restaurant and cafes and sui generis take away uses”. Our interpretation of the restriction is that this applies to ‘restaurant and cafes and sui generis take away uses’ only, not all leisure and commercial uses.
- 9.100 The site currently accommodates 1,911.9sqm of existing floorspace used for restaurants (note that this includes a unit currently occupied by a food bank).
- 9.101 The Proposed Development seeks approval for 2,590sqm of flexible commercial floorspace which could entirely be used for restaurants/cafes. This is considered to be an extremely unlikely scenario, as it would clearly be in the Applicant’s interests to provide other uses to meet the needs of residents and visitors.
- 9.102 Notwithstanding this, to address the requirements of the site allocation, the Applicant is agreeable to a condition capping the maximum provision of Use Class E(b) (restaurants and cafes) floorspace to 1,912sqm, which would result in no increase in floorspace in restaurant and café use compared to the existing.
- 9.103 The Proposed Development would therefore respond to the site allocation requirement to provide commercial and leisure uses, whilst ensuring no net increase in space in restaurant and café use. This is wholly in accordance with London Plan Policy SD7, Local Plan Policy TOW01 and Site Allocation 58.

Sequential Test

- 9.104 The sequential policy test is relevant to the following Main Town Centre uses allowed as part of the flexible commercial uses for which approval is sought:
- Retail (Use Class E(a))
 - Restaurants and Café’s (Use Class E(b))
 - Financial/Professional Services (Use Class E(c))
 - Indoor Sport, Recreation or Fitness (Use Class E(d))
 - Offices (Use Class E(g)(i))
- 9.105 These Main Town Centre uses are intended to be complementary to the proposed new homes, leisure centre, and other E-class uses which together form an integral part in delivering the vision of a new health and wellbeing ‘destination’ as part of a residential led mixed use neighbourhood. The uses are intended to satisfy the following purposes:
- **Place-making:** The uses are located along the Great North Avenue that leads to the new leisure centre and the Glebelands Open Space. They are intended to be used for a curated mix of E Class uses occupying ground floor units that activate this important route, and which complement the facilities within the new leisure centre and Glebelands to increase the attractiveness of these facilities (and therefore help to further optimise the human health and wellbeing benefits arising from the new leisure centre).
 - **Local/Top-up Needs of Future Residents:** The uses are intended to meet the day-to-day needs of new residents. This is wholly in accordance with NPPF Paragraph 98, which recognises the need to plan positively for the provision of local shops and other local services to enhance the sustainability of communities and residential environments.

9.106 This floorspace cannot therefore be disaggregated from the 1,485 homes and new leisure centre that are proposed. It must be provided on the Site as part of the Proposed Development, which must be located on this Site to achieve the objectives of the site allocation and therefore this floorspace cannot be located in a town centre and no other alternative sites are capable of being suitable.

9.107 This satisfies the sequential policy test.

Impact Assessment

9.108 The requirement for an impact assessment applies to retail and leisure development only, where this exceeds the locally set threshold of 500sqm. The Proposed Development allows up to 2,590sqm of retail floorspace including up to 1,912sqm of restaurant/café floorspace (accounting for the restriction proposed in this Planning Statement).

9.109 A proportionate assessment of impact has been undertaken, drawing upon evidence set out in the Barnet Town Centre Floorspace Need Assessment (TCFNA) (2017) which forms part of the evidence base that informs the local plan.

9.110 The impact assessment is structured as follows:

- (a) The expenditure generated by future residents is calculated and an assessment made of the likely positive impact this will have on town centres.
- (b) The turnover of the existing leisure floorspace is calculated, and an assessment made of the likely impact its closure will have on town centres in terms of a positive trade diversion.
- (c) The turnover of the proposed flexible commercial uses is calculated, and an assessment made of the likely impact this will have on town centres in terms of trade diversion.
- (d) Finally, the above are drawn together to identify the net impact to town centres.

(a) Expenditure of Future Residents

Expenditure Generated

9.111 As identified in the Socio-Economic Benefits Assessment (Appendix I of the Planning Statement, ref. GNLPO3A) it is expected the new homes will generate circa 3,281 new residents on the Site. In order to estimate the amount of expenditure that would be generated by these new residents reference has been made to the TCFNA which identifies the expenditure per head at 2026.

Table 9.2 Expenditure Estimate – Future Residents (2026)

	Convenience	Comparison	Restaurants and Cafes	Leisure	Total
Expenditure per head (£)	£2,096	£4,095	£1,369	£893	-
Total Expenditure (£ millions)	£6.9m	£13.4m	£4.5m	£2.9m	£27.7m
Floorspace Equivalent (sq m)	573sqm	1,890sqm	664sqm	433sqm	3,560sqm

Notes: 2026 expenditure per head from Barnet Retail Study 2017 (average for all zones – Tables 3b, 3a, and L1. Sales density of £12,000 per sq m assumed for convenience, £7,108 per sq m for comparison and £6,765 per sq m for food and drink and leisure as per 2026 sales density from Barnet Retail Study 2017.

9.112 The new residents will generate circa **£27.7 million** of expenditure on retail goods, restaurants/cafes and leisure, sufficient to support around **3,560 sqm** of floorspace. We note that this is greater than the proposed flexible commercial floorspace of 2,590 sqm, indicating that in principle the quantum of

proposed commercial uses appears well aligned with the additional expenditure generated by the Proposed Development overall.

Expenditure Patterns

- 9.113 It is standard practice to assume that 25% of convenience retail expenditure will comprise local/top-up shopping and 75% as main shopping. For comparison retail expenditure local provision tends to service the purchase of smaller categories of goods such as chemist products / health and beauty / cards / books depending on the range of shops available rather than the larger ticket items. Similar principles typically apply for restaurant/café uses.
- 9.114 For the purposes of this Planning Statement, we have adopted an assumption that 25% of the expenditure of future residents will be satisfied locally (on the Site).
- 9.115 The Barnet TCFNA provides details of retail and leisure expenditure patterns informed by a household survey. The Site is located within Survey Zone 3 and for the purposes of this Planning Statement it is assumed that future residents will adopt similar patterns to existing Zone 3 residents for the remainder of their expenditure (i.e. that which is not spent on site).
- 9.116 Table 9.3 below, applies the TCFNA assumptions to expenditure generated by the Proposed Development's new resident population, to determine which centres will attract the additional expenditure, i.e. there will be an uplift in the turnover of these centres as a result of the proposed development (this has been applied to 75% of the expenditure arising with the remaining expenditure being satisfied locally – on the Site).

Table 9.3 Expenditure Patterns – Future Residents (2026)

	Convenience Retail		Comparison Retail		Restaurants and Cafes		Total
On-site	25%	£1.71m	25%	£3.36m	25%	£1.12m	£6.19m
North Finchley	26.6%	£1.37m	23.1%	£2.33m	32.1%	£1.08m	£4.78m
Chipping Barnet	8.2%	£0.42m	0.4%	£0.04m	3.7%	£0.12m	£0.59m
Whetstone	6%	£0.31m	4.4%	£0.44m	21.2%	£0.71m	£1.47m
Other Town Centres (in the TCFNA Study Area)	18.4%	£0.95m	15.1%	£1.52m	12.8%	£0.43m	£2.90m
Other Central London	incl. 40.8%	£2.10m	57%	£5.74m	30.2%	£1.02m	£8.87m
Off-site Total - (75%)		£5.15m		£10.07m		£3.36m	£18.60m
Total	-	£6.86m	-	£13.43m	-	£4.48m	£24.80m

Source: Table 4b, Appendix H, TCFNA

(b) Existing Leisure Expenditure

Expenditure Capacity

9.117 The Proposed Development includes the removal of 8,345sqm of existing leisure use floorspace. Table 9.4, below, provides an estimate of the likely turnover of the existing leisure uses on the Site, based on the results of the household survey at 2017, an allowance has been made for an increase in the turnover of this floorspace at 2026.

Table 9.4 Estimated turnover of the Existing Leisure Uses (2026)

	Cinema	Bowling Alley	Restaurants	Total
Quantum of Floorspace	3,509 sqm	2,924 sqm	1,912 sqm	8,345 sqm
Total Turnover 2026 (£ million)	£12.91	£2.36	£12.93*	£28.20

Source: Cinema Turnover (Table L6b, Appendix J), Bowling Turnover (Table L8b, Appendix J), grown at 0.4% per annum from 2017 as per the footnote to Table L10, Appendix J of the TCFNA (2017)

* Note that the TCFNA (2017) indicates that based on the results of the household survey that no turnover was generated at Great North Leisure Park from food and drink uses. As there are restaurant uses operational on Site, we have assumed a sales density of £6,765 per sq m at 2026 as per Table L10, Appendix J which will be closer to the actual turnover in 2026 than the £0 identified from household surveys. Note that a figure of £0 was reported in the Planning Statement.

9.118 It is considered that the loss of the existing leisure uses from the Site will result in around £28.20m of existing expenditure being diverted away from the Site to other leisure destinations, including town centres.

Expenditure Patterns (Impact)

Cinema

9.119 Table L6b (Appendix J) of the TCFNA indicates that in total, expenditure on cinemas and theatre generated by residents within the TCFNA Study Area is distributed as follows:

- Great North Leisure Park: 18%
- Town Centres within the Study Area: 46% (56% if GNLP is excluded)
- Other Locations (including Central London): 36% (44% if GNLP is excluded)

9.120 Table L6b (Appendix J) of the TCFNA indicates that the existing cinema attracts customers from a wide catchment area (across the TCFNA Study Area), as would be expected on account of its highly accessible location for car users. It indicates that 8.4% of the cinema's turnover is generated from residents from within Zone 3, and 39.1% from within Zones 2 - 6.

9.121 For the purposes of this Planning Statement, we have assumed that the existing cinema expenditure identified in the TCFNA at GNLP (£12.91m) will be diverted to other locations in accordance with the proportions set out above (56% to town centres in the study area and 44% to other locations including Central London) as set out above.

9.122 In a scenario where a new cinema opens in North Finchley Town Centre, we have assumed that this will attract 75% of the trade currently attracted to GNLP that is derived from Study Zones 2 - 6 (39.1%) (i.e. c. 30% of the total existing trade), with the balance diverted from other locations in line with the proportions outlined above. Note that this is an assumption based on professional judgement.

Bowling Alley

9.123 Table L8b (Appendix J) of the TCFNA indicates that the existing bowling alley attracts customers from a wide catchment area. It indicates that 1.3% of its existing turnover is generated from residents from within Zone 3 and 28% is derived from residents from within Zones 2 - 6.

- 9.124 For the purposes of this Planning Statement we have assumed that the existing bowling alley expenditure identified in the TCFNA (£2.36m) will be diverted to other locations as per the proportions (56/44) assumed above for cinemas. This accounts for the assumption that in the absence of alternative bowling alley facilities that expenditure will divert to alternative leisure activities.
- 9.125 In a scenario where a new bowling alley opens in North Finchley, we have assumed that this will attract 75% of the trade currently attracted to GNLP that is derived from Study Zone 2 - 6 (28%) (i.e. around 21% of the total existing trade), with the balance diverted to other locations in line with the proportions outlined above. Again, this is an assumption based on professional judgement.

Restaurants

- 9.126 As discussed above, the TCFNA does not attribute any expenditure to the existing restaurants to GNLP which we consider to be unrealistic. For the purposes of this Planning Statement we have attributed an assumed turnover of £12.93m (refer to Table 6.3).
- 9.127 For the purposes of this Planning Statement, we have assumed that 50% of customers to the existing restaurants are undertaking linked trips in conjunction with visits to the cinema or bowling alley. This is an assumption based on professional judgement. We have assumed that this expenditure will be diverted to other locations as per the proportions assumed for the cinema and bowling alley (56/44).
- 9.128 We have assumed that the other 50% comprises locally derived customers who will divert to other locations in line with the distribution assumed for Residents within Zone 3 (North Finchley 32.1%; other Town Centres 37.7%, other locations 30.2%).
- 9.129 In a scenario where a new bowling alley and cinema opens in North Finchley we have assumed that the restaurant expenditure will divert in line with distribution assumed for Residents within Zone 3 set out above (North Finchley 32.1%; other Town Centres 37.7%, other locations 30.2%) as the same linked trips are relocated to new locations.

Summary

- 9.130 Table 9.5 and 9.6 draw together the above assumptions into an estimate of the likely extent of trade diversion to North Finchley Town Centre and other locations in two scenarios: (1) without the planned new leisure development in North Finchley (planning application ref. 25/1123/OUT); and (2) with the proposed development.

Table 9.5 Trade Diversion Assumptions (without North Finchley Development) 2026

	Cinema	Bowling	Restaurants	Total
North Finchley	-	-	£2.07m	£2.07m
Other Town Centres within Study Area	£7.23m	£1.32m	£6.08m	£14.63m
Other Locations	£5.68m	£1.04m	£4.78m	£11.50m
Total	£12.91m	£2.36m	£12.93m	£28.20m

Table 9.6 Trade Diversion Assumptions (with North Finchley Development) 2026

	Cinema	Bowling	Restaurants	Total
North Finchley	£3.78m	£0.50m	£4.15m	£8.43m
Other Town Centres within Study Area	£5.11m	£1.04m	£4.87m	£11.03m

Other Locations	£4.02m	£0.82m	£3.90m	£8.74m
Total	£12.91m	£2.36m	£12.93	£28.20m

9.131 As set out above in Tables 6.4 and 6.5, we estimate that the demolition of the existing leisure use floorspace on the Site will release approximately **£28.20m** of existing expenditure from the Site which will be diverted to other leisure locations, mainly town centres. We expect this to increase expenditure in North Finchley town centre by **£2-8m** and increase expenditure in other town centres (in the TCFNA Study Area) by **£11-14m** depending on whether the planned leisure development in Finchley Town Centre is delivered.

(c) Proposed Flexible Commercial Floorspace

Turnover Estimate

Scenario 1 – Illustrative Realistic Mix

9.132 The Planning Statement includes an assessment of the likely turnover of the proposed commercial floorspace using an illustrative mix of convenience goods retail, comparison goods retail, and restaurants/cafes. This is intended to be a reasonable worst case:

- It assumes that all of the commercial floorspace will be used for either retail or restaurants uses (as opposed to other E-class uses which have lower turnover and are not required to be considered in impact assessments).
- The balance of uses is weighted most heavily towards retail (which has the highest turnover).
- The sales density figure used for the convenience goods floorspace is akin to a national multiple retailer. This is likely to be higher to the turnover likely to be achieved in this location as the floorspace is better suited to smaller shops, and so is more likely to be occupied by smaller retailers.

Table 9.7 Illustrative turnover of the proposed Commercial floorspace (Illustrative Realistic Mix)

	Convenience	Comparison	Restaurants / Cafes	Total
% of Proposed Floorspace	20	45	35	100
Quantum of Floorspace	518 sqm	1,165.5 sqm	906.5 sqm	2,590 sqm
Turnover (£ per sq m)	12,000	7,108	6,765	-
Total Turnover (£ million)	6.2	8.3	6.1	20.6

Notes: Sales density of £12,000 per sq m assumed for convenience, £7,108 per sq m for comparison and £6,765 per sq m for food and drink as per 2026 sales density from Barnet Retail Study 2017.

9.133 Based on the illustrative reasonable mix set out above, the proposed commercial accommodation would attract turnover of around **£20.6m**.

Scenario 2 – Worst Case

9.134 Notwithstanding the above scenario, for the purposes of estimating an absolute worst case scenario, we have also considered the very unlikely scenario where all of the units could be used for convenience retail, which has the highest turnover. This a highly unrealistic scenario on commercial grounds. Nonetheless, it would equate to a turnover of **£31.1m** (£12,000 x 2,590sqm).

Expenditure Patterns

- 9.135 Tables 9.8 and 9.9 below set out estimates of where the above turnover will be drawn from. This assumes that the 25% local/top-up assumption (discussed above) for future resident expenditure will be satisfied entirely on the Site, and that the remainder will be diverted from other locations as a consequence of linked trips for top-up/local expenditure associated with the new leisure centre and Glebelands.
- 9.136 We note that the scale of commercial floorspace proposed is insufficient for the Site to function as a retail destination for visitors. We further note that the size of the individual retail units proposed mean that the floorspace is not capable of functioning as a single large foodstore.
- 9.137 The Barnet TCFNA provides details of retail and leisure expenditure patterns informed by a household survey. For the purposes of this Planning Statement, it is assumed that the majority of visitors to the Site will live within Survey Zone 3 and that any trade diversion to the Site will be from existing locations in the line with the shopping patterns identified in the TCFNA (as set out in Table 6.2).

Table 9.8 Turnover of Flexible Commercial Floorspace (Illustrative Realistic Mix)

	Convenience Retail		Comparison Retail		Restaurants and Cafes		Total
On-site Residents	-	£1.72m	-	£3.36m	-	£1.12m	£6.20m
Diversion from other Centres:							
North Finchley	26.6%	£1.20m	23.1%	£1.14m	32.1%	£1.61m	£3.94m
Chipping Barnet	8.2%	£0.37m	0.4%	£0.02m	3.7%	£0.19m	£0.57m
Whetstone	6%	£0.27m	4.4%	£0.22m	21.2%	£1.06m	£1.55m
Other Town Centres (in the TCFNA Study Area)	18.4%	£0.83	15.1%	£0.74m	12.8%	£0.64m	£2.21m
Other incl. Central London	40.8%	£1.83m	57%	£2.81m	30.2%	£1.51m	£6.16m
Diverted from other Locations	-	£4.50m		£4.93m		£5.01m	£14.43
Total		£6.22m		£8.29m		£6.13m	£20.63m

Table 9.9 Turnover of Flexible Commercial Floorspace (Absolute Worse Case)

	Convenience Retail	
On-site Residents	-	£1.72m
Diversion from other Centres:		
North Finchley	26.6%	£7.81m
Chipping Barnet	8.2%	£2.41m
Whetstone	6%	£1.76m
Other Town Centres (in the TCFNA Study Area)	18.4%	£5.40m

Other incl. Central London	40.8%	£11.98m
Diverted from other Locations	-	£29.36
Total		£31.08

9.138 In the above scenario, the top-up/local expenditure from future residents for comparison retail and restaurants/cafes would be diverted to other locations as per the expenditure patterns utilised in Table 6.2, as set out below in Table 9.10. This would have a positive effect on the turnover of these centres as it represents additional expenditure being diverted to these centres.

Table 9.10 Additional Trade Diversion to Other Locations (Absolute Worst Case Only)

	Comparison Retail *		Restaurants and Cafes *		Total
On-site Residents	-	£0	-	£0	
Diversion to other Centres:					
North Finchley	23.1%	-£0.78m	32.1%	-£0.36m	-£1.14m
Chipping Barnet	0.4%	-£0.01m	3.7%	-£0.04m	-£0.05m
Whetstone	4.4%	-£0.15m	21.2%	-£0.24m	-£0.39m
Other Town Centres (in the 15.1% TCFNA Study Area)		-£0.51m	12.8%	-£0.14m	-£0.65m
Other incl. Central London	57%	-£1.92	30.2%	-£0.34m	-£2.25m
Diverted to other Locations		-£3.36		-£1.12m	-£4.48m
Total		-£3.36		-£1.12m	-£4.48m

9.139 On the basis of the above, it is estimated that (in the illustrative realistic scenario), approximately **£14.43m** of existing expenditure could be diverted to the Site from other locations (including town centres). In the highly unlikely absolute worst case scenario where all of the commercial floorspace is used for convenience retail, the (net) diversion of trade to the Site increases to **£26.6m** (£31.08 - £3.36 - £1.12).

(d) Summary – Overall Balance of Expenditure

9.140 Overview

- **Expenditure generated:**
 - o New residents: £27.7m
 - o Demolition of existing leisure floorspace: £28.2m
 - Total: £55.9m
- **Turnover of Flexible Commercial Use**
 - o Realistic Illustrative Mix: £20.6m
 - o Absolute Worst Case: £31.1m
- **Balance**
 - o The Proposed Development will generate between £24.8m and £35.3m (£55.9m minus £31.1m or £20.6m) of **surplus** expenditure over and above that which will be spent on-site. This expenditure will be diverted to other retail/leisure locations including town centres.
 - o Overall, this indicates that the Proposed Development will have a significant positive economic impact on town centres overall.

Location Specific Impacts (Expenditure Patterns)

- 9.141 Tables 9.11-9.14 draw together the trade draw assumptions discussed above, to identify the economic impact on specific locations.
- 9.142 This indicates that in all scenarios, the Proposed Development will have a net positive impact on turnover within North Finchley Town Centre, other Town Centres in the Study Area (as a whole) and other locations as a whole.

Table 9.11 Turnover Impact (without North Finchley Development) – Realistic On-site Mix

	(a) Expenditure Generated by Future Residents	(b) Expenditure Generated by Demolition of Existing Leisure Uses	(c) Turnover of On-site Flexible Commercial Floorspace	Net Impact (a)+(b)-(c)
On-site	£6.19m	-	£6.19m	-
North Finchley	£4.78m	£2.07m	£3.94m	+£2.91m
Other Town Centres (in the TCFNA Study Area)	£4.96m	£14.63m	£4.33m	+£15.26m
Other incl. Central London	£8.87m	£11.50m	£6.16m	+£14.21m
Total	£24.8m	£28.2m	£20.6m	+£32.4m

Table 9.12 Turnover Impact (with North Finchley Development) – Realistic On-site Mix

	(a) Expenditure Generated by Future Residents	(b) Expenditure Generated by Demolition of Existing Leisure Uses	(c) Turnover of On-site Flexible Commercial Floorspace	Net Impact (a)+(b)-(c)
On-site	£6.19m	-	£6.19m	-
North Finchley	£4.78m	£8.43m	£3.94m	+£9.27m
Other Town Centres (in the TCFNA Study Area)	£4.96m	£11.03m	£4.33m	+£11.66m
Other incl. Central London	£8.87m	£8.74m	£6.16m	+£11.45m
Total	£24.8m	£28.2m	£20.6m	£32.4m

Table 9.13 Turnover Impact (without North Finchley Development) – Worst Case On-site Mix

	(a) Expenditure Generated by Future Residents	(b) Expenditure Generated by Demolition of Existing Leisure Uses	(c) Turnover of On-site Flexible Commercial Floorspace	Net Impact (a)+(b)-(c)
On-site	£1.72m	-	£1.72m	-
North Finchley	£5.92m	£2.07m	£7.81m	+£0.18m
Other Town Centres (in the TCFNA Study Area)	£6.05m	£14.63m	£9.57m	+£10.64m
Other incl. Central London	£11.12m	£11.50m	£11.98m	+£10.64m
Total	£24.8m	£28.2m	£31.1m	£21.9m

Table 9.14 Turnover Impact (with North Finchley Development) – Worst Case On-site Mix

	(a) Expenditure Generated by Future Residents	(b) Expenditure Generated by Demolition of Existing Leisure Uses	(c) Turnover of On-site Flexible Commercial Floorspace	Net Impact (a)+(b)-(c)
On-site	£1.72m	-	£1.72m	-
North Finchley	£5.92m	£8.43m	£7.81m	+£6.54m
Other Town Centres (in the TCFNA Study Area)	£6.05m	£11.03m	£9.57m	+£7.51m
Other incl. Central London	£11.12m	£8.74m	£11.98m	+£7.88m
Total	£24.8m	£28.2m	£31.1m	£21.9m

*Note: Tables may not sum exactly due to rounding.

Summary

9.143 As explained above, this section of the Planning Statement seeks to explain the approach taken to satisfying national and development plan policies regarding Main Town Centre Uses in conjunction with the Proposed Development. It demonstrates that the planning application satisfies the following:

- The Allocation restriction on the amount of floorspace that can be used for restaurants/café's to being no more than the existing;
- The London Plan Policy SD7 restriction on the amount of leisure and/or retail use floorspace to being no more than the existing (unless justified through the sequential test and impact assessments).
- Local Plan Policy TOW01, London Plan Policy SD7, and the NPPF requirement for a sequential test to be applied to planning applications for Main Town Centre uses in out-of-centre locations.
- Local Plan Policy TOW01, London Plan Policy SD7, and the NPPF requirement for an impact assessment to be applied to planning applications for **retail and leisure** uses in out-of-centre locations where over the local plan set threshold of 500sqm.

9.144 It is also noted that the changes in the Draft NPPF do not alter these conclusions, it also continues to be the case that an impact assessment is not required, and would not alter the policy compliant approach to Main Town Centre Uses.

9.145 In their Committee Report, Officers agreed that the inclusion of both the replacement leisure centre and supporting neighbourhood-focused commercial floorspace is considered to be appropriate in this out-of-centre location. The proposal delivers essential community infrastructure, complements the residential-led regeneration of the site, and does not undermine the role or vitality of nearby centres such as North Finchley. It is therefore compliant with the NPPF's (2024) chapters 6 and 7, London Plan policies SD6 and SD7, and Barnet Local Plan (2025) policies GSS01 and TOW01.

(iv) Demolition of Existing Buildings

- 9.146 For the reasons explained above, there is clear planning policy support for the comprehensive redevelopment of the Site for residential-led mixed use development including commercial, leisure and community uses.
- 9.147 None of the existing buildings are listed, locally listed, nor located within a conservation area; therefore, there are no heritage-based policy restrictions over their demolition.
- 9.148 Owing to the large footprint shed-style form of the existing buildings they are demonstrably unsuitable for residential use (which is necessary to deliver the requirements of the draft site allocation and Policy SD7) or the proposed small scale commercial uses (necessary to deliver the place-making objectives of the proposal). Nonetheless consideration has been given to the potential to reuse the buildings for the proposed replacement leisure centre, as reported in the Whole Lifecycle Carbon Assessment (document ref. GNLP11A).
- 9.149 This concludes that the reuse and retrofit of any of the existing structures for the proposed replacement leisure centre and residential buildings would not be feasible on the grounds that the limitations of the lightweight steel structure and the structural spans of the existing leisure uses do not align with residential standards. In addition, the upper levels are not suitable for residential conversion and are not physically capable of supporting an upward extension without extensive works. As a consequence, the retention of the buildings would restrict the capacity of the Site to accommodate new development, particularly new homes, which would conflict with the draft site allocation and broader policy requirements to optimise the capacity of brownfield sites.
- 9.150 It goes onto explain that through the recycling of existing materials and the specification of the new leisure centre building that whole life carbon emissions of the new leisure centre would be lower in a demolition and new build scenario as proposed. This accords with London Plan Policy SI 2.
- 9.151 We further note that the demolition of all the existing buildings allows for a comprehensive masterplan to be brought forward that optimises the capacity of the site to accommodate new homes in line with London Plan Policy SD7 and D3 and delivers better outcomes from a place-making and urban design perspective.
- 9.152 Accordingly, our view is that the demolition of the existing buildings is acceptable, and meets the requirements of London Plan Policy SI 2, Policy SD7 and Policy D3.

(v) Housing Matters

Amount

- 9.153 There is a chronic shortage of housing in the UK and London is experiencing a well-documented housing crisis.
- 9.154 NPPF para 61 (and draft NPPF Policy L2) makes it clear that the Government's objective is to significantly boost the supply of homes and that one of the overall aims of the planning system should be to meet as much of an area's housing need as possible. NPPF paragraph 125 advises planning policy and decisions to give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be regarded as acceptable in principle.
- 9.155 This principle is carried forward into London Plan Objective GG4 (delivering the homes Londoners need) and Policy H1 (increasing housing supply) that sets housing targets for each borough. The housing targets set by Policy H1/Table 4.1 seek to deliver 52,300 new homes per annum, which is significantly short of the need for 66,000 new homes per annum identified in the London-wide Strategic Housing Market Assessment (SHMA) undertaken in 2017 to inform the London Plan. The targets are based on estimates of capacity (as identified in the London-wide Strategic Housing Land Availability Assessment (SHLAA) (2017)), as opposed to meeting the needs of Londoners in full. *As discussed earlier in this section, as of 2nd March 2026, the housing figures set out in London Plan Policy H1, are more than five years old and accordingly are now out-of-date.*
- 9.156 London's actual housing need is almost 88,000 new homes per year following the current Standard Method for calculating housing need, as set out by the NPPF (December 2024). It is clear is that the current London Plan annual new home targets (including the requirement for LBB) fall substantially short of actual needs.
- 9.157 Worse still is that recent annual London-wide completion rates have fallen significantly short of the targets set by the London Plan, with an average completion rate of 37,000 new homes per annum over the past 3-years (2020-23). This is less than half the number of homes that Londoners need and around one-third of the most recent assessment of the actual needs of Londoners referred to above.
- 9.158 Recent data published by the Ministry of Housing, Communities and Local Government⁴ showed that LBB had 3,485 households on its housing waiting list as of 31st March 2025. This is more than double the 1,678 households on the waiting list as of 31st March 2020, reflecting a steady London wide upward trend, with London Councils reporting that housing waiting lists are now at a 10-year high.⁵ From the latest available date, on 12th February 2026 there were 1,056 households in need of three bedroom or more homes, and 123 homeless households in Barnet.⁶
- 9.159 In May 2024, the GLA published updated data on affordable housing starts in London which identified a collapse in the pipeline supply of new affordable homes in London. Over the 12-month period to end March 2025, 5,188 new affordable homes were started in London, an 80% reduction compared to the 2022-2023 12-month period (25,658).
- 9.160 *Table 9.15 below demonstrates a significant under delivery in affordable housing, measured as starts and completions over a 5-year period.*

⁴ Households on Local Authority Waiting List, Borough, December 2024 – <https://data.london.gov.uk/dataset/households-local-authority-waiting-list-borough>

⁵ <https://www.londoncouncils.gov.uk/news-and-press-releases/2025/londons-social-housing-waiting-lists-reach-10-year-high>

⁶ Local Authority Housing Statistics data returns for 2025 to 2026 - <https://www.gov.uk/government/publications/completing-local-authority-housing-statistics-2025-to-2026-guidance-notes-and-bulk-upload>

Table 9.15: Affordable Housing Delivery

Year	Strategic Target	Starts	Completions
April 2020 - March 2021	1,174 (London Plan 2016)	537	-248
April 2021 - March 2022	1,182 (London Plan 2021)	846	111
April 2022 - March 2023	1,182 (London Plan 2021)	797	498
April 2023 - March 2024	1,182 (London Plan 2021)	168	287
April 2024 - March 2025	1,182 (London Plan 2021)	466	724
April 2025 - December 2025	1,014 (New Standard Method)	271	55
Total	6,916	3,085	1,427

**Note, data on starts and completions available from London Datahub⁷*

- 9.161 As a consequence, there is a significant and urgent need for developers, local communities, and planning authorities to do everything they can to boost the supply of new homes of all tenures across London, including in Barnet.
- 9.162 The planning policy response to this is clear. The capacity of sites (including site allocations) to accommodate new homes should be optimised following a design-led approach (NPPF para. 129, 135, 146; London Plan Objective GG2 and Policy D3; and Local Plan Policies CDH01, GSS11 and GSS12) and that planning applications that accord with an up-to-date development should be approved without delay.
- 9.163 Site Allocation 58 includes an indicative minimum residential capacity of 352 homes. However, the policy makes clear that significant uplifts may be supported in order to optimise the Site following a design-led approach.
- 9.164 In the context of the above significant and urgent need to boost the supply of homes, the Proposed Development seeks to make the best use of this brownfield site for the delivery of homes. The proposed quantum of development of 1,485 homes has been fundamentally informed by the support for the redevelopment of brownfield sites to deliver high density development and by a design-led approach to optimising site capacity. On this basis the quantum of development is acceptable in line with the NPPF, London Plan Objective GG2, and Policy D3 and Local Plan Policies CDH01 and GSS11.

Affordable Housing

- 9.165 Planning policies seek to secure the maximum reasonable level of affordable housing as part of major development proposals.
- 9.166 London Plan Policy H4 states that the strategic target is for 50% of all new homes delivered across London to be genuinely affordable. To achieve this, major developments are required to provide affordable housing in accordance with the threshold approach described under Policy H5. The Policy adds that affordable housing should be provided on Site. Off site, or cash-in-lieu contribution is only accepted in exceptional circumstances.

⁷ <https://data.london.gov.uk/dataset/residential-completions-dashboard-e196j/>

- 9.167 London Plan Policy H5 sets out the threshold approach to affordable housing delivery. Where the following criteria are met, applications are able to follow the Fast Track Route for the purposes of London Plan policy where a viability assessment is not required at the application stage:
- 1) meet or exceed the relevant threshold level of affordable housing on site without public subsidy;
 - 2) be consistent with the relevant tenure split (see Policy H6 Affordable housing tenure);
 - 3) meet other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor where relevant; and
 - 4) demonstrate that they have taken account of the strategic 50 per cent target in Policy H4 Delivering affordable housing and have sought grant to increase the level of affordable housing.
- 9.168 Policy H4 of the London Plan allows for a blended threshold for the Fast Track Route where part of the site falls under public ownership.
- 9.169 The Affordable Housing and Viability SPG and the new draft Affordable Housing LPG sets out the approach for calculating the threshold for the Fast Track Route where part of a site is on public land, but not all of it.
- 9.170 Local Plan Policy HOU01 stipulates that within the context of a strategic London Plan target of 50% of all new homes to be affordable the Council will seek a minimum of 35% affordable housing from all developments of 10 or more dwellings.
- 9.171 On 25th March and in line with the above, the Emergency Measures package was confirmed by Steve Reed, Secretary of State for Housing, Communities and Local Government and Sadiq Khan, Mayor of London. This package included measures to improve the viability of residential development and the confirmation of new powers for the Mayor of London to review and call-in applications of schemes of 50 homes or more where a borough is minded to refuse.
- 9.172 In tandem, the Mayor of London and Greater London Authority (GLA) published the Support for Housebuilding LPG in March 2026. The Guidance includes time-limited changes to cycle parking requirements and changes to housing design guidance, together with a new time-limited planning route for the delivery of affordable housing. This responds to the current challenging macro-economic circumstances and the changing national regulatory landscape which have led to a reduction in housebuilding in the capital.
- 9.173 The LPG introduces a 'time-limited planning route', which is not the same as the Fast Track Route. This route operates in parallel to the existing threshold approach to planning applications set out in London Plan Policy H5 and introduces a lower emergency time-limited threshold.
- 9.174 The relevant thresholds are set out in section 4.4 of the LPG and comprise a threshold of 20% affordable housing by habitable room for private sector land and 35% by habitable room for public sector land. The relevant (or in this case the blended) threshold must be met in order to be eligible for the time-limited planning route.
- 9.175 Draft NPPF Policy H07 now places substantial weight on the benefits of providing accommodation that will contribute to the evidenced needs of the local community, which includes affordable housing. Draft Policy HO8 now expressly states that development proposals should 'meet or exceed up-to-date development plan requirements for the proportion and mix of affordable tenures' including the minimum proportion of Social Rent.

Assessment

9.176 The proportion of the Site falling under private and public ownership is set out in Table 9.16 below. This has been apportioned and the Fast Track Route threshold calculated as per the draft Affordable Housing LPG and Support for Housebuilding in London LPG. On this basis the blended rate for the Fast Track Route is 25%.

Table 9.16: Blended rate for the affordable housing Fast Track Route threshold

Ownership	Site area	Apportionment (per GLA guidance)
Public	16,470 sqm	11.7%
Private	32,869 sqm	13.3%
Total site	49,339 sqm	25%

9.177 London Plan Policy H6 sets out the approach to affordable tenure split. It requires a minimum of 30% of affordable housing to be low-cost rented homes (as either London Affordable Rent or Social Rent), a minimum of 30% intermediate products and, the remaining 40% to be determined by the borough as low-cost rented homes. This should be calculated by unit.

9.178 Policy HOU01 stipulates that the Council will seek a minimum of 35% affordable housing from major developments.

9.179 Policy HOU01 adds that the mix of affordable housing should be 60% social rented and 40% intermediate offer.

9.180 The time-limited planning route in the LPG requires the provision of 60% Social Rent, with the remaining 40% of affordable housing provided as intermediate tenures in line with London Plan Policy H6 and Local Plan Policy HOU01. This is a material consideration in the application of the affordable tenure split in London Plan Policy H6 and Local Plan Policy HOU01.

1.1 The Proposed Development would provide 25% affordable housing by habitable room, of which 60% would be for Social Rent and 40% would be shared ownership by habitable room. This provision is in accordance with the time-limited route and therefore proposed affordable housing provision is acceptable on this basis, subject to an early-stage review mechanism.

1.2 The Draft NPPF would not change the compliance of the scheme with the time-limited route for affordable housing set out in London Plan Policy H5 and Local Plan Policy HOU01. However, as per the approach to the provision of housing in general, substantial weight should be given to the benefits providing affordable housing.

1.3 In their Committee Report, officers considered a scheme, which at the time, followed a viability tested route. It was agreed that the Proposed Development was at a viability deficit and that the proposed 25% provision was a positive outcome. As described above, the Development is now in accordance with the time-limited route. The delivery of 25% affordable housing is therefore a substantial public benefit.

9.181 Furthermore, the Applicant is continuing to investigate the availability of grant to increase the level of affordable housing proposed. Should grant funding be available then the development would be capable of accommodating additional affordable housing either prior to start on Site.

9.182 As such, this demonstrates that the affordable housing provision within the Proposed Development is the maximum amount that can be provided, in line with London Plan Policies H4 and H5, and Local Plan Policy HOU01.

Unit Size Mix

- 9.183 London Plan Policy H10 requires schemes to consist of a range of unit sizes.
- 9.184 Local Plan Policy HOU02 sets out that development should reflect the Council's housing unit size mix priorities, unless there is robust demonstration for variations. This includes considerations around the optimisation of site capacity and viability. It sets out that 3-bedroom properties (4 to 6 bedspaces) are the highest priority, with 2-bedroom (3 to 4 bedspaces) and 4-bedroom (5 to 8 bedspaces) homes as medium priorities. For affordable homes, 2- and 3-bedroom properties are the highest priority for Low Cost Rent, while 3-bedroom homes are the top priority for London Living Rent. For Affordable Rent and Low Cost Home Ownership, 2-bedroom properties are the highest priority, with all homes required to meet residential space standards.
- 9.185 The Draft NPPF Policy HO8 states that where development proposals meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures, including the minimum proportion of Social Rent properties, a flexible approach should be taken to the application of any development plan requirements relating to the size of market homes, taking into account prevailing market conditions.

Assessment

- 9.186 The Proposed Development's housing size mix is shown on Table 9.17 below:

Table 9.17: Proposed housing size mix

Type	Units			
	Market	Affordable rent	Intermediate	Total
1-Bed	497 (42%)	41 (22%)	47 (36%)	585 (39%)
2 Bed	502 (43%)	57 (31%)	72 (56%)	631 (42%)
3 Bed	174 (15%)	75 (40%)	10 (8%)	259 (17%)
4 Bed	0 (0%)	10 (5%)	0 (0%)	10 (0.5%)
Total	1,173	183	129	1,485

- 9.187 The proposed housing mix includes a high proportion of one- and two-bedroom homes, given the imperative placed in the NPPF, the London Plan and the draft Local Plan on optimising the capacity of brownfield sites. This necessitates the delivery of apartment typologies, and so in design terms it is appropriate that the majority of apartments are one- and two-bedroom homes.
- 9.188 Nonetheless, most of the two-bedroom homes provided are two-bedroom four-person homes capable of accommodating small families, and when considered alongside the three-bedroom and four-bedroom homes, c. 51% of the proposed homes would comprise family-sized homes.
- 9.189 For the shared ownership homes, these are mostly one- and two-bedroom homes, given the limited demand and reduced affordability for shared ownership family sized homes.
- 9.190 The development provides c. 18% three-bedroom or more bedroom homes, and c. 46% of the affordable rented homes would have three or more bedrooms. This aligns with the Local Plan Policy HOU02 priorities, which place the highest priority on three-bedroom homes, and will directly assist in addressing LBB's Housing Waiting List, which the latest data from 31st March 2024 suggests that 35% of households require a family-sized home.

- 9.191 Overall, the size mix is considered to be in general accordance with the Local Plan Policy HOU02, or otherwise justified by the requirement to optimise the development of this brownfield site in line with the London Plan and Local Plan.
- 9.192 The draft NPPF policy allows for additional flexibility on unit size mix of the Proposed Development, given that the Fast Track Route for affordable housing is being achieved. The Committee Report considers despite not meeting the mix set out in Table 7 of the Local Plan that a '*balanced and practical mix that responds to the site's context, optimises housing delivery, and meets identified need*' is achieved'. The Draft NPPF therefore reinforces this flexible approach, and so it will remain the case that the unit size mix is justified and acceptable per Local Plan Policy HOU02.
- 9.193 In their Report to Committee, Officers agreed that the proposed mix demonstrates that a substantial proportion of the homes provided - particularly within the affordable tenures - are 1- and 3-bedroom units which is consistent with Barnet's Strategic Housing Market Assessment (SHMA). Although a large number of market units are 1- 2 persons and 2-bed- 4 persons dwellings, the overall mix favours on ensuring family homes are prioritised within the affordable tenures, where need is most acute need in the borough.

Housing Quality

- 9.194 London Plan Policies D6 to D7 (read in conjunction with the Mayor's Housing Design Standards LPG) and Local Plan Policy DM02 set extensive policy requirements to ensure new homes are built to an appropriately high standard. Details of the Proposed Development and its compliance with these standards is set out below. It should be read in conjunction with the DAS (document ref. GNLP01) and the Accommodation Schedule (document ref. GNLP00) which provides unit-by-unit details of many of these requirements.
- 9.195 Local Policy CDH01 promotes high-quality design in residential developments by ensuring optimum density through a design-led approach that considers local context, accessibility, and infrastructure capacity. All developments must align with national and local design standards to ensure high architectural and urban design quality, incorporating sustainable measures like biodiversity and water management. Developments should respect local character in scale, materials, and form, create attractive and safe streets following the Healthy Streets Approach, and adopt Secured by Design for safety. New homes must meet internal space standards, ensure adequate sunlight, privacy, and outdoor spaces, and mitigate noise impacts according to the Agent of Change principle.

Accessible Housing

- 9.196 12% of homes (measured by habitable room) are designed to meet Building Regulation requirements for M4(3) 'wheelchair user dwellings'. The affordable rent units are designed to M4(3)(2)(b) standards (wheelchair accessible) while the intermediate and market units are designed to M4(3)(2)(a) (wheelchair adaptable) standards.
- 9.197 Details are included in the DAS (document ref. GNLP01) that demonstrate how the layout of M4(3)(2)(a) homes can be adapted in the future to meet the needs of a wheelchair user.
- 9.198 This accords fully with the requirements of London Plan Policies D5, D6 and D7, and Local Plan Policy CDH01.
- 9.199 The Officers' Report which accompanied the scheme's presentation at Committee concluded the development met statutory and best practice guidance.

Internal Space Standards

- 9.200 All of the homes meet or exceed the following internal space standards:
- 1-bed/1-person – 39sqm
 - 1-bed/2-person – 50sqm
 - 2-bed/3-person – 61 sqm
 - 2-bed/4-person – 70 sqm
 - 3-bed/5-person – 86 sqm
 - 3-bed/6-person – 95 sqm
 - 4-bed/5-person – 103 sqm
- 9.201 Some homes exceed these standards (as encouraged by London Plan para 3.6.2), including M(4)(3) units.
- 9.202 All homes accord with the following minimum size standards for the combined area of living, dining and kitchen spaces as set out within the GLA Housing Design Standards LPG:
- 1-bed /1-person – 21 sqm
 - 1-bed/2-person – 23 sqm
 - 2-bed/3-person – 25 sqm
 - 2-bed/4-person – 27 sqm
 - 3-bed/5-person – 29 sqm
 - 3-bed/6-person – 31 sqm
 - 4-bed/six person – 31 sqm
- 9.203 All homes have been designed to have a main sitting space of at least 3m wide (1B1P/1B2P homes) and 3.5m for all other homes.
- 9.204 All homes include built-in storage spaces.
- 9.205 Refer to the DAS (document ref. GNLP01) for further details which includes fully furnished floor plans to demonstrate that all homes are functional and fit for purpose.
- 9.206 The above aligns with the Nationally Described Space Standards and accords with the requirements of London Plan Policy H6 (including Table 3.1), and Local Plan Policy CDH01.
- 9.207 The Officers' Report which accompanied the scheme's presentation at Committee agreed that the proposed layouts responded positively to these principles.
- Aspect
- 9.208 68% of the units are dual aspect.
- 9.209 London Plan Policy D6 states that single aspect units should be avoided, particularly for homes that are north-facing, contain three or more bedrooms or are exposed to noise levels with significant adverse effects on health and quality of life are expected to occur. However, the Support for housebuilding London Plan Guidance (2026) withdraws the standards set out within the Housing Design Standards LPG requiring new homes to be dual aspect unless exceptional circumstances make it impractical or undesirable.

- 9.210 The majority of single aspect homes are non-family homes, with 97% of family-sized homes (2B4P and larger) achieving dual aspect. Homes would generally have good outlook, and the distances between buildings will ensure appropriate levels of privacy within homes.
- 9.211 North-facing single aspect homes have been minimised as far as possible within the constraints of ensuring an efficient building form, representing only 3% of homes, and only two family-sized homes are north-facing single aspect.
- 9.212 The policy requirement to optimise site capacity combined with site specific constraints. This includes the need to provide efficient building cores and ensuring an efficient building form factor to reduce heat loss from buildings, which mean that it is impractical to provide 100% dual aspect homes on the Site.
- 9.213 In their report to Planning Committee, Officers confirmed that they are satisfied that the proposed scheme provides an acceptable outlook and separation between blocks, ensuring a good standard of residential amenity.

Internal light

- 9.214 The Internal Daylight and Overshadowing Report (document ref. GNLP17A) sets out details on the internal light levels received within the Proposed Development.
- 9.215 The results demonstrate an overall compliance of 79% of rooms receiving levels of internal daylight in accordance with BRE Guidance, and if marginal non-compliance (within 80% of the BRE Guidance) is accounted for, 79.4% of rooms receive good levels of internal daylight. This level of overall compliance is considered good for an urban location and is not uncommon for developments of this scale and density within an urban environment where buildings are taller and closer together and every unit is served by a private balcony space.
- 9.216 In large developments it is common for some rooms to not accord with the guidance due to their location within the scheme, northerly room orientation and location behind and underneath protruding balcony structures. The combined living/kitchen/dining rooms ('LKDs') that are moderately below BRE guidance generally have their access to direct skylight restricted by balconies. We consider that the balconies are an asset to the units they serve, as they provide external amenity space and external shading to reduce the impact of overheating. Where this occurs, the reduction in performance against BRE Guidelines must be considered in the balance of managing the impacts of overheating and providing private amenity space to each dwelling, as part of achieving an overall high residential quality across the development as a whole in line with London Plan Policy D6.
- 9.217 With respect to overshadowing, all relevant proposed public and communal open spaces have been assessed for potential overshadowing. All areas have been tested according to the BRE's target criteria of at least two hours of sunlight on more than 50% of the space on 21st March, also included is the same assessment on the 21st of June to understand the areas that receive 2 hours of sun throughout the summer months.
- 9.218 The results of the updated Internal Daylight and Overshadowing Report (document ref. GNLP17A) demonstrate that the proposed development will retain the same levels of daylight and sunlight as the original submission, and confirms that the majority of spaces will achieve the requisite sunlight levels, including the destination spaces to the north east and south east of the Site. Though 2 hours of sunlight would not be achieved within the Central Street during March, it is important to note that any development that optimises the development of the Site would result in overshadowing of this space, and that this space achieves good performance in June when it will be most in use. Transient overshadowing is also provided for all of the open spaces within the Site and demonstrates that the significant majority of spaces will experience good levels of sunlight throughout the day. In line with

the Support for Housebuilding London Plan Guidance (2026), the adequate passive ventilation, daylight and privacy of single-aspect dwellings, and avoidance of overheating of these homes, has been demonstrated.

- 9.219 The external daylight and sunlight impacts are considered in Section IX below, and in Chapter 10 of the Environment Statement (document ref. GNLP02) and the EIA Addendum Conformity Report (document ref. GNLP02A).
- 9.220 The Proposed Development therefore meets strategic and local planning policy requirements with respect to internal daylight and sunlight.
- 9.221 In their Committee Report, Officers confirmed that, overall, the scheme is considered to provide a good standard of daylight amenity in line with national, regional, and local policy expectations.

Private Outdoor Amenity Space

- 9.222 Policy D6 of the London Plan sets London-wide standards for the provision of private outdoor amenity space. A minimum of 5sqm should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant. Space must achieve a minimum depth and width of 1.5m.
- 9.223 Local Plan Policy CDH01 stipulates that outdoor amenity space provision should align with the standards described in the Sustainable Design and Construction SPD.
- 9.224 The SPD prescribes the following relevant standards:
- 5 sqm of space per habitable room
- 9.225 The Proposed Development delivers a policy compliant amount of private and communal amenity spaces as follows:
- All three-bedroom, six person homes will have access to a minimum of 9 sqm of private amenity space in the form of balconies/ terraces.
 - All three-bedroom, five person homes will have access to a minimum of 8 sqm of private amenity space in the form of balconies/ terraces.
 - All two-bedroom, four person homes will have access to a minimum of 7 sqm of private amenity space in the form of balconies/ terraces.
 - All two-bedroom, three person homes will have access to a minimum of 6 sqm of private amenity space in the form of balconies/ terraces.
 - All one-bedroom, homes will have access to a minimum of 5 sqm of private amenity space in the form of balconies/ terraces.
- 9.226 Access to private balconies/ terraces will be step-free and from the main living areas. These spaces have been designed and located to optimise their useability with a balance of openness and protection for the particular characteristics of each home.
- 9.227 In their Committee Report, Officers confirmed that they are satisfied that sufficient amenity space will be provided for the future residents of the scheme.

Communal Amenity Space

9.228 A total of 5,200 sqm private outdoor amenity space is provided in the form of private balconies terraces, and communal gardens.

Children’s Playspace

9.229 Play areas for future residents have been calculated based on the GLA calculator for child yield and population yield. As set out in Table 9.18 below, 7,083 sqm of play is required for the development.

Table 9.18: Play space provision by age group

Age group	Play space requirement (sqm)	Proposed provision (sqm)	Balance of provision (sqm)
Ages 0-4	3,493	3,553	+60
Ages 5-11	2,425	2,492	+67
Ages 12-18	1,165	1,239	+74
Total	7,083	7,284	+201

9.230 A total of 7,284 sqm of play space is proposed. This is a 201 sqm overprovision, with play space overprovided for all age groups.

9.231 All doorstep play is provided within close proximity to building entrances or within private communal spaces which benefit from overlooking. These are predominantly along Central Street and Glebelands Walk. Access to play space is not segregated by tenure.

9.232 Local Play is located predominantly at podium levels within the private communal courtyards. Additional local play is provided along Central Street.

9.233 Neighbourhood play is provided along Central Street and in park areas, such as Great North Green, providing access to the Glebelands.

9.234 Finally, youth space is provided along the Site’s primary north-south connections.

9.235 Playspace for all ages is made up of parks, incidental play and ‘play on the way’.

9.236 For full details relating to the playspace provision, please refer to the landscape strategy within DASA (document ref. GNLP01C).

9.237 In their Committee Report, Officers noted that The Council’s Green Spaces Team have reviewed the play space provision and are satisfied with its quantity and location. They have requested that the final details of the play equipment be secured by planning condition. The Applicant has agreed to a condition to this effect.

(vi) Design

Design-led Approach

9.238 The NPPF sets out the overall aim to meet as much of an area’s identified housing need as possible and supports making “as much use as possible” of brownfield land. Paragraph 129 supports the effective use of land, taking into account factors such as: the identified need for housing; viability; the capacity of infrastructure and services; the desirability of maintaining an area’s prevailing character and setting; and the importance of securing well-designed, beautiful, attractive and healthy places.

9.239 Draft NPPF Policy DP3 does not make significant changes to these requirements, albeit that it is more specific about the elements that development proposals should respond to, to create ‘well-designed places’, comprising:

- a) Context
- b) Liveability
- c) Climate
- d) Nature
- e) Movement
- f) Built Form
- g) Public Space
- h) Identity

- 9.240 Notably, with respect to context the draft NPPF now states that whilst development should respond to the history, character and features of the site and its setting, *'this should not preclude innovation and change where appropriate, especially where an increased scale of development is justified in accordance with policies L2 and L3'*.
- 9.241 Part 2 of the policy states that development proposals that are not well designed should be refused; conversely development proposals that comply with the design policies in the NPPF should be given substantial weight.
- 9.242 Draft NPPF Policy L3 sets out that 'development proposals for residential and mixed-use development within settlements should contribute to an increase in the density of the area in which they are situated'. It sets out a minimum density requirement of 50 dwellings per hectare for development proposals within a reasonable walking distance of a 'well-connected' station.
- 9.243 London Plan Policy D3 requires development to optimise Site Capacity through the design-led approach. This can be achieved by ensuring the most appropriate form and land use for the site. This approach considers design options that respond to a site's context, capacity for growth, and existing or planned infrastructure. Higher-density developments should be promoted in well-connected locations with access to jobs, services, and amenities, while boroughs should positively consider expanding high-density areas or Opportunity Area boundaries. In other areas, incremental densification should be encouraged to gradually increase densities where appropriate. Form, layout, experience and character of development should all be assessed as part of site optimisation.
- 9.244 It is important to note in this context that London Plan Objective GG2, Policy D3, Policy SD7 and footnote 28 all support higher density development, particularly in locations that are well connected to jobs, services, infrastructure, and amenities by public transport, walking and cycling.
- 9.245 The requirements of London Plan Policies D2 to D9 are reflected in draft Local Plan Policy CDH01. The draft Local Plan Main Modifications reiterates the design-led optimisation of sites in Policy CDH01 on promoting high quality design, including along Major Thoroughfares (Policy GSS11). This includes taking a design-led approach to deliver optimum density, having regard to local context, accessibility, and infrastructure capacity and a requirement for development to respond sensitively to distinctive local character and design, building form, patterns of development, scale, massing, roof form and height.
- 9.246 The site allocation also supports a "design-led approach in accordance with Policy D3 of the London Plan, that takes into account the reduction in main town centre uses, surrounding context plus other material and planning policy requirements".

Land Use

- 9.247 London Plan Policy D3 requires the most appropriate land use for the site. As a fundamental starting point, the redevelopment of the site is supported by all levels of policy and the proposed land use, in the form of residential mixed-use development is the most appropriate use of the site in line with the draft site allocation requirements and the objectives of London Plan Policies H1 and SD7.

- 9.248 The provision of this land use is subject to clear policy requirements, including the requirement to maximise the delivery of affordable housing. In addition, the site must deliver a replacement leisure centre as set out in the Council's Cabinet's decision, and as so required by London Plan Policy S5. As such, any development must be capable of viably delivering the leisure centre and maximising the provision of affordable housing.
- 9.249 Optimising the capacity of the Proposed Development is therefore essential to meet the national and strategic requirements to make the best use of land for housing, including the requirements of London Plan Policies H1 and H5.

Site Context and Character

- 9.250 As set out in Policy D3, development must respond to the surrounding character and context. From previous appeal decisions, notably North London Business Park (ref APP/N5090/W/23/3330577), it is clear that whilst a large development site is capable of creating its own character, this should not be out of context with the surrounding character of the area, particularly noting the predominantly suburban character of LB Barnet. The form and massing of the development therefore responds to the surrounding character and context at the edges, particularly the western edge.
- 9.251 However, due to reduced sensitivity and opportunities to mark this health and wellbeing destination, the site is capable of accommodating a new character in terms of height and massing at the centre and east of the site. At the eastern edge, the existing site has an ill-defined character and poor relationship with the Glebelands, comprising of hardstanding and low-quality existing buildings. There is therefore a significant opportunity for the massing to better define the relationship with the Glebelands, as well as aiding wayfinding to the new replacement leisure centre. The Proposed Development site can therefore comfortably accommodate a limited number of well-designed tall buildings whilst respecting the surrounding character and context at its edges.
- 9.252 A transition in height upwards from west to east responds to the existing character and defines the site as a health and wellbeing destination, in line with the design-led approach in London Plan Policy D3.

Capacity for Growth

- 9.253 In terms of capacity for growth, the Proposed Development is located in a PTAL of 1b to 2; however, this belies the strong local bus routes and access to East Finchley and Finchley Central Underground stations. North Finchley Town Centre is also only a 15-minute walk away from the site. The site is also within walking distance of nearby schools, hospitals, doctor's surgeries, nurseries and other key pieces of social infrastructure, and the development will replace the leisure centre on site.
- 9.254 The Proposed Development will also reduce dependence on the private car for travel, with reduced levels of parking and increased promotion of sustainable transport measures compared to the current site. The Transport Assessment (ref. GNLP21) and Transport Assessment Addendum (ref. GNLP21A) confirm that although there would be an increase in trips on public transport, this will not result in any of the services going over capacity and for the majority of occasions only lead to a negligible increase.
- 9.255 The site at GNLP is therefore capable of supporting a significant scale of development, given its strong connections to jobs and services that are easily accessible by walking, cycling or taking public transport in line with London Plan Policies D2 and D3.

High quality living environment

- 9.256 The design-led optimisation of the site has also been led by ensuring the high standards of residential and public realm quality are achieved, in line with London Plan Policies D5, D6, D7 and D8.

- 9.257 The Proposed Development provides a high quality living environment at a high density, including a generous landscape-led public realm. This residential quality is directly linked to the massing, which by building taller allows for more generous spaces between buildings to provide good daylight and sunlight and avoidance of privacy issues. It also allows for a more efficient building form that lends itself better to the provision of dual aspect homes than a lower rise and more densely packed development would be capable of achieving.
- 9.258 Taken as a whole the proposed height and massing allows for high quality design requirements to be met as required by London Plan Policies D5, D6, D7 and D8.

Delivering good design

- 9.259 London Plan Policy D4 sets out that masterplans should be used to help bring forward development and ensure it delivers high quality design and place-making. Throughout the pre-application process careful consideration has been given to the site's surroundings and context, and the masterplan has been developed in close coordination with the Council to respond to this, including through design review. This design scrutiny and master planning has helped the proposals to evolve to better respond to the local character and context, and to reduce the overall height and massing, particularly at the site edges.
- 9.260 On this basis, the development has closely followed the requirements of London Plan Policy D4, with master planning and design scrutiny strongly informing the design-led approach to optimising the site's capacity.

Summary

- 9.261 Following post-submission discussions with LBB, alongside further detailed design development, a number of amendments have been made to the Proposed Development. These are set out in greater detail in the accompanying Design and Access Statement Addendum (DASA) (doc ref. GNLP01A) which considers the effect of the proposed changes to the residential portion of the development. Updated details relating to the leisure centre and landscaping are considered separately within the Leisure Centre Addendum (doc ref. GNLP01B) and Landscape Addendum (doc ref. GNLP01C) respectively.
- 9.262 In summary, Buildings A and B have been amended to create greater setbacks from the road edges. This improves long range views along the High Road and creates more variety in building form. As a result of these setbacks, both buildings have also been reconfigured internally to increase the provision of larger affordable homes. To the east of the Site, the link building at Building F has been reduced from seven to five storeys, reducing the prominence of these linking elements in views from the Glebelands Open Space. Detailed revisions have also been made to these buildings in terms of their material palettes and architectural elements. This has created a greater cohesion across the Site.
- 9.263 The updated design of the development at GNLP has been led by, and continues to respond to, the key design principles set out in national, strategic and local policy, as particularly evidenced by its compliance with London Plan design policies as well as further engagement with LBB and other key stakeholders. The development therefore reflects the most appropriate land use for the site, respects and responds to the local character and context through lower-rise development at the western edge in particular, responds to the capacity for growth demonstrated by strong connections to jobs and services and delivers a high-quality living environment. This has been embedded within a clear masterplan-led approach informed by strong design scrutiny.
- 9.264 The Draft NPPF Policy will, in our view, increase support of the Site's design set out within the Planning Statement, with substantial weight afforded to the benefits of compliance with the design criteria in Draft Policy DP3. Whilst the draft Policy will not alter the fundamentals of the assessment against

London Plan Policies D3 and D9 and other design policies in the London Plan and Local Plan, the additional compliance with Draft Policy DP3 will provide further support for the Proposed Development through this substantial weight.

- 9.265 Therefore, the approach to the redevelopment of the Site for 1,485 homes is fundamentally informed by the support for the redevelopment of brownfield sites to deliver high density development and by a design-led approach to optimising site capacity as set out in the NPPF, London Plan Policies D2, D3 and SD7 and Local Plan Policies CDH01 and GSS11.
- 9.266 The Committee Report notes a number of reservations raised by LBB's Urban Design Officer regarding the overall approach to the masterplan scale, height, massing, placemaking quality, and integration with the surrounding context. Notwithstanding, Officers consider that the proposed quantum of development responds to London Plan Policy D3's requirement to optimise brownfield capacity through a design-led approach. This is underpinned by supporting technical analysis including townscape, daylight and sunlight and microclimate assessments.

Form and Layout

- 9.267 The form and layout of the Proposed Development respond directly to London Plan and LBB Local Plan requirements. The form and layout of the Proposed Development is fundamentally informed by the design-led approach, which has in turn informed the following masterplan principles:
1. The proposals will provide a new health and wellbeing destination, with the leisure centre and outdoor lido in the centre of the site next to the MOL, sitting at the heart of a new high quality and beautifully landscaped neighbourhood.
 2. Retaining existing pedestrian and vehicle access points in line with local desire lines, whilst creating new green east-west connections between the Glebelands and the High Road.
 3. Creation of a new central street from High Road to the new Leisure Centre book-ended by distinctive marker buildings, lined with active commercial uses and colourful architecture, leading to a public square and the Glebelands.
 4. Providing new buildings and street trees along the eastern side of the High Road to repair the fragmented street frontage, improve pedestrian experience, and reflect the character of buildings on its western side.
 5. Providing new buildings designed to frame the western edge of Glebelands, surrounded by landscape.
 6. Improving the relationship with buildings to the south through opening up the existing route to the Glebelands, with new high-quality landscaping, and windows and doors fronting the path.
 7. Repairing the relationship of the site within its surroundings, providing new connections through the site and new active street frontages throughout.
 8. Creating a series of linked and open courtyard buildings, to make the best use of land and deliver high residential quality standards. Creating a varied and interesting site layout, with a variety of building footprints, street widths and public and private spaces, with front doors facing onto streets designed primarily for pedestrians.
 9. A clear heights strategy, with buildings rising from 7 storeys at the western and southern edges of the site through to taller buildings at the eastern side of the site and the tallest building up

to 25 storeys next to the leisure centre and the Glebelands to mark this health and wellbeing destination.

10. Establishing an exemplar health and wellbeing destination, this landscape-led masterplan creates a vibrant and exciting new neighbourhood defined by sports and recreation facilities, mixed commercial uses and high quality sustainable homes. A place that enriches the lives of all who reside and visit Great North Leisure Park.

- 9.268 These masterplan principles have been retained in the revisions to the Proposed Development. The proposed form of buildings responds positively to the character of the existing built form in the surrounding area, with a range of building footprints, massing, and heights reflective of their position, function and townscape function (including interaction/integration with the immediate surroundings).
- 9.269 The Proposed Development encourages and facilitate active travel with convenient and inclusive pedestrian and cycling routes and legible entrances to the buildings, which have been aligned with people's anticipated movement patterns through the Site. The Proposed Development defines public and private environments and facilitates efficient servicing and maintenance and deliveries.
- 9.270 Therefore, the Proposed Development, informed by its masterplan principles, meets the key requirements of London Plan Policy D3 with respect to form and layout.
- 9.271 *In the Report to Committee, Officers recognise that the Site is not identified as being suitable for tall buildings within the Local Plan. However, they have considered the implications of introducing tall buildings at the Site, which has been informed by technical analysis, and consider that "On balance, officers accept the justification of the approach taken, given wider planning balance, brownfield optimisation, housing delivery objectives, subject to conditions securing articulation and material quality."*

Tall Buildings

- 9.272 London Plan Policy D9 provides the strategic approach to tall buildings. Part A defines tall buildings as minimum six storeys or 18 metres from the ground to the uppermost floor. Part B sets out the framework for the location of tall buildings, noting that boroughs are expected to identify the appropriate locations for tall buildings, which should be identified on development plan maps. Part C outlines the impacts which should be assessed as part of proposals for tall buildings; this incorporates townscape, functional, environmental and cumulative impacts.
- 9.273 Local Plan Policy CDH04 defines tall buildings as those above 8 storey or 26 metres or more. The draft policy identifies appropriate locations for tall buildings on Map 4. It states that proposals for Tall Buildings must adequately address all the criteria in London Plan Policy D9 Part C, including in terms of acceptable cumulative visual, environmental and functional impacts including siting, microclimate, wind turbulence, noise, daylight and sunlight, reflective glare, aviation, navigation and electronic communication or broadcast interference.

Assessment

- 9.274 The Proposed Development comprises 23 buildings, of which 14 are considered to be tall buildings, as defined by the LBB Local Plan. The tallest building proposed on the Site is 25 storeys.
- 9.275 The Great North Leisure Park site is not an identified location for tall buildings in the Core Strategy, the Development Management Policies or the draft Local Plan. The acceptability of the principle of tall buildings on the Site must therefore be determined as part of this Application having regard to the criteria at London Plan Policy D9.

9.276 London Plan Policy D9 states that proposals for tall buildings should address their visual, functional, environmental and cumulative impacts, which are set out in Table 9.19 below.

Table 9.19: London Plan Policy D9 Part C Compliance

London Plan Policy D9 Part C Compliance	
Criteria	Response
1) visual impacts	
<p>a) the views of buildings from different distances:</p> <p>i) long-range views – these require attention to be paid to the design of the top of the building. It should make a positive contribution to the existing and emerging skyline and not adversely affect local or strategic views</p> <p>ii) mid-range views from the surrounding neighbourhood – particular attention should be paid to the form and proportions of the building. It should make a positive contribution to the local townscape in terms of legibility, proportions, and materiality</p> <p>iii) immediate views from the surrounding streets – attention should be paid to the base of the building. It should have a direct relationship with the street, maintaining the pedestrian scale, character, and vitality of the street. Where the edges of the site are adjacent to buildings of significantly lower height or parks and other open spaces there should be an appropriate transition in scale between the tall building and its surrounding context to protect amenity or privacy.</p>	<p>The design team has identified 21 views that form a framework to aid design development and assess the visual impact of the Proposed Development. The viewpoint locations have been agreed with officers at LBB.</p> <p>The viewpoints consider sensitive receptors in the surrounding area – including heritage assets, points of townscape importance and landscape designations such as Metropolitan Open Land – up to a distance of 1km from the site boundary.</p> <p>The number of sensitive receptors – notably designated land – is limited, with the exception of the Glebelands Metropolitan Open Land to the east of the Site and a small number of heritage assets, including the Grade II listed Grandstand to the north-east of the Site and the Grade II* St Pancras and Islington Cemetery Registered Park and Garden to the south. This supports the case for optimising this brownfield site for tall buildings.</p> <p>Long-range views:</p> <p>12 views are considered to be long-range, located at a distance of between c.1km and 500m from the site boundary (Nos. 1-3, 6, 10, 13-16, 17, 19 and 20).</p> <p>Key approach views towards the Site from the north and south have been identified (Nos. 1-3 and 6 (including view 7 as part of the kinetic sequence)). The views demonstrate the tall buildings would be visible in approach views towards the Site along the main arterial routes. This visibility is beneficial, marking a new health and wellbeing destination as part of a residential-led mixed-use neighbourhood, performing an important wayfinding and placemaking function. The concentration of buildings is both physically and visually distinct from North Finchley town centre and so the two areas would be recognised as distinct from one another. The composition of buildings has been refined during design development, providing a transition in scale from west to east towards the pinnacle tall building next to the leisure centre, marking the heart of the health and wellbeing destination.</p> <p>Views of the Proposed Development from the surrounding low-rise residential area are relatively limited by virtue of the existing buildings obscuring sight lines. Several views have been selected from residential streets that align with the Site and therefore demonstrate the maximum visual impact from these areas (views 17, 19 and 20). The views demonstrate the buildings are largely obscured by existing development in the foreground and, where visible, are a congruent part of the backdrop. This is aided by the</p>

considered design response, which places lower-rise buildings towards the west of the Site, in closer proximity to the residential areas.

Views 13-16 are from Islington and St Pancras Cemetery Registered Park and Garden. Views of the Proposed Development would largely be restricted from western areas of the cemetery, which is relatively open and affords views north. As illustrated by Views 13 and 16, from these more open locations, the Proposed Development would be visible on the skyline. The layout and scale of the buildings would provide a balanced composition, rising in height from west to east. There will be a coordinated approach to material and architectural design, which contribute towards an attractive design. During summer months, deciduous trees would be in leaf and views of the Proposed Development would be subject to further occlusion.

The Site is not located in any Protected Viewing Corridor or Wider Setting Consultation Area identified by the 2012 London View Management Framework. It is not identified in any of the four protected views identified in the LBB Core Strategy. It would also have no impact on the strategic views identified in the Local Plan.

Mid-range views:

Seven views are considered to be mid-range, located at a distance of between c.500m and 150m from the site boundary (Nos. 4, 7, 9, 11-12, 18 and 21). These views often form part of a 'kinetic sequence' alongside long-range and immediate views, helping the observer to understand how the visual impact of the proposed development may evolve as the observer travels towards the Site.

These mid-range views are all from the areas that are characterised by health, sports and recreation uses, including the Finchley Memorial Hospital. They are generally of poor visual amenity, including large A-roads or relatively coarse grain development of limited architectural quality. An exception is views across the Glebelands that is designated MOL and a well-used resource.

In views from the MOL (view 9 and 10), the Proposed Development would be readily perceptible. From these spaces, the arrangement of the buildings, including their scale, form and spacing, has been given detailed consideration. The buildings are oriented to present slender edges to the open space and optimise sky gaps through the development. Their staggered composition gradually rises to culminate with the tallest building located adjacent to the leisure centre. The building form is distinct and comprises a high quality of architectural treatment.

The Amended Proposed Development is perceptible in near and medium views, with slender building orientations and sky gaps retained. Amendments to Buildings F reduce link building heights from 7 to 5 storeys, softening the edge to the green space.

At ground floor the buildings are setback from the existing vegetation on the Glebelands and this will be supplemented by

further soft landscaping within the Site that will be complementary to the existing boundary treatment.

The views demonstrate that the geographical extent of the Site and the scale of the Proposed Development has the opportunity to create its own neighbourhood character area, which would be associated with and complementary to the existing and proposed health and wellbeing uses, marking out this destination. It is clear that the building typology would constitute a further variation in an already varied local townscape and deliver an exemplary quality of architecture.

Immediate views:

Two views are considered to be immediate, located adjacent to the site boundary (Nos. 5 and 8). These views demonstrate the relationship of the proposal in approach views along the High Road.

The width of the road is between three and four lanes wide, plus cycle lanes and generous footpaths. This creates an opportunity for a gentle transition of scale that respond to the context on the western side of the High Road and the width of this road. Heights then rise west to east across the Site away from this more sensitive edge along the High Road.

The proposals seek to provide commercial and sports and recreation uses at ground floor, which would be ancillary to the principally residential character and function of the area, and do not seek to compete with nearby town centres. Buildings are to have active frontages, where appropriate, and double or 1.5 height bases to the buildings are recommended to ensure a human scale is presented to the street. All homes at ground floor level within the development will have a front door facing onto the street, fronting onto generous areas of landscape-led public realm.

<p>b)whether part of a group or stand-alone, tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding</p>	<p>The existing Site has no discernible physical landmark features. The collection of land uses forms a health and wellbeing cluster, although this is vehicular-driven, an inefficient use of land and of very poor visual amenity. The existing Site constitute very large footprint buildings that are at odds even with the varied local vernacular. The proximity of this character area to the A1000 High Road and the A406 further define this Site as an anomaly to the prevailing townscape, and present an opportunity for positive transformative change.</p> <p>The tall buildings proposed for the Site would respond to this fragmented context by marking out the Site as a new health and wellbeing destination as part of a residential-led mixed-use neighbourhood in its own right. The Proposed Development would provide a clear transition in scale in all directions, as demonstrated by sections within the DAS (ref. GNLP01) with heights increasing west to east across the Site, to the pinnacle tall building marking the proposed leisure centre and the heart of this health and wellbeing destination. The concentration of buildings is visually distinct from North Finchley town centre and so the two areas would be recognised as distinct from one another.</p>
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c) architectural quality and materials should be of an exemplary standard to ensure that the appearance and architectural integrity of the building is maintained through its lifespan

The tallest building works together with the Pavilion to play a pivotal role, serving as prominent visual anchors for the new health and wellbeing destination at the heart of the site, bookending the new connection to the Glebelands, and signposting the new location of the leisure centre. The marker buildings have a strong relationship to one another with regard to articulation and materiality, creating cohesion along this dynamic new route to the Glebelands. The tallest building has a special, faceted, grid building frontage to face the Glebelands, with a faceted bronze 'crown' top to reference the Pavilion and to conceal servicing.

The tall buildings along Great North Avenue have a civic architectural language given their relationship with the leisure centre. The buildings seek to define the High Road Corner and GNLP Green with a chamfered corner building. The colourful, expressive, gridded facade and colonnade creates a strong civic architectural language to the street.

Along the Glebelands Edge, this family of tall buildings defines a new character to the Glebelands edge. The architectural language takes material references from the marker buildings, with an emphasis on lighter tones to contrast against bronze metalwork and green of the trees.

Within the residential streets to the south of the Site, pop-outs and bays tighten the street at key points to mark transitions from one environment to another. Glimpsed views unveiled through ginnels, arches and passageways, and ground floor maisonettes provide a human-scale to the tall buildings and give this part of the site a residential and neighbourly character.

The Park Avenue Building is designed to be a distinct marker building within the site, with a cranked form and chamfered edges to lead people towards the leisure centre. Purple brown brick and brightly coloured green features are used to connect to the colourful Great North Avenue.

Further details are provided in the Design and Access Statement (ref. GNLP01) and the Design and Access Statement Addendum (ref. GNLP01A).

As such, the proposed tall buildings have an exemplary standard of architectural quality and materials. These have been designed to be robust, ensuring this quality is maintained for the lifespan of the tall buildings.

d) proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area

A full summary of the heritage impacts is set out in the Heritage section below and in the BHTVIA (ref. GNLP02) and Addendum (ref. GNLP02A). The Proposed Development would preserve the significance of most surrounding heritage assets.

The single exception to this is the Grade II* St Pancras and Islington Cemetery Registered Park and Garden, the Proposed Development would be most visible in Views 13 to 16, which are more open locations. The change to setting would be noticeable and would give rise to some limited harm to the significance of the cemetery, by virtue of the intensification of land use and its urban form that would

detract from the more open landscape that was in situ when the cemetery was first constructed. The visual impact to the cemetery would be very limited in geographical extent and partly mitigated by the design quality of the Proposed Development. No other facets that make up the significance of the Conservation Area would be impacted. As such, less than substantial harm, at the lowest end of that spectrum, is caused to the significance of the Grade II* St Pancras and Islington Cemetery Registered Park and Garden.

As set out in the heritage section below, the Proposed Development would provide a significant package of public benefits that would clearly and convincingly outweigh this harm.

e) buildings in the setting of a World Heritage Site must preserve, and not harm, the Outstanding Universal Value of the World Heritage Site, and the ability to appreciate it

The Site is not visible from within the setting of a World Heritage Site. As such this consideration is not applicable to the development.

f) buildings near the River Thames, particularly in the Thames Policy Area, should protect and enhance the open quality of the river and the riverside public realm, including views, and not contribute to a canyon effect along the river

The Site is not located within the Thames Policy Area, adjacent to River Thames and so will have no impact on the open quality of the river and the riverside public realm.

g) buildings should not cause adverse reflected glare

The development has been designed to be of the highest architectural quality and includes the use of high quality materials, none of which are considered to cause adverse reflected glare. The Design and Access Statement provides further detail of proposed materials. The submission of specifications and samples of materials can be secured by way of planning condition.

h) buildings should be designed to minimise light pollution from internal and external lighting

A detailed lighting strategy will be secured by condition, which will include consideration of potential impacts on ecological features (including foraging bats) and appropriate mitigation included.

Potential light spill into the Glebelands LNR/SINC would be buffered by the proposed habitat creation which will buffer the edge of the woodland and is included as part of the Proposed Development design.

2) functional impacts

a) the internal and external design, including construction detailing, the building's materials and its emergency exit routes must ensure the safety of all occupants

The development has been designed in accordance with Building Regulations Part Q, and further details are included in the Design and Access Statement. A Fire Statement as required by London Plan Policy D12 and a Gateway 1 Fire Statement accompany the application detailing the fire safety measures proposed. Buildings over 18m include access to two stair cores as designed in anticipation of forthcoming changes to Building Regulations Approved Document B.

b) buildings should be serviced, maintained and managed in a manner that will preserve their safety and quality, and not cause disturbance or inconvenience to surrounding public realm. Servicing, maintenance and building management arrangements should be considered at the start of the design process

The proposed servicing strategy is based on preserving the safety and quality of the development and minimising disturbance or inconvenience to surrounding occupiers and the public realm. Dedicated servicing areas are to be provided, with vehicles kept to the extents of the Site as far as possible in order to create a pedestrian and cycle friendly environment through the centre of the Proposed Development. Access to the eastern part of the Site in

particular will be restricted by bollards to emergency, refuse and servicing vehicles, so limiting vehicle movements.

The servicing areas will provide a sufficient level of set-down space to accommodate the necessary vehicles associated with all vehicles proposed, and swept path analysis has been undertaken to ensure these vehicles can safely and efficiently access and egress the development. The proposals will also encourage sustainable forms of servicing such as electric vehicles.

Materials have been chosen that avoid regular maintenance and will be durable over their lifespan.

c) entrances, access routes, and ground floor uses should be designed and placed to allow for peak time use and to ensure there is no unacceptable overcrowding or isolation in the surrounding areas
Entrances, access routes and ground floor uses have been carefully sited to allow for peak time use and to ensure there is no unacceptable overcrowding or isolation in the surrounding areas. Further detail on the entrances, access and ground floor uses are set out in the Design and Access Statement (ref. GNLP01) and Addendum (ref. GNLP01A).

d) it must be demonstrated that the capacity of the area and its transport network is capable of accommodating the quantum of development in terms of access to facilities, services, walking and cycling networks, and public transport for people living or working in the building
The Site is well-connected to walking, cycling and public transport facilities, especially bus services, all of which ensure there is realistic opportunity to travel to and from the Site by modes other than the private car. Though there would be an increase in trips on public transport, this will not result in any of the services going over capacity and for the majority of occasions only lead to a negligible increase. The application is accompanied by a Transport Assessment (ref. GNLP21) and Transport Assessment Addendum (ref. GNLP21A) which confirms that the proposed development will integrate into the wider transport network.

e) jobs, services, facilities and economic activity that will be provided by the development and the regeneration should inform the design so it maximises the benefits these could bring to the area, and maximises the role of the development as a catalyst for further change in the area
The development would generate construction employment, totalling an average of 866 construction jobs on-Site per annum. In addition, the development is anticipated to deliver up to 125 to 167 operational stage jobs, subject to the end users/occupiers of the area, and maximises the role of the development as a commercial floorspace.

f) buildings, including their construction, should not interfere with aviation, navigation or telecommunication, and should avoid a significant detrimental effect on solar energy generation on adjoining buildings
It is not anticipated that the development, including its construction, would interfere with aviation, or navigation. It is not anticipated that the development would give rise to adverse impacts on solar energy generation on adjoining buildings. The application is not anticipated to interfere with telecommunication.

3) environmental impact

a) wind, daylight, sunlight penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building
The application is accompanied by an Environmental Statement (ref. GNLP02) and EIA Addendum Conformity Report (ref. GNLP02A), which includes a Wind Microclimate Assessment and Daylight, Sunlight and Overshadowing Assessment. Wind mitigation measures are incorporated within the proposed design to ensure the achievement of a suitable wind microclimate both in and surrounding the Site. The proposals have undergone rigorous testing who considered the proposals to be acceptable in daylight/sunlight and wind terms.

The Proposed Development would broadly have a negligible to minor adverse impact on daylight, sunlight and overshadowing to neighbouring properties and open spaces. The Proposed Development is therefore considered to retain acceptable levels of neighbouring amenity with respect to daylight, sunlight and

	overshadowing in line with the NPPF, London Plan, Local Plan and Local Plan.
b)air movement affected by the building(s) should support the effective dispersion of pollutants, but not within the Environmental Statement (ref. GNLP02) and EIA adversely affect street-level conditions	The application is accompanied by a Wind Microclimate Assessment Addendum Conformity Report (ref. GNLP02A) which demonstrate that a suitable wind microclimate both in and surrounding the Site can be achieved. The Air Quality Assessment within the Environmental Statement (ref. GNLP02) confirms that the overall operational air quality effects of the development will have no significant effect on air quality
c)noise created by air movements around the building(s), servicing machinery, or building uses, should not detract from the comfort and enjoyment of open spaces around the building	The heights of the proposed buildings and the location of proposed plant will ensure that there will be no harm to the enjoyment of open spaces around the buildings.

4) cumulative impacts

a) the cumulative visual, functional and environmental impacts of proposed, consented and planned tall buildings in an area must be considered when assessing tall building proposals and when developing plans for an area. Mitigation measures should be identified and designed into the building as integral features from the outset to avoid retro-fitting.	The Scope of the Environmental Statement was discussed with the Council prior to submission and each Chapter includes cumulative scenarios to model the impacts of proposed and consented tall buildings. No substantial mitigation measures are required.
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9.277 It is therefore considered that the proposed building heights are acceptable. The heights of the proposed buildings have been carefully considered with regards to the visual, functional, environmental and cumulative impacts which has resulted in an optimised composition of tall buildings of the highest design and architectural quality.

9.278 In the Committee Report, Officers note that the proposal does not generate harmful skyline crowding, townscape saturation, microclimate compounding, or infrastructure stress. Sky separation, stepped massing, and side-on orientation prevent cumulative coalescence. Mitigation measures have been embedded from the outset rather than applied retrospectively. As such, Officers are satisfied that there would be no unacceptable cumulative impacts

Quality and Character

9.279 As set out in the DAS (ref. GNLP01), DAS Addendum (ref. GNLP01A), the Proposed Development will provide a place that places pedestrians and cyclists at the forefront, creating a destination for sports, leisure and healthy living set within a vibrant, landscape-led new neighbourhood. As further set out in the Built Heritage, Townscape and Visual Impact Assessment contained within Volume 2 of the ES (ref. GNLP02) and Addendum (ref. GNLP02A), the Proposed Development will give rise to a moderate beneficial impact on the townscape character areas.

9.280 The Proposed Development has followed distinctive design principles to create a high-quality environment, which, when taken together, create a unique and distinctive development. These are:

- Movement and Active Living
- Nature on the Doorstep
- Community
- Wonder and Joy

- 9.281 These design principles have been developed through the pre-application, public consultation and wider stakeholder engagement.
- 9.282 As described under Section 6 of the DAS, defined character areas have helped to inform the masterplan layout and create distinctive spaces that are of the highest quality. Each character area provides a distinct primary use, ranging from socialising, retail functions, exercise and rest. Taken across the development, the proposal provides space for people to enjoy, complementing the Glebelands open space.
- 9.283 Considering the upper plane of the development, taller elements of the masterplan are situated to the east of the Site along the Glebelands Edge. They have been designed with varying heights to provide an organic massing with bronze and copper emphasis on the vertical elements. These features distinguish the Glebelands Edge buildings from the remainder of the Site and connect to the MOL. Two marker buildings distinguish key elements of the Site, the entrance on the High Road and the leisure centre. The marker buildings are characterised by complimentary crowns create a cohesiveness between them.
- 9.284 In the updated Proposed Development, architectural amendments have been informed by continued dialogue with the Council and are principally focused on enhancing the relationship between the proposed buildings, the Glebelands Open Space and views to the north/south along the High Road. This includes the reduction in height of linking elements to improve the articulation of building forms and the incorporation of greater architectural detail along frontages facing the open space. These refinements aim to elevate the design quality of the Glebelands Edge buildings and provide clarity and emphasis to the tallest building, which serves as a marker for the new connection to Glebelands Open Space introduced through the proposals. In particular, the adjustments to massing, articulation, and materiality have been developed to improve the appearance of the buildings in both northern and southern views, ensuring a more balanced and visually coherent relationship within the wider townscape.
- 9.285 The Committee Report notes that the “architectural language is contemporary and seeks to draw contemporary reference to Finchley’s heritage, which officers welcome. The proposed palette of brick and metal is considered appropriate, and the articulation of façades through deep reveals and vertical rhythm helps reduce visual massing.”
- 9.286 Further, the Committee Report considers ‘materials and detailing’ at paragraph 3.108, confirming that the proposed material pallet and detailing “reflect Finchley’s character” and “ensure a unified townscape”.

Experience

- 9.287 The Proposed Development will through the delivery of residential homes provide active surveillance throughout the Site. Buildings have been designed to create a safe, secure and inclusive community that can be enjoyed equally by all users. The bases of the buildings address surrounding streets with active frontages, high quality design and materials are of appropriate scale for their respective contact within Barnet.
- 9.288 Opportunities to increase the permeability for pedestrians and cyclists through the Site have been maximised with a number of cut-throughs and ginnels provided with more direct and indirect travel options available. The Site links well to the Glebelands, High Road and North Finchley with fully accessible connections available.
- 9.289 The Committee Report assesses the Development’s active entrances, surveillance and safety, which broadly reflect the ‘experience’ of the user as required by London Plan Policy D3. In this respect, Officers

note that “entrances and ground floor uses active frontages along primary routes, avoiding blank edges, isolation, or peak-time crowding. The public realm layout supports natural surveillance, intuitive movement, and safe dispersal during peak periods.” As such, the experience is considered to achieve the requirements of Policy D3.

Density

- 9.290 NPPF Paragraph 129 requires planning policies and decisions to support development that makes efficient use of land, taking into account the identified need for housing, local market conditions and viability, the availability and capacity of infrastructure and services, the desirability for promoting regeneration and change and the importance of well-designed, attractive places.
- 9.291 NPPF Paragraph 130 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decision avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.
- 9.292 London Plan Policy D2 states that density of development proposals should be linked to the provision of future infrastructure. It should also be proportionate to the Site’s connectivity and accessibility by all sustainable transport modes.
- 9.293 London Plan Policy D6 requires development proposals to make the most efficient use of land and be developed at the optimum density. The optimum density of a development should result from a design-led approach to determine the capacity of the site. Particular consideration should be given to: the site context, its connectivity and accessibility by walking and cycling, and existing and planned public transport (including PTAL) and the capacity of surrounding infrastructure. The Policy goes on to state that proposed residential development that does not demonstrably optimise the housing density of the site in accordance with this policy should be refused. Supporting Paragraph 3.3.22 also states that the following measurements of density should be provided for all planning applications that include new residential units:
- Number of units per hectare;
 - Number of habitable rooms per hectare;
 - Number of bedrooms per hectare; and
 - Number of bedspaces per hectare.
- 9.294 Local Plan Policy CDH01 supports higher density development in the most sustainable and well-connected locations, based on a design-led approach to optimise the capacity of a site.

Assessment

- 9.295 Density is a measured outcome of the design-led approach being followed; it should not be the driver. Notwithstanding this, as a starting point, in our view the Site should be treated as having potential for ‘higher density’ development, noting the following:
- London Plan Policy GG2 requires that in order to create sustainable mixed-use places that make the best use of land, those involved in planning and development must proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting **higher density** development, particularly in locations that are well connected to jobs, services, infrastructure, and amenities by public transport, walking and cycling.

- London Plan Policy D3 requires that **higher density** developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2.
- London Plan Policy SD7 requires boroughs to identify sites suitable for **higher density** mixed use residential intensification, for example: (a) comprehensive redevelopment of low-density supermarket sites, surface car parks, and edge of centre retail/leisure parks.
- Footnote 28 of the London Plan defines **'higher density'** residential development as being a density of at least 350dph. This benchmark of 350dph is also used in Policy D4 as the threshold beyond which greater design scrutiny is required.

9.296 We recognise that London Plan paragraph 3.4.7 confirms that the matter of density is a relevant consideration in the scrutiny of a proposed development's design. Paragraph 3.4.8 goes on to state that the higher the density of a development, the greater the scrutiny should be of the proposed built form, massing, site layout, external spaces, internal design and ongoing management (noting that these elements come under increasing pressure as density increases). Paragraph 3.4.9 also makes reference to servicing (including deliveries) and maintenance (including long term affordability or running costs and service charges) for 'higher' density developments. Paragraphs 3.8.1-3.8.2 highlight the importance of public realm in higher density development. As established above, these matters have all been addressed through the design-led approach to optimising the capacity of the Site.

9.297 The density of the emerging proposals is set out in Table 9.20 below:

Table 9.20: Measures of site-wide density

Unit of Measurement	Amount	Density
Site Area	4.93ha	-
Dwellings	1,485	295 d/ph
Habitable Rooms	5,568	1,129r/ha
Bedrooms	3,271	663 b/ha
Bedspaces	4,771	968 /ha
Floor Area Ratio (GEA of all Floors) (Plot Ratio)	154,893.2 sqm	3.3:1
Site coverage (GEA of Ground Floor)	21,493 sqm	0.39:1
Height of buildings	-	1-25 storeys

9.298 As demonstrated by Table 9.7, the proposed density falls below the threshold for 'higher density' development and therefore its design should not be subject to the greater design scrutiny required by London Plan Policy D4. Nonetheless, the development has been scrutinised at three Quality Review Panels, as well as through pre-application discussions with LBB and the GLA.

9.299 As established above, a design-led approach has been taken to ensure that the Proposed Development makes the best use of the site and optimises its capacity (particularly for new homes). By virtue of being the product of the design-led approach this meets the requirements of London Plan Policies D3 and D6 and Local Plan Policy CDH01.

Public Realm

9.300 The updates to the landscaping have been designed to ensure that the public realm promotes active use as part of the overarching health and wellbeing destination. The changes to the original proposal provide further detail on the use of Great North Avenue, as well as providing additional detail on the

proposed planting mix. Full details of the updated landscaping can be found in the DASA (document ref. GNLP01A)

- 9.301 The Proposed Development takes a landscape-led approach to the design of the public realm, seeking to create a stronger connection between the site at the Glebelands. This includes 1.77ha of new public realm that will be open and accessible to all. It has been designed and specified to deliver the site-specific requirements of the site allocation, while also according with London Plan Policy D8 and Local Plan Policy CDH01.

Function

- 9.302 As set out within the DAS (document ref. GNLP01) and DAS Addendum (ref. GNLP01A), the proposed public realm has been designed to facilitate safe and efficient movement through the Site, whilst providing areas for residents and the public to congregate or relax throughout the day, evening and night. The 'green' focus of much of the proposed public realm is intended to connect the surrounding green infrastructure, by enhancing access through to the Glebelands and promoting green links around the Site.

Character

- 9.303 The Landscape Strategy as set out within Section 13 of the DAS (document ref. GNLP02) and the DAS Addendum (ref. GNLP01A) provides details on the planting, street furniture and surface materials. These materials are of good quality, fit-for-purpose, durable and sustainable. The Proposed Development seeks to provide landscaping which is appropriate to the context, including the provision and retention of street trees.

Interaction with Design of Buildings

- 9.304 The public realm has been designed to ensure spaces around buildings will enhance, respond to and adapt to the changing environment. The landscaped areas immediately adjacent to the buildings along key routes through the Site provide spill out spaces for the people to use, including dedicated doorstep play space.

Inclusivity

- 9.305 The public realm has been designed to be welcoming and inclusive for residents and visitors to the Site. The scheme provides a variety of people focused spaces that are designed to facilitate social interaction and inclusion. Adequate seating is provided in the form of benches throughout the Site and landscaped areas. As set out within the DAS (document ref. GNLP02) and the DAS Addendum (ref. GNLP01A), the Proposed public realm seeks to limit barriers for wheelchair users with level pedestrian access.

Lighting

- 9.306 As set out within the DAS (document ref. GNLP02) an indicative lighting strategy has been prepared that seeks to minimise intrusive lighting infrastructure and reduce light pollution. It is intended that that a detailed lighting strategy will be secured through an appropriately worded condition.

- 9.307 In summarising the Committee Report confirms that Officers are satisfied that subject to condition, the landscape design will make a substantial contribution to placemaking, delivering meaningful public realm enhancements, ecological improvements and a more connected, inclusive environment. It is therefore supported in principle.

Sustainability and Climate Change

9.308 The Proposed Development has been design with sustainability principles at its heart. The Proposed Development has sought to provide energy efficient and passive design buildings through efficient form and orientation of the buildings. Other key sustainability features include:

- 63% operational carbon savings for the residential component and 100% savings for the non-residential component;
- Significant biodiversity increases of 157%;
- Homes and spaces designed to promote wellbeing;
- Buildings designed to reduce embodied carbon through use of effective form factor, and to maximise passive solar gains to reduce operational energy use;
- BREEAM 'excellent' achieved for the leisure centre and commercial units;
- Integrated SuDS strategy; and
- Extensive public open space and green space through a landscape-led public realm.

9.309 Draft NPPF Policy CC2 supports the mitigation of climate change and sets out a range of ways development proposals should contribute towards this aim, including being located where there is a genuine choice of sustainable transport modes, limiting the need to travel, conserving energy, re-using materials, co-locating energy and heat generators and users, contributing to natural carbon stores, and not increasing the extraction of fossil fuels. Substantial weight is given to the benefits of drawing energy from low carbon sources, including heat pumps and solar panels.

9.310 As such the Draft NPPF will increase the weight to be afforded to drawing energy from low carbon sources. In this context, substantial weight should be given to the net zero approach within the development.

9.311 In the Committee Report, officers confirmed that they are satisfied that the energy and sustainability measures are considered robust and policy compliant.

Safety and Security

9.312 The Proposed Development would make extensive use of overlooked streets and spaces to provide passive surveillance. Over 95% of building facades would have an active frontage along street edges, providing activity within the public realm and further increasing passive surveillance.

9.313 The proposed public spaces have been designed with all users in mind, particularly with respect to ensuring the safety of girls and young women, as well as other vulnerable users.

Accessibility and Inclusive Design

9.314 The Proposed Development has been designed in accordance with the principles of inclusive design. The needs of disabled occupants and visitors have been fully considered at this stage of the design process as set out within Section 7 of the DAS (ref. GNLP01) .

9.315 Level pedestrian access will be provided to the residential units in accordance with the Equality Act (2010) and the requirements of Part M of the Building Regulations. The proposed residential units and the landscaped public realm will enable level access and convenient movement in terms of the approach to the buildings and internal circulation.

9.316 10% of homes of all tenures meet Building Regulation requirements for M4(3) 'wheelchair user dwellings'. The Social Rent units are designed to M4(3)(2)(b) standards (wheelchair accessible) while the intermediate and market units are designed to M4(3)(2)(a) (wheelchair adaptable) standards.

(vii) Heritage

- 9.317 The Planning (Listed Buildings and Conservation Areas) Act 1990 describes the statutory tests which deal with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. If it is judged that harm to the heritage asset(s) would arise from the proposed development, considerable importance and weight must be attributed to that harm, in order to comply with the statutory duties.
- 9.318 Chapter 16 of the NPPF guides the conservation and enhancement of the historic environment.
- 9.319 Paragraph 200 requires applications which impact heritage assets to describe the significance of any heritage asset affected. The level of which should be proportionate to the asset's importance.
- 9.320 Paragraph 203 adds that in determining applications, local authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 9.321 When considering the impact of a proposal, paragraph 205 directs that that where a proposed development would lead to 'substantial harm' or total loss of heritage significance of a designated heritage asset, consent should be refused, '...unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss', or all of a number of specified criteria apply, including that the nature of the heritage asset prevents all reasonable uses of the site.
- 9.322 Paragraph 207 adds that where a development proposal will lead to 'less than substantial' harm to the heritage significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 9.323 Paragraph 213 acknowledges that not all elements of a Conservation Area will necessarily contribute to its significance.
- 9.324 These fundamental requirements are not changed by the draft NPPF.
- 9.325 Draft Policies HE4 and HE5 replace the development management elements of paragraphs 207-221 of the (current) NPPF (particularly paragraphs 207, 210, 215, 216, and 220). Policy HE4 sets out the approach to be taken to decision making and Policy HE5 sets out how applicants should assess the effects of development on heritage assets.
- 9.326 Draft Policy HE52c requires the degree of harm to be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance. Draft Policy HE53 adds that, in making this assessment it is the effect on an asset's significance rather than the scale of the development which should be considered.
- 9.327 Draft Policy HE6(1) replaces paragraph 212 of the current NPPF. The main thrust of the policy is unchanged, requiring that: "When considering the potential effect of a development proposal on a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance."
- 9.328 Draft Policy HE6(3) replaces paragraph 215 of the current NPPF. Again, the main thrust of the policy is unchanged, stating that: "where a development proposal would harm the significance of a designated

heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term re-use of a vacant or underused listed building and enabling energy efficiency and low carbon heating measures to be employed.”

- 9.329 Draft Policy HE7 replaces paragraph 216 of the current NPPF. This changes the approach to be taken to reaching a judgement on the acceptability of any harm to non-designated heritage assets, bringing it more in line with the approach taken to designated heritage assets. It states that “Where a development proposal would cause harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.”
- 9.330 Draft Policy HE9 reflects (current) NPPF para 220 on conservation areas, albeit in an expanded form.
- 9.331 London Plan Policy HC1 requires development proposals affecting heritage assets, and their settings, to conserve their significance by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 9.332 Local Plan Policy CDH08 requires development to have regard to the local historic context in which it is set. This includes preserving or enhancing the significance of a heritage asset, noting that development which causes harm to a designated heritage asset would be restricted.

Assessment

- 9.333 The BHTVIA and Addendum consider the impact of the Proposed Development on a number of heritage assets within the Site’s wider context, the full list of which is summarised in Section 10 of the BHTVIA (ref. GNLP02) and Addendum (ref. GNLP02A). The following Section of the Statement considers the statutory designated assets and key locally designated assets within the immediate locality of the Site.
- 9.334 For the Grade II* listed Hawthorne Dene, the significance of this heritage asset would be preserved. The Proposed Development would be visible within the setting of this heritage asset, but this view would be obscured by trees in the summer, and as the observer approaches the listed building close to its southern elevation where it may best be appreciated, the Proposed Development would fall out of view. It should be noted that the surrounding context makes a very limited contribution to the significance of this listed building. Therefore, the special interest of the building would be preserved.
- 9.335 With respect to the Grade II listed Grandstand, the significance of this listed building would also be preserved. The Grandstand has an intrinsic setting relationship with the adjacent sports pitches, although beyond that immediate context the wider context is largely incidental to the understanding of its significance. Whilst visible and a distinct change in the wider setting of the asset, the Proposed Development would have no impact upon the relationship between the sports pitches and the grandstand. It would not undermine the ability of the observer to appreciate the facets that make up the significance of the asset, including its construction technique or the unique construction as a back-to-back stand. Whilst the Proposed Development would introduce a new feature within the Grandstand’s setting, it would not impact its significance or any of its defining elements. As such, no harm is caused to the significance of the Grade II listed Grandstand at Summers Lane Sports Ground.
- 9.336 The significance of the Grade II listed Christ Church would be preserved. The Proposed Development would appear as part of the wider backdrop within the setting and would not detract from one’s ability

to appreciate the intrinsic architectural and historic interest of the church, nor would it alter how it is appreciated within the immediate context of its respective streetscape.

- 9.337 The Proposed Development would preserve the significance of the Grade II listed Boundary Marker and the Grade II listed Men of Finchley War Memorial, including the Finchley Metropolitan Tramway and Hendon Garage Memorial Tablets. The Proposed Development would not be visible from within the setting of these heritage assets.
- 9.338 The significance of the Moss Hall Conservation Area would be preserved. Views of the Proposed Development would be heavily restricted, and visible only over a significant distance such that it would not materially alter its character and appearance.
- 9.339 For the Grade II* St Pancras and Islington Cemetery Registered Park and Garden, the Proposed Development would be most visible in Views 13 to 16, which are more open locations. The change to setting would be noticeable and would give rise to some limited harm to the significance of the cemetery, by virtue of the intensification of land use and its urban form that would detract from the more open landscape that was in situ when the cemetery was first constructed. The visual impact to the cemetery would be very limited in geographical extent and partly mitigated by the design quality of the Proposed Development. No other facets that make up the significance of the Conservation Area would be impacted. As such, less than substantial harm, at the lowest end of that spectrum, is caused to the significance of the Grade II* St Pancras and Islington Cemetery Registered Park and Garden.
- 9.340 With respect to locally listed buildings, the Proposed Development would preserve the significance of 677A High Road and Woodhouse College. For 677A High Road, though the Proposed Development would be visible on the skyline to south, this would not detract from one's ability to appreciate the architectural interest of the building, nor would it alter how it is appreciated within the immediate context of its respective streetscape. For Woodhouse College, the visibility of the Proposed Development on the skyline to wider south would also not detract from one's ability to appreciate the heritage interest of the building, nor would it alter how it is appreciated within the immediate context of its respective streetscape.
- 9.341 It is noted that following the submission of the application, Historic England agreed that the Proposed Development would cause less than substantial harm to St Pancras and Islington Cemetery and also noted less than substantial harm to Hawthorne Dene and East Finchley Cemetery. The level of 'harm' was noted as being on the 'lower end'. A detailed response (dated 26th February 2025) was issued to Historic England, responding to their points in turn, and setting out that less than substantial harm is caused to the significance of the Grade II* St Pancras and Islington Cemetery Registered Park and Garden only.
- 9.342 The BHTVIA Addendum further establishes that whilst the amended Proposed Development does not alter the above funding of harm, the adjustments to massing, articulation, and materiality have been developed to improve the appearance of the buildings in both northern and southern views, ensuring a more balanced and visually coherent relationship within the wider townscape.
- 9.343 The conclusions set out in the BHTVIA Addendum are therefore unchanged from the original submission, in so far as, the development would cause less than substantial harm at the lowest end of the spectrum to the significance of the Grade II* St Pancras and Islington Cemetery Registered Park and Garden.
- 9.344 The Committee Report agrees with the overall assessment that 'less than substantial' harm would be caused to the Grade II* St Pancras & Islington Cemetery, and therefore the harm should be weighed against the public benefits of the scheme as part of the overall planning balance.

9.345 The revisions to the NPPF under the draft version do not alter the approach in this instance to balancing harm and public benefits. To that effect, within the Committee Report Officers conclude that the benefits demonstrably outweigh the harms when considered against the development plan and the NPPF as a whole.

9.346 In line with NPPF paragraph 215, as the Proposed Development would result in less than substantial harm to the heritage significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. This harm is clearly and convincingly outweighed by a substantial package of public benefits, including but not limited to:

- **Sport and Recreation** – provision of a new 3,791.4 sqm LBB owned leisure centre, operated by a third-party provider, that is accessible to all. To include the following facilities:
 - o Café
 - o Village Style Wet Change
 - o Pool Viewing Area
 - o Six Lane 25 metre swimming pool (indoor)
 - o Lido Water Area (200 sqm) (outdoor)
 - o Sauna
 - o Fitness Changing
 - o Fitness Suite (c.110 stations) (+30 stations from existing leisure centre)
 - o Learner Pool (130 sqm)
 - o Steam Room
 - o 2 Multipurpose Studios
 - o Adventure Play
 - o Party Rooms
 - o Health Assessment Room

9.347 In addition to the new leisure centre, the proposals will deliver the following further sport/recreation benefits:

- o Improved accessibility to the Glebelands (improved physical and visual connectivity/visibility) to encourage its use for sport and recreation.
 - o New (replacement) changing rooms and associated facilities to support the use of the Glebelands playing fields for outdoor sport (particularly team sports).
 - o The provision of accessible and permeable public realm, including play space, that would have a beneficial impact for all age groups, including children and young people, older people and disabled people.
- **Housing** – 1,485 new homes on a brownfield site, of which
 - o 341 will be affordable (25% by habitable room);
 - o there will be a mix of sizes and types to meet a broad range of housing needs, including 765 (52%) which will be family sized (two bedroom four person homes or larger);
 - o 12% (by habitable room) will be wheelchair accessible or adaptable;
 - o 68% will be dual aspect; and
 - o All will be tenure blind; energy efficient; fire safe; have access to private and communal outdoor amenity space; have access to children's playspaces; meet minimum size standards; receive good levels of daylight/ sunlight; and will provide residents with appropriate privacy.

- **Quality of Place** – Replacement of a car-centric environment characterised by poor-quality buildings and surface car parking that blocks off access to the Glebelands open space, with a much higher quality ‘human’ place comprising:
 - Buildings, spaces, and routes that are designed to ‘open up’ access to, integrate with, and activate the Glebelands.
 - A series of distinctive new buildings which are:
 - designed to complement the existing character of Barnet in terms of their architecture and materials;
 - make efficient and effective use of land; and
 - are specified to be net zero carbon once operational.
 - 17,659 sqm (1.77 ha) of new public realm within the Site which will be accessible to all and designed to be welcoming to all, which will include:
 - a range of areas for sitting/relaxing;
 - areas for children to play;
 - significant ‘greening’ including 373 new trees and lawns (complemented by 8,471 sqm of green roofs), which will contribute to the achievement of a bio-diversity net gain of 162.76%, an Urban Greening Factor of 0.36 (with 0.47 achieved in the residential part of the Site), and improvements to local air quality; and
 - A pedestrian and cyclist favoured environment:
 - Improved connectivity between the High Road and the leisure centre and Glebelands public open space;
 - The majority of the Site being car-free, with most car parking provided in basements.
 - Improved pedestrian and cyclist connectivity.
- **Local Economy**
 - Creation of an estimated 870 construction stage jobs and 125 to 167 operational stage jobs, which could result in an increase of up to 17 to 43 net new jobs in the context of the existing employment (156 jobs). This includes a target of 20% of jobs for local people through the Local Labour Target the details of which will be secured by S106 obligation.
 - Providing significant training opportunities on Site, including apprenticeships secured through a Local Employment Agreement
 - Supporting local businesses by supporting local supply chains through a Local Procurement Plan.
 - Household expenditure in the local area of £9 million, and construction worker expenditure of up to £1.2 million each year.
 - Council tax revenues estimated at £2.5 million in each year.
 - Boost to town centre vitality/viability and regeneration, through the diversion of a minimum estimate of £24.8 of existing commercial leisure expenditure from the Site to town centres (including North Finchley).
- **Environmental Sustainability**
 - Net zero carbon emissions (operational stage), including maximising the provision of renewable energy.

- Biodiversity net gain of 162.76%.
- Achieving a more sustainable pattern of development with less reliance on the car, encouraging active travel modes such as walking and cycling, and the use of public transport.

9.348 Notwithstanding the consistency in approach to the balancing exercise, we consider that the revisions to the NPPF, specifically under Draft NPPF Policy L2, Policy HO7, Policy S3 and Policy S4, which give substantial weight to the delivery of new homes and substantial weight to the development of underutilised sites would strengthen the public benefits package delivered by the Proposed Development.

9.349 The Proposed Development therefore accords with the NPPF, London Plan, Local Plan and Local Plan with respect to heritage.

(viii) Metropolitan Open Land

- 9.350 London Plan Policy G3 affords Metropolitan Open Land (MOL) the same protection as Green Belt (GB), protecting it from inappropriate development in accordance with the national policy tests that apply to GB.
- 9.351 Supporting paragraph 8.3.1 explains that MoL protects and enhances the open environment and improves Londoners' quality of life by providing localities which offer sporting and leisure use, heritage value, biodiversity, food growing, and health benefits through encouraging walking running and other physical activity.
- 9.352 Policy G3 encourages boroughs to work with partners to enhance the quality and range of uses of MoL. Proposals to enhance access to MoL and to improve poorer quality areas so that they provide a wider range of benefits for Londoners that are appropriate within MoL are encouraged. Examples provided include improved public access for all and recreation facilities.
- 9.353 NPPF paragraphs 153-154 are clear that the construction of new buildings in the GB should be regarded as inappropriate other than where defined exceptions apply, and that inappropriate development is by definition harmful to the GB and should not be approved except in very special circumstances (VSC).
- 9.354 The exceptions are set out at Paragraph 154, which includes the following at part (b):

"The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it".

- 9.355 In addition, Paragraph 154(g) includes the following exception:

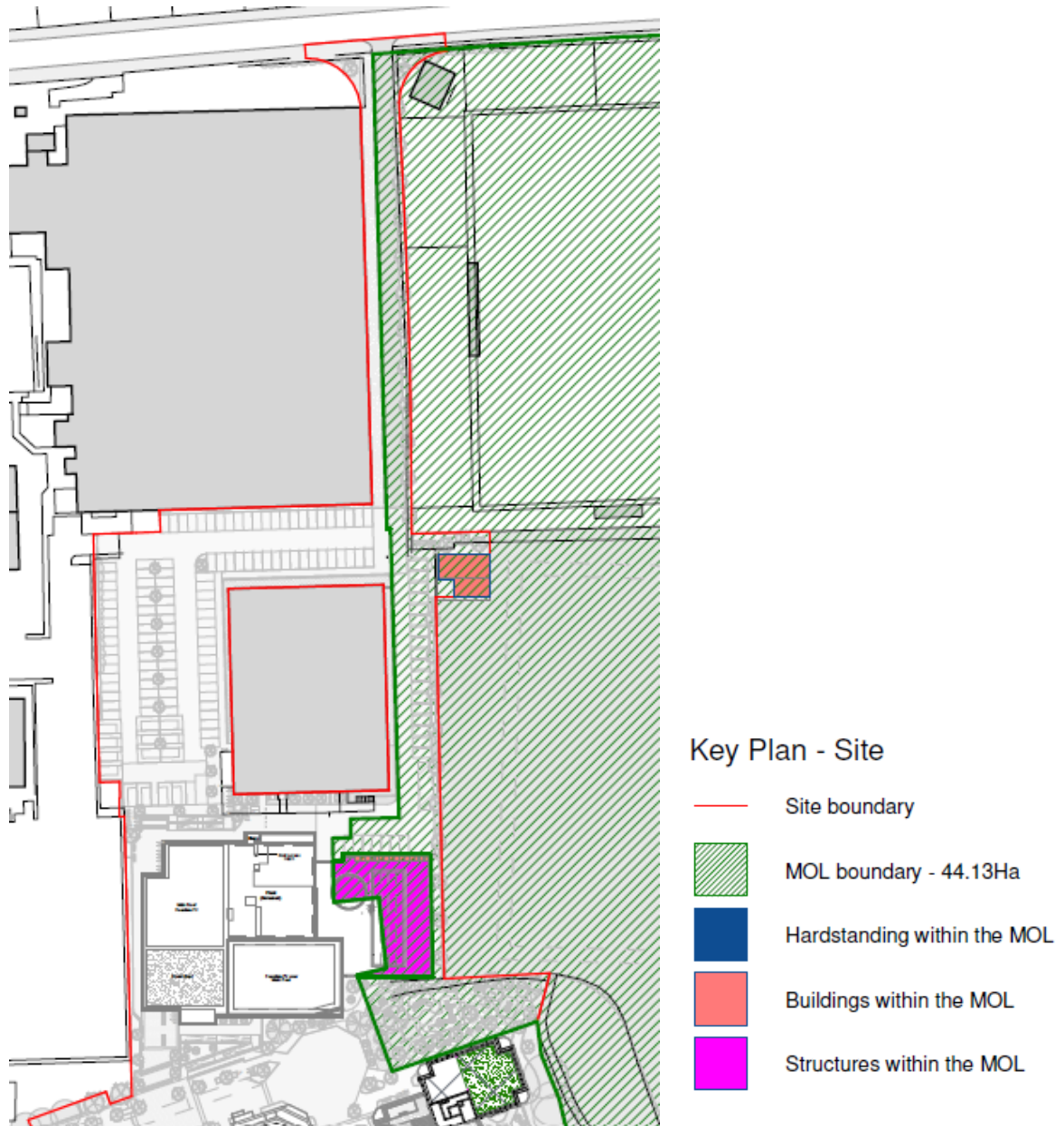
"limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt".

- 9.356 The Draft NPPF does not substantially alter the position with respect to development of MOL. Draft Policy GB7 replaces paragraph 154(g), setting out the same tests for development that would not be inappropriate.
- 9.357 Policy ECC06 cross refers to London Plan Policy G3, and notes that MOL is to be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.

Assessment

- 9.358 The Application seeks approval for the following development on land that is designated as MOL, as illustrated on Figure 9.1:
- The sports changing pavilion is proposed on open grassland on the north west edge of the Glebelands.
 - The outdoor lido (which includes its associated structure/platform and changing huts that are to be sited upon the platform) partly extends over land that is currently covered in hardstanding and used for surface car parking.
 - Ground reprofiling works (to flatten an existing bund) and hard and soft landscaping works including children's play equipment at GNLP Green.

Figure 9.1 – Proposed development within Metropolitan Open Land



9.359 The above development is intended to enhance the MOL through the provision of new and improved essential sport and recreation facilities that are accessible to all to complement the existing sports pitches and open greenspace provided at Glebelands. This should be considered in conjunction with the improved accessibility to the Glebelands MOL that will be provided as part of the Proposed Development. The facilities are essential facilities for outdoor sports and recreation:

- The sports changing pavilion replaces the existing sports pavilion, and so is required to support the use of the Glebelands playing fields, and so its replacement is essential to satisfy the requirements of London Plan Policy S5.
- The outdoor lido replaces the existing lido on the Site, and so is essential to satisfy the requirements of London Plan Policy S5. Its replacement is also an essential component of LBB's Cabinet's decisions to progress with the proposed leisure centre, and therefore ultimately the development of the Site.

- Ground reprofiling works, which enhance the MOL by increasing the area of space available for outdoor sports and recreation in the form of children's play equipment at GNLP Green.

9.360 The proposals will therefore enhance the quality and range of uses of the MOL and therefore are firmly in line with the MOL policy objectives set out at Part A(2) of London Plan Policy G3.

9.361 In order to satisfy Part A(1) of London Plan Policy G3 it is necessary to consider whether the proposed development comprises inappropriate development (in the context of national policy tests that apply to GB). The above development comprises the provision of appropriate facilities (in connection with the existing use of land or a change in use) for outdoor sport/recreation and therefore as a matter of principle accords with the exception at NPPF paragraph 154(b) (not inappropriate development) as long as:

- (a) the facilities will preserve the openness of the MOL; and
- (b) the facilities do not conflict with the purposes of including land within it.

9.362 We consider matters of purpose and openness in turn below:

Purposes of Including Land in MOL

9.363 The Proposed Development contributes towards the improvement of Londoners' quality of life by enhancing the useability of the MOL for outdoor sport, leisure and recreation. This fully accords with purposes of MOL (in terms of the way in which it should be used) as set out at London Plan paragraph 8.3.1.

Openness

9.364 Openness is an essential characteristic of GB/ MOL. Extensive case law exists on how practitioners and decision makers should assess impacts on openness, which is reflected in the PPG. The PPG states that "assessing the impact of a proposal on the openness of the Green Belt requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- Openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- The duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- The degree of activity likely to be generated, such as traffic generation".

[Paragraph: 001 Reference ID: 64-001-20190722]

9.365 Notable case law regarding GB openness includes the following:

- Turner v SSLG [2016] EWCA Civ 466
The concept of openness is not narrowly limited to volumetrics. The word 'openness' is open textured and a number of factors are capable of being relevant when it comes to the particular facts of a specific case. Prominent among these factors will be how built up the GB is now and how built up it will be when development occurs (in the context of which, volumetric matters may be a material concern but are by no means the only one) and factors relevant to the visual impact on the aspect of openness which the GB presents.
- Samuel Smith Old Brewery (Tadcaster) and others v North Yorkshire County Council [2020] UKSC 3
The concept of "openness" in para 90 of the NPPF is a good example of such a broad policy concept. It is naturally read as referring back to the underlying aim of Green Belt policy, stated at the beginning of this section: "to prevent urban sprawl by keeping land permanently open

...". Openness is the counterpart of urban sprawl and is also linked to the purposes to be served by the Green Belt. As PPG2 made clear, it is not necessarily a statement about the visual qualities of the land, though in some cases this may be an aspect of the planning judgement involved in applying this broad policy concept. Therefore, "[Openness] is a matter not of legal principle but of planning judgement for the planning authority or the inspector".

9.366 We also note the following appeal cases of relevance to application of the exception at NPPF para 154(b):

- Bassetts Lookout (ref. APP/H4505/W/23/3333546) where the Inspector noted that it is implicit within paragraph 154 (b) that some form of impact to the openness of the green belt arising from the construction of new building might be allowed for under that exception.
- Glory Hill Lane (ref. APP/N0410/W/23/3326343) where the Inspector noted that it is logical that paragraph 154 (b) in making an exception for sports and recreation uses that changes in the activity levels associated with this would not conflict with the NPPF. The Inspector noted further that the majority of the Green Belt would remain free from development and open in appearance, and so the development would fall under exception 154(b).

9.367 The existing hardstanding used for car parking has an urbanising effect and reduces the openness of the MOL in our view. We note the following appeal cases of relevance to the impact that existing areas of surface car parking have on the openness of the GB:

- Appeal ref. APP/R1038/W/20/3245986 (Renishaw Hall, Sheffield)
Cumulatively, the provision of a surface car park together with the parking of cars would have a moderate visual and spatial impact on the openness of the Green Belt. The degree to which the car park would be used (i.e. number of cars and number of hours per day) was a relevant consideration in assessing the magnitude of impact.
- Appeal ref. APP/R1845/W/20/3263504 (Land adjacent to A448, Kidderminster)
Concluded that while the parking of cars on the site would be intermittent, it was likely that the car parking spaces would be well used and therefore for long periods of time such car parking would not preserve the openness of the GB. Furthermore, and given the amount of land needed for car parking, it was considered that this would lead to encroachment into the countryside.

9.368 In practice, the measurement of openness is not an exact formulaic quantifiable science, but rather a subjective matter to be assessed by the decision maker. Professional judgement is required to reach a determination on whether a proposed development will have an impact on openness, and how substantive that impact would be. This should be based on fact and degree, with evidence being necessary to reach informed judgements.

9.369 As per the PPG and the *Turner* judgment, established practice is that consideration should be given to both spatial and visual factors in considering impact on openness. The degree of activity and duration of the development are also relevant. However, in accordance with the appeal decisions referred to above, this should be considered in the context that it is implicit within the exception at paragraph 154(b) that some form of impact on the openness to the MOL might be allowed and that the intensification of sport/recreation activity levels within MOL should not be in conflict with policy.

9.370 Spatial then visual impacts are considered in turn below:

Spatial Impact

9.371 The spatial impact on the MOL is set out in Table 9.21 below.

Table 9.21 – Spatial Impact on MOL

Element of spatial encroachment	Sub-element	Scale of impact
Proposed Lido	Existing hardstanding (car parking) to be removed	646 sqm (area loss from lido footprint)
	Footprint of platform/structure	647 sqm
	Height of platform/structure	3.2m high solid wall diminishing to 2.5m as levels change, with a 0.8m railing on top.
	Height of changing huts	2.1 metres to the eaves, 2.5 metres ridge height, measured from the FFL of the Lido.
	Above ground volume of platform/structure and changing huts	790m ³ Volume above Existing GL. 30m ³ Family Change Huts: (10m ³ per changing hut) 68m ³ 2 Person Change Huts: (4m ³ per changing hut) 24 m ³ (54 linear metres of 450mm thick retaining wall projecting 1200mm above GL (77.5 AOD) on west and south of lido) 7 m ³ (32 linear metres of 215mm thick wall projecting 2000mm above GL (77.5 AOD) on north side of lido) Total: 919m ³
Proposed Sports Changing Pavilion	Footprint of building	139 sqm (GEA)
	Height of building	6.4 metres
	Above ground volume of building	681 m ³
	Area of associated hardstanding	95sqm
	Area of building footprint plus hardstanding	234 sqm
Proposed GNLP Green	Area of hard landscaping works	300 sqm
Total Net Impact	Building/structure footprint	235 sqm
	Above ground building/structure volume	1,600 m ³
	Combined building footprint, hardstanding, and hard landscaping works	535 sqm

9.373 As per Table 9.20 above, it is acknowledged that the Proposed Development will impact the openness of the MOL in spatial terms.

9.374 The extent of spatial impact on the openness of the MOL has been minimised insofar as has been feasible on account of the following:

- The sports changing pavilion is required to be located as close as possible to the point of need (the playing fields).
- At 139 sqm (GEA) the sports changing pavilion is larger than the existing sports pavilion at 82 sqm (which falls outside of the MOL boundary). However, the new sports pavilion must provide changing facilities that meet modern specifications in line with Sports England requirements, and must facilitate inclusive access. This necessitates an increase in the size of the facility.

- The lido is required to provide overspill changing facilities, toilets and accessible toilets adjacent to the outdoor lido to provide an immediate safe and convenient space for changing, as well as plant directly associated with the outdoor splash pool.
 - The lido is required to be provided at the same level as the ground floor of the new leisure centre in order to provide level access from the changing rooms (inclusive access principles). Owing to the sloping topography of the Site, this necessitates the construction of a structure to provide a platform upon which the lido is sat, at the required level.
- 9.375 The spatial impact on the MOL should be considered in its context. The Glebelands Open Space MOL totals 44 ha in total, and so as a footprint this spatial encroachment represents has reduced from 599 sqm to 535 sqm encroachment into this space in hardstanding, building and structure. This is 0.12% encroachment into the total area of the MOL.
- 9.376 There would be an increase in the built volume on the MOL, where none currently exists. However, much of this is from the lido, which is located on previously developed land as existing hardstanding. Discounting the development on previously developed land, the encroachment onto the open space of the MOL is reduced from 1,756 m³ to 1,600m³. This is also marginal when compared to the 44 hectare extent of the MOL.
- 9.377 We would note that notwithstanding the spatial impact, there is a clear acceptance of such impacts from the provision of lidos on MOL sites across London. We would draw the Council's attention to the below outdoor pools across London on MOL, which also include outdoor changing facilities:
- Hampton Swimming Baths, Richmond Upon Thames;
 - Tooting Bec Lido, LB Wandsworth;
 - Parliament Hill Fields Lido, LB Camden; and
 - Brockwell Lido, LB Lambeth.
- 9.378 Therefore, the overall spatial impact on the MOL is not considered to be material, and so the openness of the MOL is preserved in spatial terms.

Visual Impact

- 9.379 The BHTVIA (ref. GNLP02) and Addendum (ref. GNLP02A) sets out the visual impacts of the Proposed Development on the MOL. There are several views within the assessment that fall within the Glebelands MOL – Nos. 9, 10, 12, 13, 14, 15 and 16. In visual terms, analysis of several views within the MOL demonstrate that from most locations, and from the vast majority of the MOL, the elements of the proposed development that fall within the MOL boundary are occluded from view, even during winter conditions.
- 9.380 An exception is the area of open space immediately to the east of the application site. From this location the pavilion and lido – both equivalent to one-storey in height and comprising a small footprint – form a very small part of the wider view composition.
- 9.381 A further iteration of view 9 from the Glebelands Open Space is set out within the BHTVIA, which illustrates those parts of the Proposed Development that fall within the MOL and those parts that fall outside of the MOL. From this location the pavilion and lido – both equivalent to one-storey in height and a small footprint – form a very small part of the wider view composition.
- 9.382 Furthermore, the location of the new buildings on the western boundary of the MOL is set against existing development located to the west. In the foreground, it is proposed to include soft landscaping to further mitigate any perceived change to openness, to be secured by S106 obligation, and, within the wider site boundary, some areas of previous hard landscaping are proposed for soft landscaping

and meaningful open space. The landscaping proposals also include new connections that would improve the function of the MOL.

9.383 The BHTVIA and Addendum therefore conclude that the proposed facilities would preserve the openness of the MOL in terms of its visual impacts.

Conclusion

9.384 Our view is aligned with the appeal decisions noted above, that there is an implied presumption in NPPF paragraph 154(b) that some form of impact on openness may be allowed under this exception. It falls to the professional judgement of the decision maker to determine whether the extent and/or significance of the impact is acceptable.

9.385 It is our view that, on balance, the extent of encroachment into the MOL and the associated impact on its openness when spatial and visual matters are considered together, is not significant.

9.386 It follows that, on balance, it is our view that the proposed development within the MOL accords with the exception at NPPF paragraph 154(b) and therefore is not inappropriate development. Furthermore, the proposed development within the MOL will enhance the useability of the MOL for outdoor sport, leisure and recreation which, when coupled with the wider accessibility improvements that the Application will deliver, will lead to significant benefits to the MOL at Glebelands. Therefore, it is our view that the Application accords with London Plan Policy G3, Local Plan Policy DM15, and Local Plan Policy ECC06.

9.387 In addition, we note that the lido falls on previously developed land, and so should also be considered under exception 154(g) as development on previously developed land which does not cause substantial harm to the openness of the MOL. As set out in Table 9.8 above, there would be an increase in built form on the MOL, but this cannot be said to be substantial harm.

9.388 Even if the Council were to conclude that the development is inappropriate development on the MOL, then as per paragraph 152 of the NPPF, very special circumstances (VSC) would need to be demonstrated to outweigh any harm to the MOL and any other harm. There is a robust VSC case that would outweigh any harm caused to the MOL, comprising the following:

- The provision of high quality sports changing facilities, including new space for sports coaches to change, to replace existing disused and boarded up facilities, that would enable greater use of the sports pitches located on the Glebelands Open Space;
- The changing facilities would meet modern safeguarding and inclusive design requirements, enabling more people to participate in sports and recreation in a safe environment;
- The provision of a replacement outdoor lido, a facility for outdoor sports and recreation, as part of a significantly enhanced leisure complex, encouraging more people – and particularly children – to engage in sports and recreation;
- The introduction of the sports pavilion and lido as active uses adjacent to the Glebelands Open Space, replacing disused facilities, and therefore improving the safety and security of the Glebelands Open Space; and
- The benefits of locating these uses on and adjacent to the Glebelands Open Space in enabling the wider optimisation of the wider Great North Leisure Park site for the delivery of housing and affordable housing.

9.389 We would draw the Council's attention to the appeal at Adlington Golf Centre (ref. 200-011-428) in this regard. The Inspector noted that the development would constitute inappropriate development in the Green Belt, but that very special circumstances existed, including broadening facilities for the golfing

community, making it more accessible, providing a productive alternative use for the site, economic benefits associated with construction and use and delivering significant biodiversity benefits to outweigh harm to the Green Belt. A similar VSC case applies for the Proposed Development.

- 9.390 The above points should be considered in the context of the public benefits that will arise from the Application as a whole as set out in Section 2 of this statement. Together these present a compelling public interest case which clearly represents VSC to justify inappropriate development in the MOL (if the Council is minded to reach the view that the proposals do constitute inappropriate development).
- 9.391 The provisions of the Draft NPPF have a neutral impact on the assessment, in so far as they do not alter the position.
- 9.392 The Committee Report agrees that the pavilion would qualify as 'not inappropriate' under paragraph 154(b) of the NPPF. The children's play area is also agreed to fully accord with paragraph 154(b).
- 9.393 The Planning Statement then states that the lido falls on previously developed land, and so should also be considered under exception 154(g) as development on previously developed land which does not cause substantial harm to the openness of the MOL.
- 9.394 The Committee Report confirms that the lido would comprise 'not inappropriate' development by virtue of paragraph 154(b) of the NPPF, rather than 154(g) as identified in the Planning Statement. Notwithstanding the reasoning, both assessments agree that the lido is 'not inappropriate'.
- 9.395 Overall, there is a consensus that the Proposed Development within the MOL is not inappropriate and therefore any assessment of Very Special Circumstances would not be required. Therefore, the Application accords with London Plan Policy G3, Local Plan Policy DM15, and Local Plan Policy ECC06.

(ix) Transport, Access and Servicing

- 9.396 One of the key objectives of the NPPF is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainably.
- 9.397 Paragraph 114 states that development proposals should ensure that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users;
 - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
 - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 9.398 Draft Policy TR3 reflects existing paragraph 110 in that it states that “development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are, or can be made sustainable”. It further sets out that opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount or density of development.
- 9.399 London Plan Policy T1 stipulates that Development Plans should facilitate the delivery of the Mayor’s strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041. It also requires all development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London’s transport networks and supporting infrastructure are mitigated.
- 9.400 Policy T2 sets out the approach to ‘Healthy Streets’. It requires development proposals to demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance; reduce the dominance of vehicles on London’s streets whether stationary or moving; and, be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.
- 9.401 Policy T5 sets out the Mayor’s approach to cycling and cycle parking. Developments should provide cycle parking at least in accordance with the minimum standards set out in the Plan.
- 9.402 Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards. Development proposals should demonstrate how cycle parking facilities will cater for larger cycles, including adapted cycles for disabled people.
- 9.403 Policy T6.1 sets out the approach to car parking provision. The Policy restricts car parking in line with levels of existing and future public transport accessibility and connectivity.
- 9.404 Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking (‘car-lite’). The Policy requires the following maximum standards for outer London PTAL 2-3 locations:

- 1-2 bed homes – up to 0.75 spaces per dwelling; and
- 3+ bed homes – up to 1 space per dwelling.

- 9.405 Policy T7 requires development proposals to facilitate safe, clean and efficient delivery and servicing. In achieving this, proposals should provide adequate space for servicing, storage and deliveries, with a priority for off-street servicing. On-street servicing should only be provided where off-street servicing is not possible.
- 9.406 Local Plan Policy TRC01 promotes active travel, requiring development to address the needs of cyclists and pedestrians, by ensuring that good connections are provided to transport infrastructure, safe and attractive walking routes are accessible within and around the development.
- 9.407 For sites within PTAL 1 or 2 locations, the Local Plan stipulates a maximum parking level of 1.25 spaces per home for 1 and 2 bed homes, and 1-1.5 spaces per dwelling for 3+ bed homes.

Assessment

- 9.408 Notwithstanding the Site's relatively low PTAL rating, the Site is considered to benefit from good links to a variety of sustainable travel networks. This is predominantly due to access to London Buses (which operate 24 buses per hour within 250m from the Site), cycling infrastructure, as well as a high-quality pedestrian network. The connections in turn provide access to the London Underground lines. A Transport Assessment (ref. GNLP21) has been submitted with that planning application which assesses the impacts of the Proposed Development on the transport network.
- 9.409 The TA Addendum provides a detailed response to consultee comments, including Transport for London and LBB Highways officers. This considers trip generation and modal impact; access and parking; delivery and servicing; and the Active Travel Assessment.
- 9.410 The Transport Assessment (ref. GNLP21) and Addendum (ref. GNLP21A) demonstrate that an estimated 52% of trips will be made travelling by public transport, 27% by foot and 10% by cycling, with 3% travelling by other means. This is representative of the transport links available at the Site. Pre-application discussions have been undertaken with TfL prior to the submission of this application to consider the impact on the bus network. The Transport Assessment demonstrates that the Proposed Development will result in an increase in the occupancy of the bus routes for the majority of time periods on all services, however, with regard to the existing capacities shown by the TfL dataset, the increase in trips will not result in any of the services going over capacity and for the majority of occasions only lead to a negligible increase. This also does not take into consideration the removal of the existing bus trips from the GNLP Site, which would present further reduction on the occupancy rates set out.
- 9.411 The TA Addendum summarises that the conclusions of the original Transport Assessment remain valid, and that the proposed development would be acceptable in transport terms.
- 9.412 A Delivery and Servicing Plan (ref. GNLP22A) which provides further detail on the commercial and residential delivery and servicing strategy. All deliveries will be managed at street level. The Proposed Development includes five set down bays which can accommodate 10m rigid vehicles or smaller multiple vehicles. Servicing vehicles will access the Site from the High Road via the existing access point.
- 9.413 The Draft NPPF does not fundamentally alter the approach set out in the current NPPF as it applies to the Proposed Development. The Proposed Development will redevelop a car dominated site with a low car-dense residential development that promotes active travel and supports modal shift in providing funding for additional bus services. As such, the Proposed Development is in a sustainable location and

would be made even more sustainable by the significant reduction in car parking, active travel measures and bus contributions. This is wholly in accordance with Draft NPPF Policy TR3.

- 9.414 The Proposed Development therefore meets the requirements of the NPPF, London Plan, the Local Plan and the Local Plan with respect to transport, access and servicing.
- 9.415 In the Report to Committee, Officers agreed with a request by TfL for a £900,000 financial contribution to cover the cost of providing additional bus capacity at the Site. This will be secured through the S106 Agreement.
- 9.416 Officers were also supportive of the proposed method of access, delivery and servicing of the Development.

Car Parking

- 9.417 With respect to transport matters, a Transport Assessment Addendum (doc ref. GNLP25A) has been submitted with the updated application. The key changes to the Proposed Development relate to parking provision. The original application established a car parking provision ratio of 0.18 spaces per residential unit. Accordingly, the amended proposals reduce the number of proposed car parking spaces from 268 to 260 in order to maintain the agreed ratio.
- 9.418 Regarding the leisure centre parking, all parking has been removed from the Summers Lane access road in lieu of additional planting. Due to the reduction in scale of the revised leisure centre, the parking can now be fully accommodated within the leisure centre car park.
- 9.419 As set out in the Car Parking Management Plan (doc ref. GNLP23A), these spaces will also serve the Indoor Bowls Club which benefits from a right to park in the existing car park. There will be no dedication of such spaces. Full details of the parking arrangement will be developed in collaboration with the Indoor Bowls Club ahead of securing a final Car Parking Management Plan, which is anticipated through an appropriate planning obligation.
- 9.420 In line with LBB and London Plan policy, as well as national policy, the Proposed Development has been designed to reduce car parking and promote sustainable travel modes. The Proposed Development includes 260 residential car parking spaces, split across the podiums of buildings A, B and C/D. This equates to an overall ratio of 0.18 spaces per home.
- 9.421 Of the total number of spaces, 45 are provided as accessible, which equates to 3% of the total number of homes. A Car Park Management Plan is submitted with the planning application and sets out details on how these spaces will be provided / managed / monitored including where the residual 7% may be located if required. These spaces have been located so that they are close to cores and accessible to all of the wheelchair accessible units.
- 9.422 Future occupants of the Proposed Development will be restricted from applying for a parking permit within local controlled parking zones (CPZ). This will be secured via the Section 106 Agreement.
- 9.423 The car parking spaces will also benefit from electric charging provision as per the London Plan standards, with 20% of spaces benefitting from active charging points and the remaining 80% having passive provision.
- 9.424 In addition to this dedicated car parking provision, the Proposed Development will also benefit from a car club space and initial free membership provided to residents on request (to be secured via the S106 Agreement). The car club space is located prior to the first restriction point and will enable all occupants of the Proposed Development, as well as local public, to utilise it should they wish.

- 9.425 150 parking spaces are also proposed to support the leisure centre, existing users of the Indoor Bowls Club and visitors to the Glebelands. 10% (15) of these spaces are provided as Blue Badge spaces. A Travel Plan has been submitted with this application and demonstrates that active measure will be provided to promote a reduction in car parking associated with the leisure centre. The number of spaces required has been driven by pre-application discussions with LBB which will operate the leisure centre.
- 9.426 The remaining commercial uses will be 'car-free' and will not be accessible by car. Access to all parking areas will be restricted.
- 9.427 Overall, it is demonstrated that the Proposed Development will lead to a significant reduction in car parking on the Site, and in turn, a significant reduction in car usage. The proposed levels of car parking are compliant with LBB and London Plan standards and are therefore considered to be acceptable.
- 9.428 *The Officers' Report which accompanied the scheme's presentation at Committee concluded that the parking arrangements as proposed were considered acceptable.*

Cycle Parking

- 9.429 The scheme seeks to maximise opportunities to deliver cycle parking on Site. The Proposed Development will provide London Plan Policy T5 compliant levels of cycle parking on site in accordance with the London Cycle Design Standards (LCDS). The proposed approach to maximising cycle parking across the Site has been discussed with officers during pre-application discussions.
- 9.430 *It is noted that the Support for Housebuilding London Plan Guidance (2026) sets out time-limited reductions to the long-stay standards for dwellings as set out in the London Plan. For Barnet, which is designated as 'Band 3', Table 1 of LPG states that 0.7 spaces per studio or one bedroom dwelling is required, 1.2 spaces per two bedroom dwelling, and 1.5 spaces per three bedroom dwelling.*
- 9.431 Cycle parking is accessed via dedicated cycle stores located in each of the buildings, split across the lower ground, middle ground and upper ground levels. The stores have been designed fully in accordance with the LCDS primarily in the form of ensuring access is provided via accessible routes, and a mix of cycle parking is provided, including 20% of total spaces as standard Sheffield stands, and a further 5% as accessible / larger spaces (in the form of Sheffield stands with enlarged space around them).
- 9.432 Cycle parking has also been amended to reflect the latest mix of uses, and continues to be provided at London Plan Policy T5 standards, *notwithstanding the reduced cycle parking requirement set out in the LPG.*
- 9.433 Tables 9.22 and 9.23 below provide a breakdown of long and short stay cycle parking based on use class.

Table 9.22 long stay cycle parking provision

Use	No. of spaces
Residential	2,654
Leisure Centre	4
Flexible Commercial	19
Total	2,677

Table 9.23: Short Stay Cycle Parking

Use	No. of spaces
Residential	39

Leisure Centre	86
Flexible Commercial	70
Total	195

(x) Technical and Environmental Matters

9.434 The following section of this Statement has been updated to reflect latest assessment data in support of the revised proposals. Full assessments are provided within the accompanying suite of application documents as set out in Section 6 of this Statement.

Daylight, Sunlight and Overshadowing

9.435 Paragraph 129(c) of the NPPF states that “local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

9.436 Draft NPPF Policy P3 states that development proposals should not give rise to an ‘unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers’.

9.437 London Plan Policy D6 highlights that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

9.438 Local Plan Policy DM01 stipulates that development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

9.439 Local Plan Policy CDH01 echoes repeats the adopted policy position. Policy CDH04 adds with respect to tall buildings that they should not adversely affect levels of comfort, including daylight.

9.440 The GLA’s Housing SPG sets out at paragraph 1.3.45 that a degree of flexibility needs to be applied when using BRE guidelines on daylight and sunlight. These should be applied sensitively to higher density development, especially in among other locations town centres, where the BRE guidance suggests considering the sue of alternative targets. Account should be taken of local circumstances, the need to optimise housing capacity and the scope for the character and form of an area to change over time. Paragraph 1.3.46 states that the degree of harm should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London.

Summary of Existing Condition

9.441 As set within Chapter 10 of the Environmental Statement (document ref. GNLPO2), a detailed technical analysis has been undertaken in accordance with the BRE guidelines to establish potential impact to neighbouring daylight and sunlight amenity as a result of the Proposed Development. Neighbouring residential accommodation has been tested to establish potential changes between the existing and proposed conditions. This considers the impacts on Glebelands Close, Solomon’s Court (Block A), Solomon’s Court (Block B), The Lodge – Granville Place and 1-19a Granville Place.

9.442 BRE guidelines are not planning policy, intended to be applied flexibly and designed to be guidelines only to inform site layout and design. It is important to consider specific site constraints including the existing surrounding context and site conditions when assessing impact to neighbouring amenity.

9.443 The low-level and partially clear existing site condition means that many neighbouring properties currently enjoy a fairly unobstructed access to daylight and sunlight over the site, which is not necessarily characteristic of an urban setting. This naturally gives rise to larger proportional changes in light when the site is redeveloped and, in some cases, the proportional changes are greater than the

20% which the BRE recommends could be noticeable. Larger and noticeable changes in amenity are not uncommon in urban settings.

Daylight

- 9.444 Considering daylight, the assessment demonstrates that the majority of windows tested would meet BRE's criteria and so are considered to experience a negligible effect. However, a modest number of windows tested would experience a reduction of either Vertical Skyline Component (VSC) or No Sky-Line (NSL). Where there is a reduction noted, most windows would fall within the minor adverse impact, whilst a very moderate number would register a moderate to major adverse impact.
- 9.445 The Proposed Development would result in a minor adverse but non-significant loss of daylight amenity to Glebelands Close, Solomon's Court (Block A), The Lodge – Granville Place and 1-19a Granville Place.
- 9.446 At Glebelands Close, 69% of windows would meet BRE's guidelines for VSC and 97% of rooms for NSL. 10 windows would experience an alteration of VSC in excess of 40%, which is a major adverse effect. Two rooms would experience an alteration in NSL in excess of 40%, which is a major adverse effect. However, these rooms are principally bedrooms which are considered less important within the BRE guidelines, and all units would retain a well daylit primary living space. Overall, the impact on the 119 windows serving 100 rooms tested is considered to be minor adverse and non-significant.
- 9.447 At Solomon's Court, 58% of windows would meet BRE's guidelines for VSC and 65% of rooms for NSL. No windows would experience an alteration of VSC in excess of 40%. Two rooms would experience an alteration in NSL in excess of 40%, which is a major adverse effect. However, all units which experience adverse effects retain a level of daylight which is only marginally short of BRE guidelines. This property is located to the west of the site over the High Road and currently enjoy daylight unobstructed over the undeveloped part of the site. Any material development on the site will therefore cause some reduction in daylight to this property. Overall, the impact on the 69 windows serving 63 rooms tested is considered to be minor adverse and non-significant.
- 9.448 At the Lodge – Granville Place, 67% of windows would meet BRE's guidelines for VSC. No windows would experience an alteration of VSC in excess of 40% and the one room that faces the site would experience a minor adverse reduction in NSL. Overall the impact on the six windows serving one rooms tested is considered to be minor adverse and non-significant.
- 9.449 At 1-19a Granville Place, 94% of windows would meet BRE's guidelines for VSC and 100% of rooms for NSL. No windows would experience an alteration of VSC in excess of 40%, with all four affected windows experiencing a minor adverse reduction of 20-29.9%. Overall the impact on the 66 windows serving 46 rooms tested is considered to be minor adverse and non-significant.
- 9.450 The ES considers the impact on daylight as a whole and, in the professional judgement, considers the overall effect to be minor adverse. The impact of the Proposed Development on daylight levels is therefore considered to be not significant.
- 9.451 In the Committee Report, Officers note that the existing Site is largely open and low-rise, resulting in unusually high baseline daylight levels for surrounding properties. Any redevelopment of the site would therefore cause some measurable change. The proposed massing has been shaped to minimise this effect, with taller buildings located to the north-east of the site, furthest from the existing residential receptors, ensuring that the degree of change is limited and well within a range that is considered to be reasonable in an urban context.

Sunlight

- 9.452 Considering sunlight levels, windows at all surrounding receptors would receive a negligible non-significant reduction in sunlight amenity.
- 9.453 However, the assessment demonstrates that only one window within The Lodge – Granville Place would result in a reduction of sunlight below BRE compliant levels. However, it has been shown that the window serves a room which benefits from multiple windows and therefore experiences high levels of Annual Probable Sunlight Hours and Winter Probably Sunlight Hours. The impact is therefore considered to be negligible and not significant.
- 9.454 The Committee Report summarises that the overall impact is considered negligible and not significant in planning terms.

Overshadowing

- 9.455 Finally, considering overshadowing, the assessment has considered the impact on the Glebelands. The Sun Hours on Ground assessment demonstrates the area remains BRE compliant following the construction of the Proposed Development and 100% of the area receives 2 hours of sun on the 21st of March. No part of the area is reduced to less than 2 hours of sun on the 21st of March.
- 9.456 For transient overshadowing, on the 21st of March and the 21st of December, there is additional shadow cast by the Proposed Development on the Glebelands in the afternoon and evening when the sun is lower in the sky. On the 21st of June there is additional shadow cast from 5pm in the afternoon, but the shadow is transient and moves across the ground quickly.
- 9.457 Overall, the overshadowing effects of the Proposed Development onto Glebelands Local Nature Reserve are considered to be Negligible (not significant).
- 9.458 In the Committee Report, Officers agree that the effects of overshadowing fall within acceptable urban tolerances and that the development would deliver an appropriate level of amenity.

Summary

- 9.459 On the basis of the above, it is concluded that the Proposed Development would broadly have a negligible to minor adverse impact on daylight, sunlight and overshadowing. The Proposed Development is therefore considered to retain acceptable levels of neighbouring amenity with respect to daylight, sunlight and overshadowing in line with the NPPF, London Plan, Local Plan and Local Plan.
- 9.460 As set out within the EIA Addendum Conformity (ref. GNLP02A), the revisions to the Proposed Development do not alter the significance of the effects on daylight, sunlight and overshadowing on neighbouring receptors, and therefore the above conclusion remains valid.

Wind Microclimate

- 9.461 London Plan Policy D8 states development should take into consideration microclimate considerations including wind for the purposes of people in the public realm. Similarly, Policy D9 states environmental impacts of tall buildings (18m or more) should be assessed including wind. This should be carefully considered to ensure that comfort and enjoyment of open spaces is not compromised. Supporting paragraph 3.3.8 emphasises the importance in creating comfortable pedestrian environments with regard to matters including wind.
- 9.462 Local Plan Policy CDH02 requires that microclimate/ wind and thermal conditions should be managed in accordance with the Sustainable Design and Development Guidance SPD.

- 9.463 Policy CDH04 requires proposals for tall buildings to assess the relationship between the building and the surrounding public realm, ensuring that the potential microclimatic impact does not adversely affect levels of comfort, including wind, daylight, temperature and pollution.
- 9.464 LBB's Sustainable Design and Construction SPD guides that LBB utilise Lawson's Distress and Comfort Criteria, which is described in Table 9.24 below:

Table 9.24 Acceptable Wind Conditions

Acceptable Wind Conditions		
Hourly average wind speed	Description	Activity
0-4m/s	Long term sitting	Reading a newspaper, eating or drinking
4-6m/s	Standing or short term sitting	Appropriate for bus stops, window shopping and building entrances
6-8m/s	Walking and strolling	General areas of walking and sightseeing
8-10m/s	Business walking	Local areas around tall buildings where people are not likely to linger

With respect to thermal conditions, the SPD notes that Developers should demonstrate that appropriate comfort levels can be achieved for all pedestrian public and communal outdoor spaces using the Lawson Criteria for Distress and Comfort as a guide to the appropriate level of amenity for the expected use of those areas.

Assessment

- 9.465 The Proposed Development has been informed by wind microclimate testing throughout the pre-application process, including an initial wind analysis. The guidance provided to improve wind conditions within and around the Proposed Development was taken into consideration during the design process (including the landscaping), as discussed in Chapter 3 of the Environmental Statement on Alternatives and Design Evolution (ref. GNLP02).
- 9.466 A Wind Microclimate Assessment is contained within Chapter 11 of the Environmental Statement (ref. GNLP02). This first identifies the baseline wind conditions on the Site, noting that wind conditions are suitable for the intended use in most circumstances, except for the football pitches which are windier than the target condition. In addition, there is a risk of strong winds in a region to the north-east of the Site adjacent to the football pitches which presents a safety issue.
- 9.467 The wind conditions for the Proposed Development were first tested without mitigation, including without landscaping in place. This identified minor adverse wind conditions at the entrance to the north-east corner of Block C, in the private communal amenity space between Blocks E and F, on the Blocks C3/C4 terrace, the Block E terrace, the Block F1 terrace, the Block F3 terrace, and minor adverse impacts to various balconies and private terraces on Blocks C, E and F. Strong winds representing a major adverse effect were also identified in three locations at ground level (between Block E and Block F, and east of Block C), on the Block E terrace and on some balconies and private terraces in Blocks C, E and F. Without mitigation, off-site conditions around the football pitches are calmer and strong winds impacts are addressed.
- 9.468 Mitigation is proposed to address this, including the proposed landscaping as well as solid side panels, porous side panels, glazed permitter screens, a pergola and reductions in the size of the Block E corner balconies. With the proposed mitigation, further wind testing confirms that all spaces are now suitable for their intended use, the impacts of strong winds have been addressed, and the residual wind effects are negligible.

- 9.469 Therefore, with the inclusion of the proposed landscaping and developed wind mitigation measures, there would be no significant wind microclimate effects at any of the areas at and around the Proposed Development in the context of both the existing and cumulative surrounding buildings.
- 9.470 Therefore, the Proposed Development achieves a safe and comfortable pedestrian environment in line with London Plan Policies D8 and D9, and Local Plan Policy CDH02.
- 9.471 As set out within the EIA Addendum Conformity (ref. GNLP02A), the revisions to the Proposed Development do not alter the significance of the effects relating to wind microclimate, and therefore the above conclusion remains valid.
- 9.472 At their Report to Committee, Officers confirmed that the proposal would provide an acceptable wind environment and complies with relevant London Plan and Barnet Local Plan policies.

Fire Strategy

- 9.473 London Plan Policy D12(a) sets out that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. They should also ensure that they:
- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
 - 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
 - 3) are constructed in an appropriate way to minimise the risk of fire spread
 - 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
 - 5) develop a robust strategy for evacuation which can be periodically updated published, and which all building users can have confidence in
 - 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.
- 9.474 The Fire Safety LPG (February 2022) sets out further guidance on how development proposals can achieve the highest standards of fire safety through planning applications.
- 9.475 In the Committee Report, Officers confirmed that the proposals demonstrate compliance with Building Regulations relating to means of escape, firefighting access, and overall building safety.

Assessment

- 9.476 The Proposed Development includes a number of key features to ensure that it complies with the most up-to-date Building Regulations for fire safety and policy requirements. The details of the fire strategy for the Site are outlined below.
- 9.477 All buildings over 18m in height are provided with two escape stairs. The common corridors in all blocks will be provided with a mechanical smoke ventilation system. Where travel distances are less than 7.5m in a single direction of travel, a single mechanical smoke ventilation shaft will be provided. Where the corridors exceed 7.5m, two mechanical smoke ventilation systems are proposed at remote end of the corridors, acting as a 'push-pull' system.
- 9.478 Buildings which between 11m-18m in height will achieve 60 minutes fire resistance. Buildings over 18m in height will achieve 90 minutes. Finally, all buildings over 30m in height will achieve 120 minutes.

- 9.479 All residential buildings over 11m will benefit from sprinklers.
- 9.480 Residential buildings which exceed 18m with a floor area of over 900sqm will also be provided with two firefighting shafts. Buildings without 900sqm floor area will only include a single firefighting lift shaft.
- 9.481 Building F1, which is over 50m is provided with a wet riser within the firefighting shaft.
- 9.482 An updated Fire Statement (ref. GNLP13A) and Gateway One Fire Statement (ref. GNLP13B) have been submitted with the revised Proposed Development, including a response to comments received during consultation from the London Fire Brigade.
- 9.483 Based upon the revised above proposals it is considered that adequate measures are provided to meet the functional requirements of the Building Regulations and all the relevant legislation and requirements of London Plan Policy D12 and D5(B5).

Overheating

- 9.484 London Plan Policy SI 4 requires development proposals to minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure. This should be demonstrated through an energy strategy which will reduce the potential for overheating and reliance on air conditioning systems. The following hierarchy should be followed:
- 1) reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure;
 - 2) minimise internal heat generation through energy efficient design;
 - 3) manage the heat within the building through exposed internal thermal mass and high ceilings;
 - 4) provide passive ventilation;
 - 5) provide mechanical ventilation; and
 - 6) provide active cooling systems.

Assessment

- 9.485 An Overheating Assessment (document ref. GNLP09A) has been prepared in accordance with London Plan Policy SI 4. the cooling hierarchy has been followed in order to reduce the demand for active cooling. This includes considering minimising internal heat generation through energy efficient design; reducing the amount of heat entering the buildings during summer; use of thermal mass and high ceilings to manage heat within the buildings; passive ventilation; and mechanical ventilation.
- 9.486 A balanced approach has been adopted to manage the acoustic, ventilation and overheating requirements of the residential buildings, given the surrounding constraints of the Site and background noise levels. In order to achieve Part O 2021 compliance for overheating, there is limited reliance on openable windows which will be supplemented with high efficiency mechanical ventilation with heat recovery. The Proposed Development therefore continues to comply with the cooling hierarchy in London Plan Policy SI 4. [The Officers' Report which accompanied the scheme's presentation at Committee concurred with these conclusions.](#)

Ecology and Biodiversity

- 9.487 Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), from February 2024 all developments in England for 10 or more homes must deliver a biodiversity net gain of 10%, meaning that the development will result in more or better quality natural habitat than there was before development.

- 9.488 Chapter 15 of the NPPF describes the Government's approach to conserving and enhancing the natural environment. Paragraph 180 states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Paragraph 186 goes on to add that opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
- 9.489 Draft NPPF Policy N2(d), (e) and (f) strengthen these requirements to conserve and enhance existing natural feature wherever possible, make use of green infrastructure and minimise impacts on biodiversity and include features for priority or threatened species.
- 9.490 London Plan Policy G5 requires major residential development to achieve a 0.4 Urban Greening Factor (UGF) score.
- 9.491 London Plan Policy G6 states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.
- 9.492 Local Plan Policy ECC07(E) stipulates that developers shall take a holistic approach to delivering BNG, Urban Greening Factor, and SuDs within the scheme to maximise opportunities to enhance the multiple benefits these requirements deliver for communities and nature. All developments shall comply with the Urban Greening Factor target scores set out within London Plan Policy G5 and should seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context in line with London Plan Policy G6. The Council encourages the provision of measures that enhance and support biodiversity, creating multiple benefits, including social benefits, and integration into the wider London networks to meet the target scores and SuDs schemes that maximise biodiversity benefits.

Assessment

- 9.493 Chapter 12 of the Environmental Statement (document ref. GNLP02A) considers the impact on terrestrial ecology and biodiversity.
- 9.494 The desk study identified two habitats listed on the Priority Habitat Inventory, Ancient Woodland Inventory or the Ancient Tree Inventory within the search area: Ancient and semi-natural woodland, and Deciduous woodland. Neither of these habitats occur on-site, with the closest deciduous woodland immediately adjacent to the site within Glebelands LNR/SINC and the closest Ancient and Semi-Natural Woodland occurring 890m east, in Coppetts Wood, part of the designated LNR/SINC.
- 9.495 The habitat survey confirmed that the Site does not support any Habitats of Principal Importance (HPI). The habitats on site are dominated by buildings and hard standing (3.77ha) with areas of short mown amenity grassland (0.433ha) and areas of modified grassland (0.163ha) that have been allowed to grow longer. There is ornamental shrub planting (0.11ha) and multiple urban trees (50 individual trees) associated with the leisure park.
- 9.496 The habitats support a range of common native plant species alongside non-native plants typical of gardens and amenity planting. No notable flora has been recorded on the site, as would be expected in this urbanised setting.
- 9.497 To avoid risks during the demolition and construction phase, a CMLP (document ref. GNLP26) that includes methodologies and approaches that would reduce the risk of indirect effects. Taking into consideration the CMLP and the measures it will secure, the risk of impact is minimised such that any

impact would be extremely unlikely. Therefore, the effect of dust deposition or pollution via surface water run-off on Glebelands LNR/SINC is assessed as being not significant for each potential effect.

- 9.498 During operation (i.e. following completion of the Proposed Development) the potential for effects resulting from habitat degradation as a result of increased recreational use during operation have been identified with respect to the Glebelands LNR /SINC. Given the position of the LNR/SINC immediately adjacent to the Site, and the presence of an existing pathway network (which is outside of the Site's planning boundary) which passes through the LNR/SINC, an increase of recreational use is likely to occur. Increased recreational pressure could slowly degrade the quality of the habitats within the LNR/SINC, however, initial walkover surveys suggest that the woodland is already subject to a moderate level of recreational use and a natural, and bare ground pathway has already been established. Within the Proposed Development, on the western edge of the LNR/SINC, the landscape proposals include the provision of scrub and grassland habitats along the edge of the woodland, creating a buffer of between 5-10m between the massing and the LNR / SINC. This would serve to discourage informal access to the woodland and also help to further enhance the structure of the woodland, creating a natural ecotone along the woodland edge.
- 9.499 Taking into consideration the number of proposed the risk of significant impacts on the Glebelands LNR/SINC is still considered to be low, with no direct access provided through the Proposed Development.
- 9.500 Considering ecology and enhancement opportunities, Multiple enhancement measures have been suggested to boost biodiversity, as set out within the Landscape Chapter of the DAS (document ref. GNLP02) including a comprehensive planting strategy which includes provision of 373 new trees, green roofs and a landscape -led masterplan approach.
- 9.501 A Biodiversity Net Gain Assessment (document ref. GNLP07A) has been prepared to quantify the overall effects of the Proposed Development on biodiversity. It demonstrates that the Proposed Development is predicted to result in a net gain of 163% for area-based habitat units.
- 9.502 As set out within the DASA (document ref. GNLP01A), the Proposed landscaping scheme has been tested against the GLA's Urban Greening Factor metrics and achieves a score of 0.36. The leisure and commercial uses (including the Leisure Centre and Pavilion site) will achieve an urban greening factor of 0.12. The residential component of the site will achieve an urban greening factor of 0.47.
- 9.503 This falls short of the target within London Plan Policy G5 of 0.4 for predominantly residential developments; however, every reasonable effort has been made to increase urban greening on the Site. In this regard, the residential component of the site performs exceptionally well against the UGF target and largely offsets the limited opportunities for urban greening associated with the leisure and commercial uses to the northern part of the site, resulting in a combined UGF for the site as a whole that sits at the midpoint between predominantly commercial and predominantly residential developments.
- 9.504 Therefore, the development would avoid harm to the adjacent SINC in line with London Plan Policy G6 and would result in improvements to urban greening in line with London Plan Policy G5. The Proposed Development would therefore support ecology and biodiversity in line with the NPPF, London Plan, Local Plan and Local Plan.
- 9.505 As set out within the EIA Addendum Conformity (ref. GNLP02A), the revisions to the Proposed Development do not alter the significance of the effects relating to ecology, and therefore the above conclusion remains valid. However, it is noted that with the submission of the Glebelands LNR/SINC – Enhancement and Mitigation Strategy, and the commitments set out within, this mitigation will reduce the significance of effects on the Glebelands arising from the Proposed Development such that it is no

longer significant. The Applicant is committed to further engagement with relevant stakeholders at the Glebelands to ensure that the additional mitigation measures set out in the Glebelands LNR/SINC – Enhancement and Mitigation Strategy are provided.

9.506 The Draft NPPF does not fundamentally alter the approach set out in the current NPPF as it applies to the Proposed Development. The Proposed Development will, through agreed mitigation strategies, continue to protect existing ecology, as well as provide significant enhancements through biodiversity net gain and the Urban Greening Factor.

9.507 In the Committee Report, Officers recognise that the Applicant's ecologists have carefully considered responses during statutory consultation in line with the Council's own ecologists. It is agreed that there is sufficient data available to properly assess the impact on GCN population and that the LPA are satisfied that through securing appropriate mitigation, the Applicant has followed the correct legal and legislative processes with respect to enhancement and future protection of the LNR.

Trees

9.508 Paragraph 131 of the NPPF requires new development to ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees and that existing trees are retained wherever possible. The National Design Guide sets out that well-designed places should provide a network of high quality, green open spaces with a variety of landscapes and activities, including play, grass, planting, water street trees and other trees.

9.509 Draft NPPF Policy N3 introduces a specific policy on trees, including recognising their benefits and securing their long-term maintenance.

9.510 London Plan Policy G7 states that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees, there should be adequate replacement based on the existing value of the benefits of the trees removed.

9.511 Local Plan Policy CDH07 states that existing trees of value should be retained wherever possible. Retained trees must have their stems, canopy and root systems safeguarded. Where trees are removed they should be replaced with trees of equal value and of suitable sizes and species. In circumstances where it is demonstrated that it would not be possible to provide replacement trees on site to the value removed, a contribution to the Council for any residual value may be made to provide trees within nearby streets and open spaces.

Assessment

9.512 The Proposed Development requires the removal 78 trees, three tree groups, and the partial removal of five tree groups and one hedgerow. These comprise Category B to Category U trees only and are exclusively within the red line boundary. The Proposed Development requires the pruning of 3 Category B trees that includes a partial reduction between 3m-4m to their western aspect only.

9.513 The Proposed Development includes the retention of 15 mature trees and the planting of 373 new trees as part of the landscaping.

9.514 As such, the loss of trees would be appropriately compensated for by the replacement trees, in line with London Plan Policy G7 and Local Plan Policy CDH07.

9.515 In the Committee Report, Officers confirm that they are satisfied that the proposed tree strategy represents an acceptable balance between policy objectives and practical delivery. Accordingly, a landscaping condition has been recommended to secure the planting of the new trees

Energy and Sustainability

9.516 Section 14 of the NPPF identifies the role that planning plays in helping shape places to meet the challenge of climate change. This includes avoiding increased vulnerability to the range of impacts arising from climate change, helping to reduce greenhouse gas emissions and helping to increase the use and supply of renewable and low carbon energy and heat.

9.517 Paragraph 159 states that new development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

9.518 Draft Policy CC2 supports the mitigation of climate change and sets out a range of ways development proposals should contribute towards this aim, including being located where there is a genuine choice of sustainable transport modes, limiting the need to travel, conserving energy, re-using materials, co-locating energy and heat generators and users, contributing to natural carbon stores, and not increasing the extraction of fossil fuels. Substantial weight is given to the benefits of drawing energy from low carbon sources, including heat pumps and solar panels.

9.519 Policy SI 2 requires development to be net zero carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

- 1) be lean: use less energy and manage demand during operation
- 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
- 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
- 4) be seen: monitor, verify and report on energy performance.

9.520 The Policy goes on to state that major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy. A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided.

9.521 London Plan Policy SI 2 also requires that development proposals referable to the Mayor should calculate whole lifecycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

9.522 The London Plan also requires all developments to demonstrate that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions and that on-site carbon dioxide emission reductions will be provided through the use of on-site renewable energy generation where

feasible, including green infrastructure including roofs and walls (London Plan Policies SI 4, SI 5, and SI 6).

- 9.523 Policy SI7 of the London Plan supports reducing waste and supporting the circular economy to support resource efficiency.
- 9.524 Policy ECC01 requires all development to reduce energy consumption and minimise any wasted heat or power, be energy efficient and meet the requirements of Policy CDH02.
- 9.525 Policy CDH02 requires all new development to mitigate and adapt to the impacts of climate change. Non-residential buildings should achieve BREEAM rating of 'very good' or higher.

Assessment

- 9.526 The Energy and Sustainability Assessment (document ref. GNLP08) demonstrates that the development will follow the London Plan energy hierarchy.
- 9.527 In terms of Be Lean, the Proposed Development optimises the use of passive energy saving measures and would result in a 21% reduction from energy efficiency measures alone for the residential component and a 13% reduction from energy efficient measures for the non-residential element, meeting and exceeding London Plan Policy SI 2 requirements. This falls slightly short of the 15% requirement for the non-residential element, though the GLA's Part L 2021 and the Energy Assessment Guidance 2022 – cover note acknowledges that achieving non-residential targets is more challenging to achieve under Part L 2021. This must be considered in the balance of the overall 113% carbon savings achieved for the non-residential component, as set out below.
- 9.528 For Be Clean, the Proposed Development would make use of air source heat pumps and photovoltaic (PV) panels, and the proposals are designed to allow for future connection into a district heating network. The Applicant has engaged with the GLA and LBB regarding the potential for future district heating as part of pre-application discussion, as required by Parts A and B of London Plan Policy SI 3.
- 9.529 For Be Green, opportunities for renewable energy generation have been maximised principally through the provision of PV panels at roof level.
- 9.530 For Be Seen, an appropriate obligation will be secured for energy monitoring in line with the GLA's standard requirements.
- 9.531 The Proposed Development will as a result of this approach achieve a 63% (increased from 61% in the original submission) on-site CO₂ reduction over Part L 2021 for the residential floorspace and 113% (increased from 100% in the original submission) on-site CO₂ reduction over Part L 2021 for the non-residential floorspace. In accordance with London Plan Policy SI 2, the shortfall in carbon emissions to meet net-zero will be met with an off-site payment in-lieu.
- 9.532 The Energy and Sustainability Statement also identifies and responds to sustainability policy before outlining the measures undertaken to achieve BREEAM 'very good' rating for the proposed non-residential uses. The statement concludes that the Proposed Development complies with London Plan and LBB sustainability policies. [The Officers' Report which accompanied the scheme's presentation at Committee concluded that the energy strategy was considered acceptable and consistent with the objectives of the London Plan and Barnet Local Plan.](#)
- 9.533 The Whole Life Cycle Carbon Assessment (document ref. GNLP11A) demonstrates that the embodied carbon of the scheme for stages A1-A5 is 560.94 kgCO₂/m². The embodied carbon of the scheme for stages B-C (excluding B6 and B7) is 926.71 kgCo₂/m², therefore the Proposed Development performs

significantly better than the GLA baseline benchmark and only slightly outside the aspirational benchmark range for Stages A1-A5 and B-C.

- 9.534 As set out in the Circular Economy Statement and associated technical pro-formas (document ref. GNLP10), the Proposed Development will seek to minimise waste during construction and operation as required under London Plan Policy SI7. This includes diverting a minimum of 95% demolition and construction waste from landfill, a target of 65% recycling for municipal waste by 2030 and target of 20% of the materials to be reused or recycled.

Air Quality

- 9.535 Paragraph 192 of the NPPF states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.
- 9.536 Policy SI1 of the London Plan requires development proposal to not lead to further deterioration of existing poor air quality, and should not create any new areas that exceed air quality limits. Development should not create unacceptable risk or high levels of exposure to poor air quality. On that basis, the London Plan requires development proposal to be at least Air Quality Neutral.
- 9.537 Policy ECC02 requires development proposals to improve air quality and ensure that development is sited to reduce exposure to air pollutants.

Assessment

- 9.538 As set out within Chapter 7 of the ES (document ref. GNLP02) the Proposed Development will have a non-significant impact over and above the baseline air quality in the local area.
- 9.539 The construction of the Proposed Development is not predicted to result in any significant effects on the receptors considered within the assessment in relation to air quality. It was shown that with the adoption of recommended mitigation measures, the residual effects of demolition and construction would be 'not significant', and emissions from construction vehicles will also lead to Negligible impacts at existing receptors.
- 9.540 The assessment showed that the decrease in road traffic on the local road network and emissions from the proposed emergency diesel generators would lead to Negligible impacts at all nearby existing receptors.
- 9.541 With regards to introduced receptors within the Proposed Development, the assessment has shown that there will be no exceedances of the objectives, however emissions from the emergency diesel generators have the potential to lead to very high concentrations at some of the residential units during testing, which will only occur for up to 6 hours per diesel generator each year.
- 9.542 The Proposed Development would also be both Air Quality Neutral and Air Quality Positive.
- 9.543 Overall, the Proposed Development will have a non-significant effect on air quality, during both the demolition and construction and operational phases and would meet the requirements of the NPPF, London Plan Policy SI 1, and Local Plan Policy ECC02.

9.544 As set out within the EIA Addendum Conformity (ref. GNLP02A), the revisions to the Proposed Development do not alter the significance of the effects relating to air quality, and therefore the above conclusion remains valid.

9.545 *The Officers' Report which accompanied the scheme's presentation at Committee concluded that the approach was considered acceptable and consistent with the objectives of the London Plan and Barnet Local Plan.*

Noise and Vibration

9.546 London Plan Policy D14 requires development to reduce, manage and mitigate noise to improve health and quality of life.

9.547 Policy ECC02(B) sets out that to avoid generation of unacceptable noise levels close to noise sensitive uses. Proposals to locate noise sensitive development in areas with existing high levels of noise will not be permitted without satisfactory measures to mitigate noise impacts through design, layout, and insulation as set out in the Council's suite of design guidance SPDs.

Assessment

9.548 The environmental noise impact upon the Proposed Development has been assessed in the context of national and local planning policies.

9.549 As set out within Chapter 9 (Noise and Vibration) of the ES (document ref. GNLP02), appropriate target internal noise levels are proposed, which are achieved using suitably specified glazing, acoustically attenuated ventilation and appropriate thermal design to reduce external environmental noise.

9.550 Subject to the above mitigation measures, the ES concludes that the Proposed Development is suitable for its intended uses in terms of noise.

9.551 As set out within the EIA Addendum Conformity (ref. GNLP02A), the revisions to the Proposed Development do not alter the significance of the effects relating to noise and vibration, and therefore the above conclusion remains valid.

9.552 *In their Committee Report, Officers confirmed that, subject to conditions to ensure that any potential noise impacts, particularly from road traffic noise, and mechanical/ventilation plant associated with the development, are adequately considered and mitigated, where appropriate, noise associated with the development have been adequately considered and mitigated.*

Socio-economics and Health

9.553 London Plan GG3 seeks to create a healthy city through promoting healthy and active lives and plan appropriately to address population needs, including seeking to improve London's air quality and improving access to and quality of green spaces. It sets out that developments should help reduce health inequalities, for example through the use of Health Impact Assessments.

9.554 London Plan Policy D2 further states that the density of development proposals should consider, and be linked to, the provision of future planned levels of infrastructure rather than existing levels.

9.555 Local Plan Policy CHW02 requires development to positively contribute to creating high quality, active, safe and accessible places. Measures that will help contribute to healthier communities and reduce health inequalities must be incorporated in a development where appropriate. It further states that major development proposals should be accompanied by a Health Impact Assessment.

Assessment

- 9.556 The socio-economic impact and benefits of the Proposed Development are considered under Chapters 6 and 13 of the Environmental Statement respectively (document ref. GNLP02). A Statement of Conformity to the ES (document ref. GNLP02A) has also been provided to reflect the latest scheme. These confirms that the outcomes of the original EIA have not changed following the updated proposals
- 9.557 The Proposed Development will deliver 6,377.7 m² GIA of employment floorspace in total, comprised of 2,590 m² GIA of commercial uses (Class E) and a new 3,791.4 m² GIA leisure centre (Class E(d)). Using the HCA Employment Density Guide (2015) as a basis, it is estimated that Proposed Development uses will support between 125 to 167 operational stage jobs, which could result in an increase of up to 17 to 43 net new jobs in the context of the existing employment (156 jobs).
- 9.558 Considering the wider economic benefits of the Proposed Development, it is estimated that the net additional direct on-site employment created as a result of the Proposed Development will add just between £3m and £5m in Gross Value Added (GVA) per annum to the local economy during operation.
- 9.559 With respect to health effects, the anticipated 3,274 residents that will be accommodated by the Proposed Development will increase the number of primary healthcare patients in GP practices within the 1.6km of the Site by approximately 5%, shifting the GP to patient ratio from 2,237 to 2,345. The magnitude of this change is considered to be medium as the ratio is above the HUDU benchmark of 1,800 registered patients per NHS GP, but continues to fall well below the ICB average of 2,497.
- 9.560 Across the two PCNs, the 3,274 new residents will increase the number of registered patients across the two PCNs by 1.8% shifting the GP to patient ratio from 2,160 to 2,200. The magnitude of this change is also considered to be medium as the ratio is again above the HUDU benchmark but continues to fall below the ICB average.
- 9.561 The magnitude of the Proposed Development on demand for dental services is likely to be relatively low. Assuming all 3,274 residents use dentist services this would only increase the dentist to population ratio from 1,600 to 1,603 in the ICB. In the local area, there are also (a) 13 dentist practices accepting new patients; (b) six of which accept NHS referred patients; and, (c) two of which accept NHS patients under the age of 17 based on availability.
- 9.562 The impact on healthcare provision is therefore demonstrated to be at an acceptable level.
- 9.563 As set out within the EIA Addendum Conformity (ref. GNLP02A), the revisions to the Proposed Development do not alter the significance of the effects relating to socioeconomics and human health, and therefore the above conclusion remains valid.
- 9.564 **The Officers' Report which accompanied the scheme's presentation at Committee concluded that the approach was considered acceptable and consistent with the objectives of the London Plan and Barnet Local Plan.**

Archaeology

- 9.565 London Plan Policy HC1 part D requires development proposals to identify assets of archaeological significance and use this information to avoid harm or minimis it through design and appropriate mitigation.
- 9.566 Policy CDH08 states that archaeological remains will be protected, particularly in the identified Local Areas of Special Significance, by requiring that acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation,

where considered appropriate. Development which impacts substantially on archaeological assets of national importance will be resisted.

Assessment

- 9.567 An Archaeological Desk Based Study (ref. GNLP06) accompanies this planning application. It considers that there is a low potential for archaeological remains from all periods except for the possible buried remains of 1930s leisure buildings, of low heritage significance. In view of the very limited archaeological interest of the site, it is suggested that no further archaeological work is necessary in association with the proposed development.

Ground Conditions and Land Contamination

- 9.568 Local Plan Policy ECC02 states that proposals on land which may be contaminated should be accompanied by an investigation to establish the level of contamination in the soil and/or groundwater/surface waters and identify appropriate mitigation. Development which could adversely affect the quality of groundwater will not be permitted.

Assessment

- 9.569 A Ground Investigation Report (ref. GNLP12A) accompanies this planning application. It notes that it is possible that previously undiscovered sources of hydrocarbon contamination and asbestos containing materials may be present on the Site. It recommends further investigations with respect to hydrocarbon contamination, a Discovery Strategy in the event of exposing unexpected or previously encountered contamination, a Remediation Strategy and a Materials Management Plan. These can be addressed through suitably worded conditions. This addresses the requirements of Local Plan Policy ECC02.
- 9.570 *The Officers' Report which accompanied the scheme's presentation at Committee concluded that the approach was considered acceptable, subject to condition, and is therefore consistent with the objectives of the London Plan and Barnet Local Plan.*

Flood Risk and Drainage

- 9.571 NPPF paragraph 170 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).
- 9.572 *Draft NPPF Policy F4 now expressly states that a site-specific flood risk assessment should accompany development proposals in FloodZone 1 that re greater than 1 hectare of more in size. Such assessments "should be appropriate to the scale, nature, and location of development and should, where relevant, support an assessment of whether a development proposal satisfies the sequential and exception tests set out in policies F5 and F6".*
- 9.573 *Draft Policy F8 carries across similar wording to NPPF paragraph 182, stating that "development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should provide multifunctional benefits wherever possible, facilitating improvements in water quality, biodiversity and amenity".*
- 9.574 *The Draft NPPF also introduces various other policies relating to the application of the sequential and exception tests and to ensuring development is safe from flooding. However, as the Site is at low-risk of flooding and the residual risk appropriately managed by SuDS on site, these policies are considered to be satisfied.*

- 9.575 London Plan Policy SI 12 states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed.
- 9.576 London Plan Policy SI 13 sets out the requirement for developments to utilise sustainable drainage systems (SuDS) and aim to achieve greenfield run-off rates, which surface water runoff is managed as close to its source as possible. As far as practicably possible, drainage should be designed in ways that deliver other policy objectives of the Plan such as water use efficiency, water quality, biodiversity and recreation.
- 9.577 Local Plan Policy ECC03 requires development to deliver a positive reduction in flood risk from all sources on and off site. The Policy adds that all major development should incorporate sustainable drainage systems (SuDS) into proposals, and manage surface water run-off to achieve greenfield run-off rates where feasible and in line with the London Plan drainage hierarchy.

Assessment

- 9.578 An updated Drainage Statement and Flood Risk Assessment (document ref. GNLP15A) has been prepared to accompany the updated proposal. This responds to comments received from the Local Lead Flood Authority (LLFA) and reflects the latest design proposals.
- 9.579 The Site is located in Flood Zone 1, meaning it has a low risk of fluvial flooding. The Site also has no to low risk of flooding from reservoirs, groundwater, sewers, surface water and the sea. Surface water flooding poses a high risk in certain areas, which will be managed through the redesigned levels strategy and surface water drainage, including SuDS at all low points. This addresses the requirements of the NPPF, London Plan Policy SI 12, and Local Plan Policy ECC03.
- 9.580 The Proposed Development has been designed in accordance with the drainage hierarchy. Due to structural constraints, rainwater harvesting including blue roofs is not feasible. In line with this, green roofs are proposed, alongside rain gardens, swales and permeable paving, backed up by attenuation tanks for discharge at greenfield rates to the Thames Water sewer. A 40% allowance for climate change has been adopted.
- 9.581 For the northern part of the site there will be a separate surface water network that will discharge at a combined rate of 4.5 l/s using attenuation crates. The residential development will be attenuated by features such as permeable paving, green roofs, rain gardens, conveyance ponds and attenuation crates, controlling the rate of discharge to 16.5 l/s.
- 9.582 The Proposed Development therefore meets the requirements of London Plan Policy SI 13, and Local Plan Policy ECC03 with respect to drainage.
- 9.583 In their Committee Report, Officers consider that the final detailed drainage strategy for the scheme can be appropriately be secured by planning condition. As such, the approach is agreed.

Digital Connectivity

- 9.584 London plan Policy SI 6 requires development proposals to ensure sufficient ducting space is provided for full fibre connectivity infrastructure to all end users within developments.
- 9.585 The Applicant is accepting of a condition requiring the submission of detailed plans demonstrating the capability to provide sufficient ducting space for full fibre connectivity infrastructure within the development in line with London Plan Policy SI6

10. Planning Obligations and Community Infrastructure Levy

- 10.1 The NPPF states planning obligations must only be sought where they meet all of the following tests, as set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended):
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.

(i) Heads of Terms

- 10.2 The following Heads of Terms are proposed based upon the London Plan, Core strategy and Development Management Policies, the Local Plan and the and the LBB Planning Obligations SPD (2025).
- 10.3 These, and any further Heads of Terms, will be subject to further discussion with LBB Officers, GLA and TfL during the application determination period.

Replacement Leisure Centre

- Defined specification of the replacement leisure centre
- Delivery of the replacement leisure centre within the first phase of the development (with a defined trigger)
- Allow the existing leisure centre to remain open until the new leisure centre is completed and operational
- Securing delivery of the Sports Changing Pavilion and community use agreement.

Affordable Housing

- 23% affordable housing by habitable room, comprising 60% affordable rent and 40% intermediate, secured in perpetuity
- Phasing/delivery triggers
- Early and late stage review
- Nomination rights
- Monitoring provisions

Ecology and Biodiversity

- Biodiversity Net Gain Plan
- Implementation Scheme in line with statutory requirements
- Mitigation measures for the Glebelands as per the Glebelands Enhancement and Mitigation Strategy
- Monitoring

Transport

- Provision of a car club space on site and monitoring of its use
- Restriction on access to parking permits for residents for any future Controlled Parking Zone
- S78 and/or S38 agreements as required to facilitate highways works

- Residential and Commercial Travel Plans, Travel Plan Incentives and monitoring

Energy

- Carbon Offset Payment
- Be Seen Energy Monitoring
- Connection into a future district heating network

Local Employment

- Local Employment Agreement
- Local Labour Target
- Local Procurement Plan

Public Realm

- Free of charge unrestricted public access to the public realm (as defined) (including children's play facilities), except for temporary closures to assert property rights, works of maintenance, repair, cleaning, renewal or resurfacing, or other agreement with the Council

Cost Recovery

- Monitoring and cost recovery obligations

(ii) Community Infrastructure Levy (CIL)

- 10.4 In addition to S106 planning obligations, the Proposed Development will be subject to both Mayoral CIL and LBB CIL.
- 10.5 Mayor CIL2 was adopted and came in effect on 1 April 2019. It is charged on all residential, office, retail and hotel developments across London. LBB is located within Band 2. The latest Mayoral Annual CIL Rate Summary (2025) sets out the charging rates for all planning permissions granted in 2025 as £71.09 (indexed from a base rate of £60 at 1st April 2019).
- 10.6 LBB introduced its own CIL Charging Schedule in March 2022. The relevant rates (2024 CIL Rate Summary) are £344.27 per sqm for residential, £229.61 per sqm for retail (A1-A5) and £22.94 per sqm for employment (former B use classes and/or B2 and B8). There is a zero charge for leisure uses (former Use Class D2 and *Sui Generis* leisure uses).
- 10.7 For the purpose of CIL, this application is a phased development and it is anticipated that details of phasing will be conditioned.
- 10.8 As per the Socio-economic Benefits report attached at Appendix I, it is estimated that the Proposed Development is estimated to generate c. £45 million in CIL payments.

11. Summary and Conclusion

11.1 The proposed development seeks to bring forward the GNLP and adjacent land to the north for comprehensive phased redevelopment, to comprise the demolition of existing buildings and provision of a new leisure centre, residential dwellings, flexible commercial space, a sports changing pavilion, and landscaping, parking, access, and associated works.

11.2 Planning permission is sought for the following:

Demolition of existing buildings and phased redevelopment to provide a new leisure centre (Use Class E(d)); residential dwellings (Use Class C3); flexible commercial space (Use Class E); sports changing pavilion (Use Class F2(c)); and landscaping, parking, access, and associated works.

11.3 The NPPF, the London Plan and the site allocation provides a strong imperative to optimise this brownfield out-of-centre leisure park for housing intensification, alongside replacement sport/recreation facilities of equal or better quantity and quality. There is therefore a strong opportunity to reinforce the long association the Site and its surroundings with health, wellbeing and sports. Therefore, the principle of redeveloping the Site to provide a new health and wellbeing destination as part of a new residential-led mixed use neighbourhood is strongly supported by the NPPF, the London Plan and the Local Plan.

11.4 The redevelopment of the site is therefore supported by all levels of policy, and its residential-led mixed use development is necessary to meet the objectives of the London Plan and the LB Barnet Local Plan, particularly with respect for the targets for new homes and other development set out in London Plan Policy H1. The delivery of the requirements of the site allocation is necessary to meet the objectives of the strategic policies set out in the Local Plan, including Local Plan Policies BSS01 on housing delivery, CHW01 on community infrastructure, GSS11 on major thoroughfares and GSS12 on the redevelopment of car parks.

11.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless other material consideration indicate otherwise. For the reasons set out in this statement, the Proposed Development is clearly in accordance the Development Plan affecting the Site to include delivering the specific requirements of site allocation 58, and there are no obvious material considerations as to why a decision should be made other than in accordance with the development plan. *Therefore, in accordance with the presumption in favour of sustainable development set out in paragraph 11(c) of the NPPF, the Application should have been approved by LBB's Strategic Planning Committee in December 2025 in line with the recommendation of its Officers.*

11.6 *The Proposed Development remains in accordance with the development plan, however NPPF para 11(d) should in our view be accounted for in determining the Application which tips the balance even more in favour of granting planning permission.*

11.7 *For the reasons set out in this statement it is clear that:*

- *The application of the policies in the NPPF that protect areas or assets of particular importance do not provide a strong reason for refusing the Proposed Development; and*
- *Any adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

- 11.8 It is clear, that on the basis of NPPF para 11(c), and accounting for para 11(d), that planning permission should be granted.
- 11.9 This position is strengthened by the draft NPPF which introduces a permanent presumption in favour of sustainable development within settlements and further reinforces the weight to be given to the Proposed Development, including to the delivery of housing and affordable housing. In addition, the Support for Housebuilding LPG is a further material consideration that further emphasises the need to approve applications for residential development in the context of current challenging macro-economic circumstances and the changing national regulatory landscape which have led to a reduction in housebuilding in the capital.
- 11.10 The granting of planning permission will enable the aims and objectives of the development plan to be achieved, which will in turn deliver the overarching purpose of the planning system which is to contribute to the achievement of sustainable development. The delivery of public policy in this way ensures that the development will generate substantial positive benefits and social value to the public, particularly existing and future residents of Finchley and LB Barnet.
- 11.11 These public benefits will include:
- The delivery of a new health and wellbeing destination as part of a new residential-led mixed use neighbourhood will generate substantial public benefits, including those associated with sport/recreation; housing; place-making; the economy; and environmental sustainability.
 - **Sport and Recreation** – provision of a new 3,791.4 sqm LBB owned leisure centre, operated by a third-party provider, that is accessible to all. To include the following facilities:
 - o Café
 - o Village Style Wet Change
 - o Pool Viewing Area
 - o Six Lane 25 metre swimming pool (indoor)
 - o Lido Water Area (200 sqm) (outdoor)
 - o Sauna
 - o Fitness Changing
 - o Fitness Suite (c.110 stations) (+30 stations from existing leisure centre)
 - o Learner Pool (130 sqm)
 - o Steam Room
 - o 2 Multipurpose Studios
 - o Adventure Play
 - o Party Rooms
 - o Health Assessment Room
- 11.12 In addition to the new leisure centre, the proposals will deliver the following further sport/recreation benefits:
- o Improved accessibility to the Glebelands (improved physical and visual connectivity/visibility) to encourage its use for sport and recreation.
 - o New (replacement) changing rooms and associated facilities to support the use of the Glebelands playing fields for outdoor sport (particularly team sports).
 - o The provision of accessible and permeable public realm, including play space, that would have a beneficial impact for all age groups, including children and young people, older people and disabled people.

- **Housing** – 1,485 new homes on a brownfield site, of which
 - o 341 will be affordable (25% by habitable room);
 - o there will be a mix of sizes and types to meet a broad range of housing needs, including 765 (52%) which will be family sized (two bedroom four person homes or larger);
 - o 12% (by habitable room) will be wheelchair accessible or adaptable;
 - o 68% will be dual aspect; and
 - o All will be tenure blind; energy efficient; fire safe; have access to private and communal outdoor amenity space; have access to children’s playspaces; meet minimum size standards; receive good levels of daylight/ sunlight; and will provide residents with appropriate privacy.

- **Quality of Place** – Replacement of a car-centric environment characterised by poor-quality buildings and surface car parking that blocks off access to the Glebelands open space, with a much higher quality ‘human’ place comprising:
 - o Buildings, spaces, and routes that are designed to ‘open up’ access to, integrate with, and activate the Glebelands.
 - o A series of distinctive new buildings which are:
 - designed to complement the existing character of Barnet in terms of their architecture and materials;
 - make efficient and effective use of land; and
 - are specified to be net zero carbon once operational.
 - o 17,659 sqm (1.77 ha) of new public realm within the Site which will be accessible to all and designed to be welcoming to all, which will include:
 - a range of areas for sitting/relaxing;
 - areas for children to play;
 - significant ‘greening’ including 373 new trees and lawns (complemented by 8,471 sqm of green roofs), which will contribute to the achievement of a bio-diversity net gain of 162.76%, an Urban Greening Factor of 0.36 (with 0.47 achieved in the residential part of the Site), and improvements to local air quality; and
 - o A pedestrian and cyclist favoured environment:
 - Improved connectivity between the High Road and the leisure centre and Glebelands public open space;
 - The majority of the Site being car-free, with most car parking provided in basements.
 - o Improved pedestrian and cyclist connectivity.

- **Local Economy**
 - o Creation of an estimated 870 construction stage jobs and 125 to 167 operational stage jobs, which could result in an increase of up to 17 to 43 net new jobs in the context of the existing employment (156 jobs). This includes a target of 20% of jobs for local people through the Local Labour Target the details of which will be secured by S106 obligation.
 - o Providing significant training opportunities on Site, including apprenticeships secured through a Local Employment Agreement

- Supporting local businesses by supporting local supply chains through a Local Procurement Plan.
- Household expenditure in the local area of £9 million, and construction worker expenditure of up to £1.2 million each year.
- Council tax revenues estimated at £2.5 million in each year.
- Boost to town centre vitality/viability and regeneration, through the diversion of a minimum estimate of £24.8 of existing commercial leisure expenditure from the Site to town centres (including North Finchley).

- **Environmental Sustainability**

- Net zero carbon emissions (operational stage), including maximising the provision of renewable energy.
- Biodiversity net gain of 162.76%.
- Achieving a more sustainable pattern of development with less reliance on the car, encouraging active travel modes such as walking and cycling, and the use of public transport.

Appendix I

Great North Leisure Park

Socio-Economic Benefits Assessment
August 2025

AVISON
YOUNG

BMD

REGAL
LONDON

jtp

Contents

This updated Socio-Economic Benefits Assessment is prepared for Regal GNLP Ltd. and submitted in support of the planning application (ref. 25/0213/FUL) which seeks permission for the comprehensive redevelopment of the Great North Leisure Park, Leisure Way, London, N12 0GL ('the Site').

This updated Socio-Economic Benefits Assessment supersedes the August 2024 Socio-Economic Benefits Assessment.

Introduction...[P6](#)

Benefit 1: Enhancing Health and Wellbeing...[P8](#)

Benefit 2: Addressing Housing Challenges...[P12](#)

Benefit 3: Supporting Town Centre Vitality...[P16](#)

Benefit 4: Driving Inclusive Growth...[P22](#)

Benefit 5: Creating a Better Place...[P27](#)

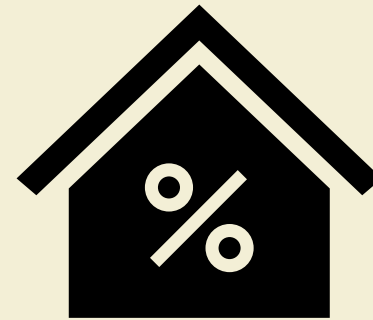
Benefit 6: Contributing to the Public Purse...[P34](#)

Appendix 1: Sources and Methodology...[P37](#)

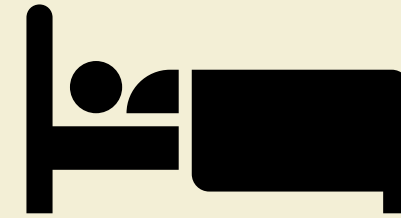
Report Headlines



1,485
new homes will be delivered, including **312** social and shared ownership homes



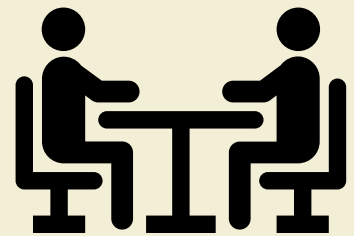
New homes represent over **60%** of Barnet's annual housing target and **2%** of London's target as per the London Plan



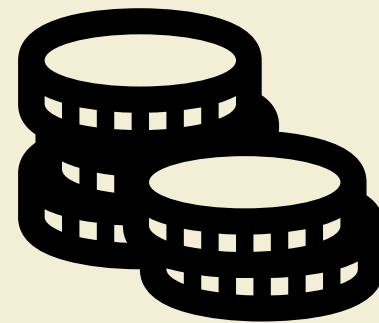
Around **23%** of habitable rooms will be within social or shared ownership homes



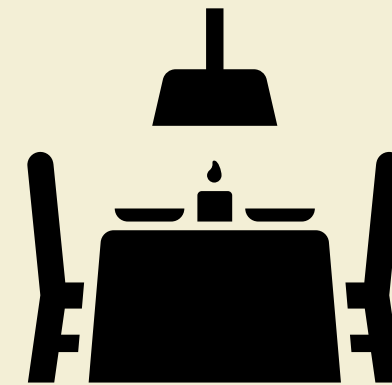
Homes will accommodate **c3,280** new residents close to North Finchley Town Centre



Likely that **c2,500** of the new residents will be of working age with around **1,800** economically active



New households will generate **c£25m** in additional expenditure on goods and services each year, which breaks down to around **£9m** for the local area when adjusted for leakage and displacement

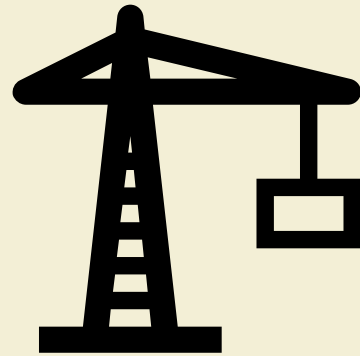


Additional residents and removal of 'out of town' uses should help to drive demand for existing and new uses in **North Finchley Town Centre**



Regal's four '**Place Quality Principles**' will deliver a much better place that people want to live, work and dwell in

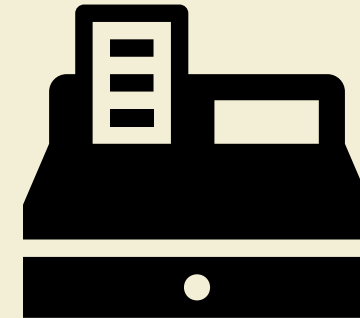
Report Headlines



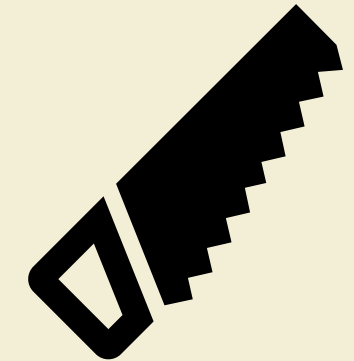
Significant expenditure on construction phase over a six-and-a-half year period



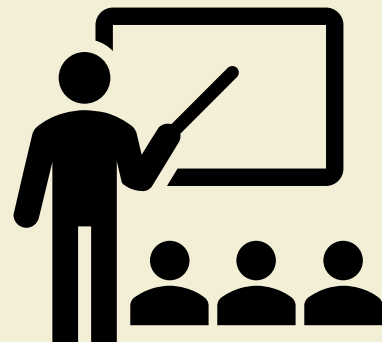
Build process should support **c870** FTE construction workers over eight-and-a-half years



These temporary workers could spend **c£600k-1.2m** on goods and services in the local area each year



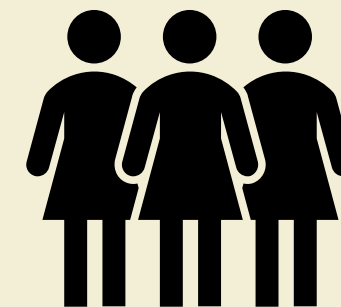
Regal plan to operate a **Real Estate Academy** to support veterans and local unemployed people to gain construction skills



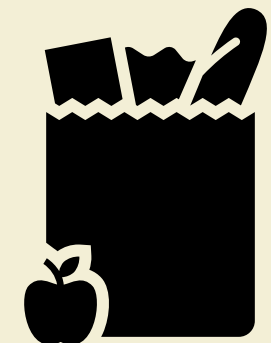
Real Estate Academy is expected to support **200** apprenticeships delivering over **£700k** in social value



Scheme will provide **c2,500 sqm** GIA of new Class E floorspace across the ground floors

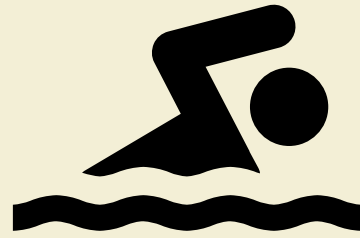


This floorspace will accommodate between **c125** and **c167** FTE jobs depending on the activities hosted

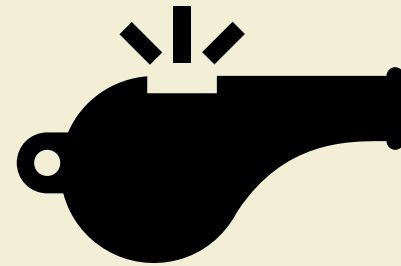


This will replace or increase the **c156** FTE jobs estimated to be hosted on site currently including the existing leisure centre

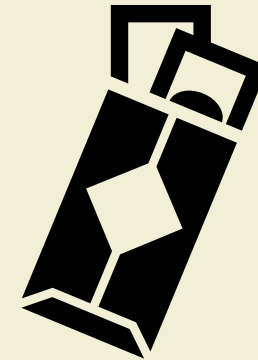
Report Headlines



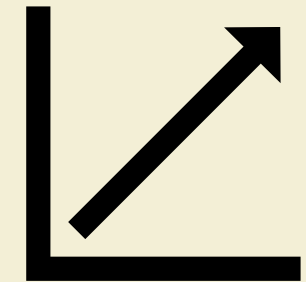
Scheme also includes new **c3,800** sqm leisure centre which is much larger than the current centre



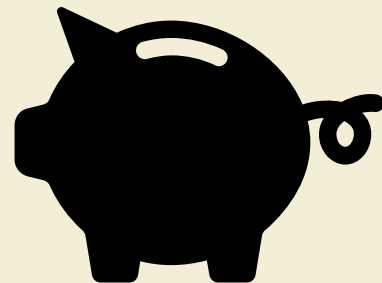
This is expected to support a further **c60** FTE workers, which is around double the current centre



Commercial and leisure centre jobs should pay out around **£6-8m** in salary to employees



These roles should also generate between **£14m** and **£17m** in Gross Value Added each year depending on the type of commercial activity that comes forward



Scheme will trigger a Community Infrastructure Levy (CIL) payment of around **£45m** to LBB which can be used for place-based investments



New residents will need to pay at least **£2.5m** in Council Tax each year assuming each unit is classified at Band C or above



Commercial and leisure floorspace likely to generate business rate receipts between **£850k** and **£1.7m** each year assuming rateable values of £250-500 psm



Scheme should help LBB secure **New Homes Bonus** funding assuming this mechanism continues to be used

Introduction

Introduction

This updated Socio-Economic Benefits Assessment has been prepared by Avison Young on behalf of Regal GNLPLtd ('Regal') to illustrate the potential socio-economic impacts of the Proposed Development at Great North Leisure Park. It replaced the August 2025 Socio-Economic Benefits Assessment.

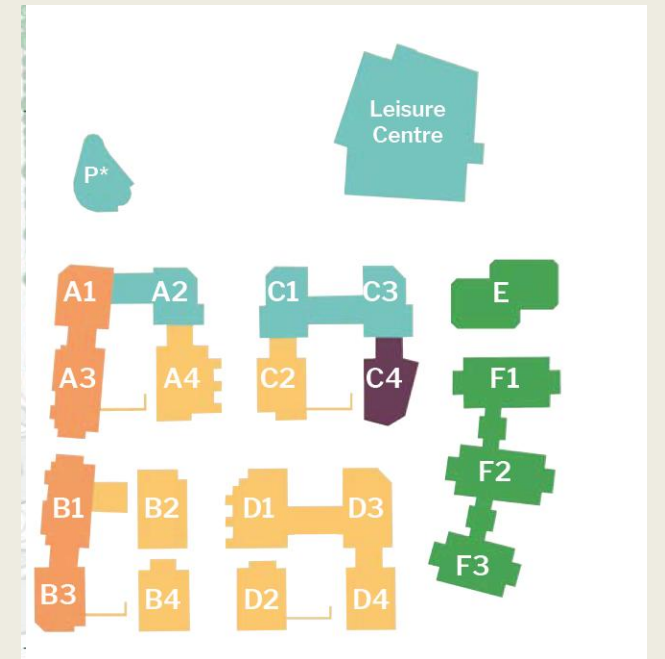
The report is structured around the six areas where the Proposed Development is expected to have the greatest benefit:

- **Benefit 1:** Enhancing Health and Wellbeing.
- **Benefit 2:** Addressing Housing Challenges.
- **Benefit 3:** Supporting Town Centre Vitality.
- **Benefit 4:** Driving Inclusive Growth.
- **Benefit 5:** Creating a Better Place.
- **Benefit 6:** Contributing to the Public Purse.

For each benefit area a range of economic, demographic and commercial datasets have been used to illustrate the relevant socio-economic challenges facing North Finchley and/or the London Borough of Barnet ('LBB'), before analysis is provided on how the Proposed Development will help address or improve local conditions.

Focus On: The Proposed Development

Regal's ambition for the Great North Leisure Park is to create a new leisure centre alongside a thoughtfully designed residential neighbourhood incorporating homes, services, amenities and green community spaces.



The proposal is to demolish existing buildings on site to deliver a new leisure centre, incorporating swimming, lido, sauna, fitness, adventure, clinical and adventure facilities. This will be accompanied by **c1,500** homes across a range of tenures, as well as cafes, shops, public squares and green spaces.

Crucial to the scheme is improving and opening up access to neighbouring Glebelands through new publicly accessible routes. Sustainable travel options will be a priority with provision for walking, cycling and electric vehicles.

Benefit 1:

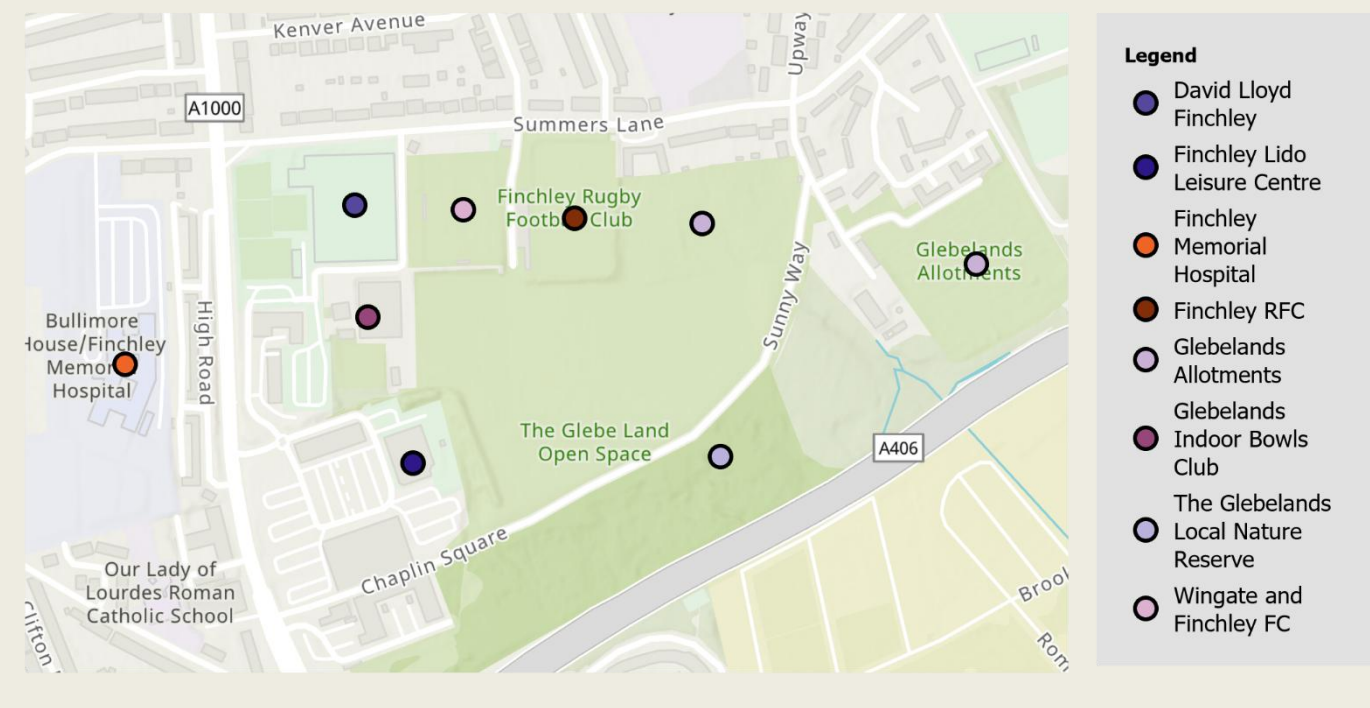
Enhancing Health and Wellbeing

Enhancing Health and Wellbeing

North Finchley's residents already benefit from a wide range of health, leisure and wellbeing facilities. These include:

- **Finchley Lido Leisure Centre:** Leisure complex with an outdoor lido area and six lane swimming pool. Also benefits from a small fitness suite, sauna, café and cycling studio.
- **David Lloyd Leisure Club:** Flagship David Lloyd facility that offers tennis courts, sports halls, badminton courts and swimming pools alongside a gym, spa, creche and children's club.
- **Glebelands Indoor Bowls Club:** Indoor facility with eight rinks complemented by a bar and restaurant. Also has an outdoor bowling green used during the summer months.
- **Wingate & Finchley FC:** Isthmian League football team with an extensive youth programme. Play within the Maurice Rebak Stadium which has a listed grandstand.
- **Finchley RFC:** Community Rugby Union Club with four senior teams and well-regarded youth team programmes.
- **Finchley Memorial Hospital:** Award-winning local hospital which opened in 2013, set within parkland with health and fitness campus including physiotherapy gardens and sports pitches.

Figure 5.1 North Finchley's Health, Leisure and Wellbeing Facilities



- **Glebelands Local Nature Reserve:** A wooded area that is the largest surviving fragment of Finchley Common. It is mainly wooded with areas of tall scrub, grassland, streams and ponds. It is accessible to the general public.
- **Glebelands Allotments:** Large self-managed allotment site split across two fields with around 60 plots on each. Also holds a range of community events such as plant swaps, coffee morning and barbeques.

Enhancing Health and Wellbeing

These facilities contribute positively to the wellbeing of North Finchley's residents. This is reflected in the borough's health-related outcomes:

- Male life expectancy is **82** compared to a London average of **80**.
- Female life expectancy is **86** compared to a London average of **84**.
- Childhood obesity is **21%** compared to a London average of **25%**.
- Self-rated wellbeing is **7** which is in line with the London average.

The current offer does, however, have some limitations.

For example, the Finchley Lido Leisure Centre is ageing creating problems from an energy performance and maintenance perspective. It also has a relatively limited offer compared to other leisure centres across north London.

Similarly, Glebelands Local Nature Reserve and Glebelands Allotments are difficult to access from the High Road. The only access is through a small, dark and fairly hidden alleyway running up the side of the existing Great North Leisure Park Cinema.

The Proposed Development will enhance the area's health and wellbeing offer by (a) providing a new leisure centre offering a greater breadth and depth of activities, (b) introducing new features, and, (c) enhancing access to existing facilities. Taking these in turn:

- **New Leisure Centre:** The Proposed Development incorporates a new leisure centre to replace the Finchley Lido Leisure Centre. As summarised overleaf this includes all the features of the existing centre, as well as learner pool, steam room, adventure play, studio and health assessment facilities. This new centre will deliver a step change in the local health and wellbeing offer, and should encourage more local people to be active and pursue healthy lifestyles.
- **New Features:** the Proposed Development will weave green and blue spaces through the area that will be accessible to all residents. These will range from formal play spaces through to green spaces to sit, dwell and relax.
- **Enhancing Access:** the Proposed Development will open up access to the Glebelands Local Nature Reserve and Glebelands Allotments by creating clear, safe and well-lit routes to and from these assets. These are highlighted on the figures presented on subsequent pages.

Enhancing Health and Wellbeing

Plate 1.1 Proposed Development's Enhanced Leisure Centre Offer

Existing Leisure Centre

c2,200 sqm (GIA)

Café
Village Style Wet Changing
Pool Viewing
Six Lane 25m Pool
Leisure Water Area (150 sqm)
Lido Water Area (200 sqm)
Sauna
Fitness Changing
Fitness Suite (80 Stations)
Cycle Studio

New Leisure Centre

c3,800 sqm (GIA)

Café
Village Style Wet Changing
Pool Viewing
Six Lane 25m Pool
Learner Pool (130 sqm)
Lido Water Area (200 sqm)
Sauna
Steam Room
Fitness Changing
2 Multipurpose Studios
Cycle Studio
Fitness Suite (**110 Stations**)
Adventure Play
Health Assessment Room

Benefit 2:

Addressing Housing Challenges

Addressing Housing Challenges

Over the last decade London's population has grown by **+8%** or **+625,787** people driven by a range of factors from natural growth to immigration.

This, alongside other demographic pressures, is fuelling steady demand for housing across a range of typologies and tenures.

As widely reported in the media there is, however, a shortage of housing in the capital which has catalysed significant increases in sale and rental values.

This is reflected in the *London Plan's* (2019/20-2028/29) *Strategic Housing Market Assessment (SHMA)* (2017) which identifies a 'need' for the delivery of around **66,000** new homes per annum across the city.

These trends are mirrored in Barnet which has seen a **+9%** or **+32,958** increase in population over the last decade. This means it has been the **12th** fastest growing borough in London over this period.

It has a target to deliver **c.2,400** homes per year in the *London Plan* to help meet the 'need' identified in the city's SHMA (2017).

Figure 2.1 Population Growth Trends By Borough



Source: ONS, Census, 2011-2021

This chronic lack of supply is having a number of economic and demographic impacts. In Barnet, for example, figures from the Ministry of Housing, Communities & Local Government (MHCLG) suggest that almost **14** per **1,000** households are currently in temporary accommodation.

This has been exacerbated by recent increases to interest rates following a sustained period of inflation. While house sale prices have remained relatively stable, rents have increased significantly reflecting the retreat of private landlords from the market and/or changes to their borrowing rates.

Addressing Housing Challenges

The Proposed Development at Great North Leisure Park will make a tangible impact on London and Barnet's housing supply.

This is because it will deliver just under **1,500** new homes which represents around **60%** of Barnet's annual housing target and **2%** of London's.

This is significant because to date LBB has underdelivered against its annual target as shown in Figure 1.3.

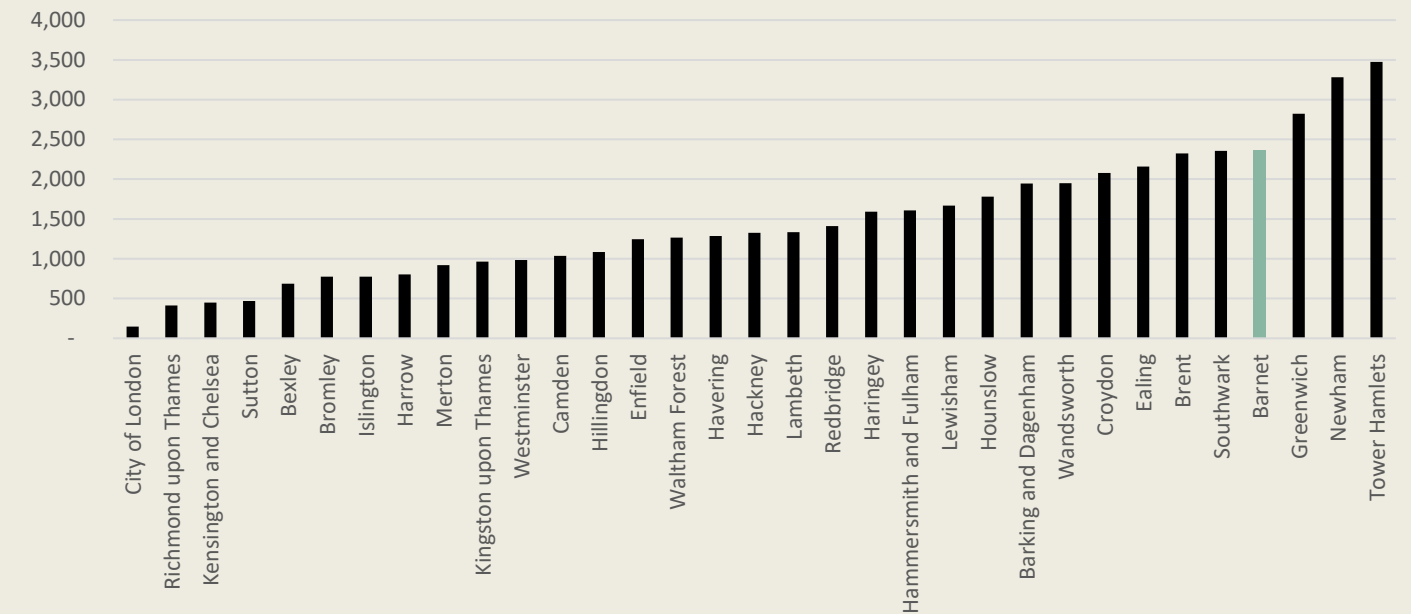
Crucially, it will also provide a mix of homes catering to the needs of different groups. The indicative mix is for **39%** of units to be one bed homes, **43%** two bed homes, **17%** three bed homes and **1%** four bed homes.

Of these, **312** will have affordable tenures. These homes will be weighted towards family size accommodation, meaning that **24%** of the scheme's bedrooms will be affordable.

Breaking this down, **183** homes or **c16%** of bedrooms will be social rent homes and **129** homes or **c8%** of bedrooms will be shared ownership homes.

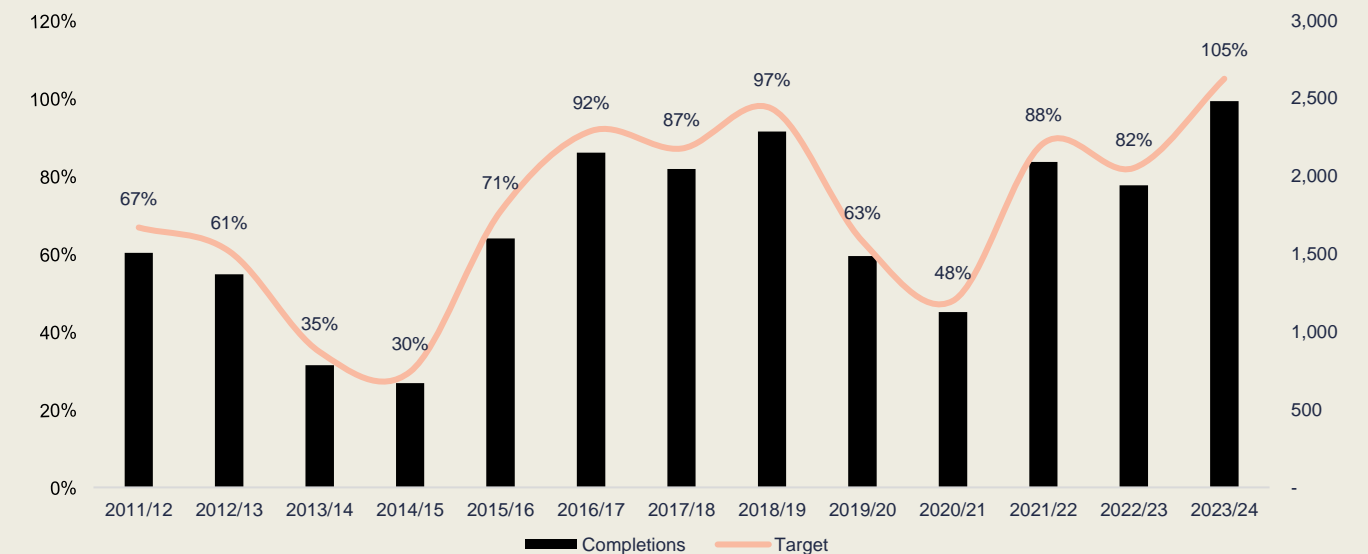
In terms of 'habitable rooms' **c23%** will be within affordable tenure homes across the scheme.

Figure 2.2 London Plan Housing Targets By Borough (P/A)



Source: GLA, London Plan. 2021

Figure 2.3 LBB Housing Delivery Against London Plan Target



Source: GLA Residential Completions Dashboard. 2024

Addressing Housing Challenges

Figure 2.4 Proposed Development's Housing Mix

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Social	41	57	75	10	183
Private	497	502	174	0	1173
Shared Ownership	47	72	10	0	129
	585	631	259	10	1485
Social	3%	4%	5%	1%	13%
Private	33%	34%	12%	0%	78%
Shared Ownership	3%	5%	1%	0%	9%
	39%	43%	17%	1%	100%

The provision of affordable homes should also help reduce LBB's housing waiting list and address the wider use of temporary accommodation. This could deliver a range of health and wellbeing benefits for those that are transferred from temporary accommodation.

On-site affordable housing will also allow some local families to remain close to friends and relatives supporting social, cultural and community capital. A common challenge for those on low incomes is being displaced from their communities and networks which can negatively impact their welfare.

While it is challenging to quantify the benefits of this on-site provision, the Housing Associations' Charitable Trust (HACT) Social Value Bank provides an estimated wellbeing value of around **£4,700** per household for improving housing affordability.

Using this as a basis it is estimated that the affordable and shared ownership homes provided by the Proposed Development will generate an estimated social value of around **£1.5m**, including savings for HM Treasury.

Benefit 3:

Supporting Town Centre Vitality

Supporting Town Centre Vitality

High streets across the country regularly feature in the news due to the closure of major retailers such as Debenhams, House of Fraser, Topshop and British Home Stores, fuelling a narrative around the 'death of the high street'.

While this narrative has strengthened in recent years, it has been pervasive over the last decade driven by a steady decline in bricks and mortar following the last global recession.

According to PwC (2023) there have been over **50,000** more store closures than openings in the UK since 2015. This trend has impacted London which has seen over **7,600** more closures than openings over the same period.

This decline is being driven by a range of factors linked to consumer behaviour. These include:

1. Health and Wellbeing: Over the last decade consumer habits have shifted from buying products to spending money on services, notably health and wellbeing. Analysis from the Local Data Company (2023) shows that since 2013 the top ten high street growth sectors in terms of net store openings all offer services or experiences rather than physical products.

2. Leisure: Shifting consumer spending away from buying products has also driven growth in the leisure industry which now accounts for over **14%** of the UK's consumer spending. This was originally underpinned by the growth in casual and family friendly dining (e.g. Pizza Express, Zizzi, ASK), but as this has declined other more experiential activities have come to the fore such as competitive socialising.

3. E-Commerce: Online shopping has grown significantly over the last decade and now represents over **25%** of the UK's total retail spend, which is among the largest proportions in the world. The COVID-19 pandemic accelerated this expansion as people were forced to use e-commerce when shops closed and social distancing was introduced.

4. Authenticity: Given the above trends, chain retailers have been retreating from high streets at pace which is why town centres dominated by a 'mainstream' offer are vulnerable. This is, in part, driven by failures, insolvencies and Company Voluntary Agreements (CVAs) but also a 'retreat to profit' by businesses. The space being vacated by chain retailers is, however, being filled by independent businesses which appear to be in higher demand.

Supporting Town Centre Vitality

While North Finchley Town Centre has remained reasonably resilient, it has undoubtedly been impacted by these macro-economic pressures.

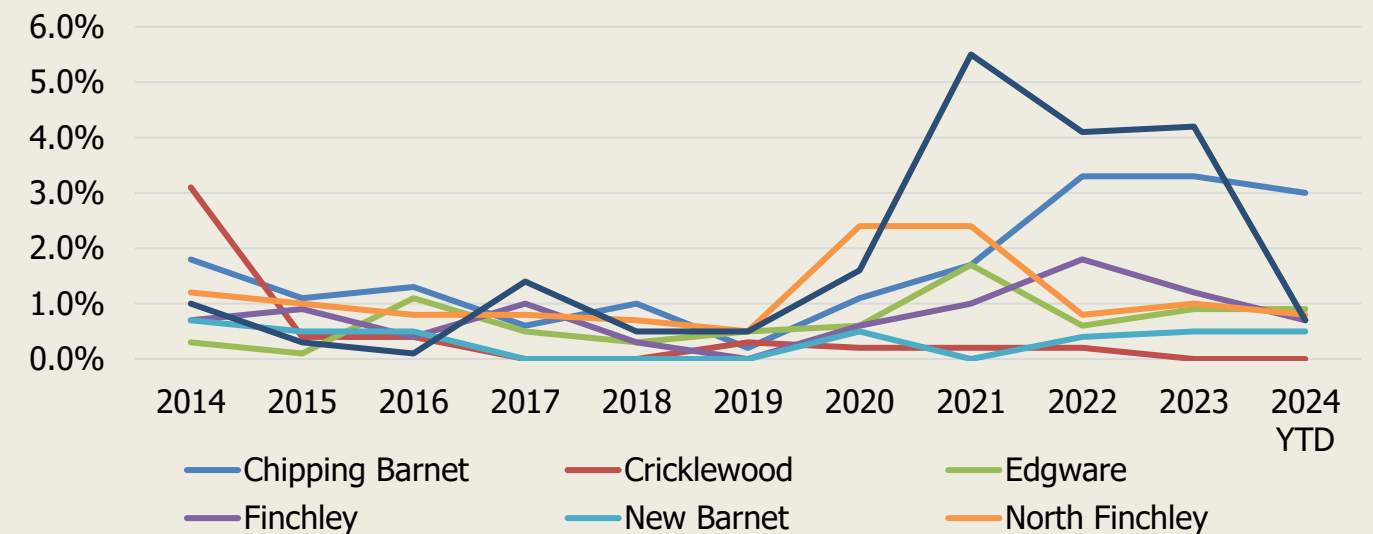
For example, it has seen the retreat of major occupiers such as Argos, Store Twenty One, Clarks, Woolworths, Shoezone and Santander from the High Road.

North Finchley's retail rents have also fallen over the last decade from around **£26** psf to **£20** psf, a change of over **-23%**. This is despite having relatively buoyant vacancy rates in line with neighbouring town centres.

This rental change is significant and is likely to reflect weakening demand in line with the trends set out on the previous page. It may also link to the loss of national chains with strong covenants and their replacement by more local occupiers that may not to have the ability to pay higher rents.

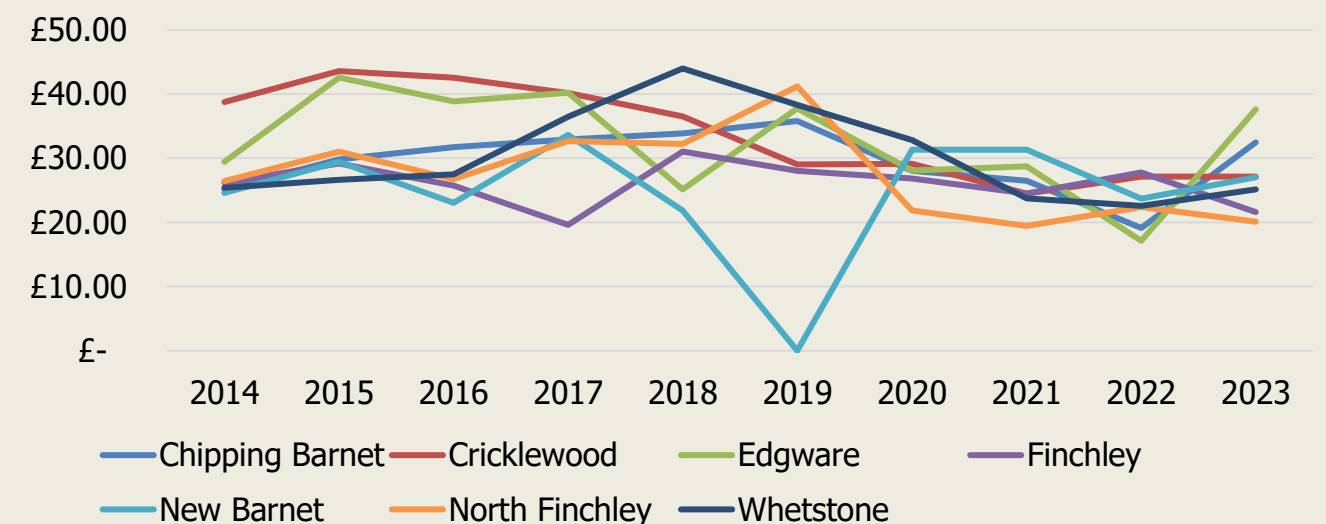
A similar story is evident in Finchley, Cricklewood and Whetstone which have also experienced falling rents over this period. Others such as Chipping Barnet, Edgware and New Barnet have seen rises which may reflect a better retention of national multiples or higher competition for units in these areas.

Figure 3.1 Retail Vacancy Rates by Town Centre



Source: Costar, 2024

Figure 3.2 Average Retail Rents by Town Centre



Source: Costar, 2024

Supporting Town Centre Vitality

North Finchley Town Centre could also better serve the needs of its catchment which, according to the *Barnet Retail Study* (2017), includes people in areas such as Whetstone, Barnet, Finchley, Wood Green and Mill Hill.

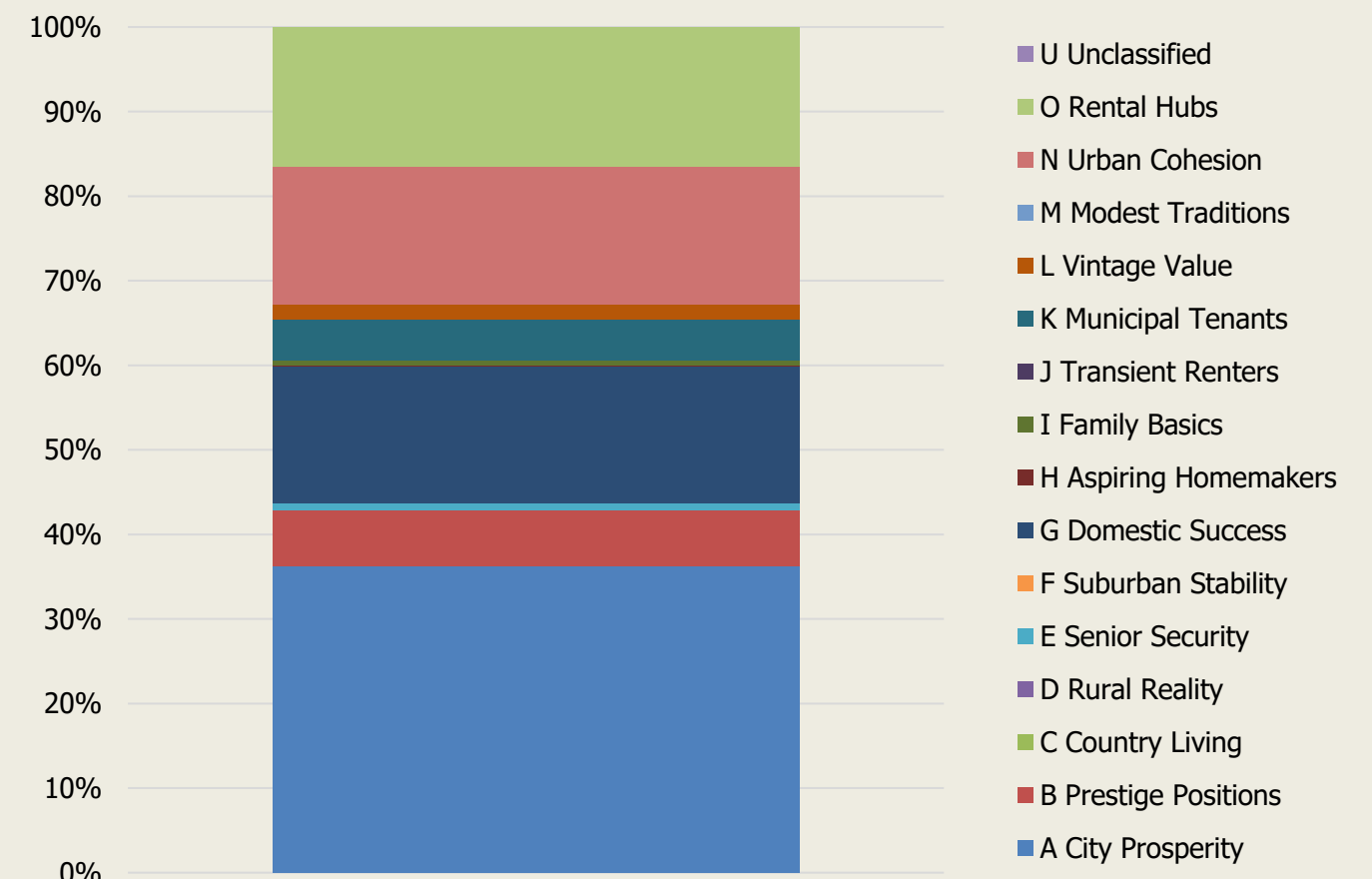
While it currently has a good representation of convenience, fitness, food and beverage uses, there are clear gaps in the offer around comparison, workspace, cultural, community and family leisure type uses.

Most operators also target the budget to mid-level market which is at odds with the characteristics of the area's catchment.

As Figure 2.3 illustrates, the town centre's local and wider catchments are dominated by households Experian define as 'City Prosperity', 'Rental Hubs' and 'Domestic Success':

- **City Prosperity:** High status individuals with substantial salaries and expensive urban homes.
- **Rental Hubs:** Educated young people privately renting in urban neighbourhoods.
- **Domestic Success:** High earning families bringing up children and following careers in sought after residential areas.

Figure 3.3 North Finchley Catchment Characteristics



Source: Experian, Locational Analyst. 2023

Recent residential development activity in the area has reinforced these characteristics as around **80%** of the units delivered have been for privately owned or privately rented accommodation. This suggests that there is a mismatch between the Town Centre offer and its local catchment.

Supporting Town Centre Vitality

Given the Proposed Development's location, it will not solve the challenges that North Finchley Town Centre is facing.

The **c1,500** new homes will, however, accommodate almost **c3,280** people according to the GLA's Population Yield Calculator (2019). These people will be within a **c15** minute walk or **8** minute bus ride from the Town Centre.

Using household spend data set out in the accompanying 'Planning Statement', it is estimated that these new residents will collectively spend over **£25m** per year on goods and services from convenience, comparison, food and beverage operators.

Based on conservative assumptions it is estimated that in the region of **£9m** of this will be spent in North Finchley and its Town Centre following adjustments for leakage and displacement. Over 20 years this equates to just under **£110m** of additional spend at current values when discounted in line with HM Treasury guidance.

The creation of a new and larger leisure centre as part of the Proposed Scheme is also expected to increase the number of users significantly. This should generate a greater number of linked trips with the Town Centre potentially increasing the overall level of expenditure.

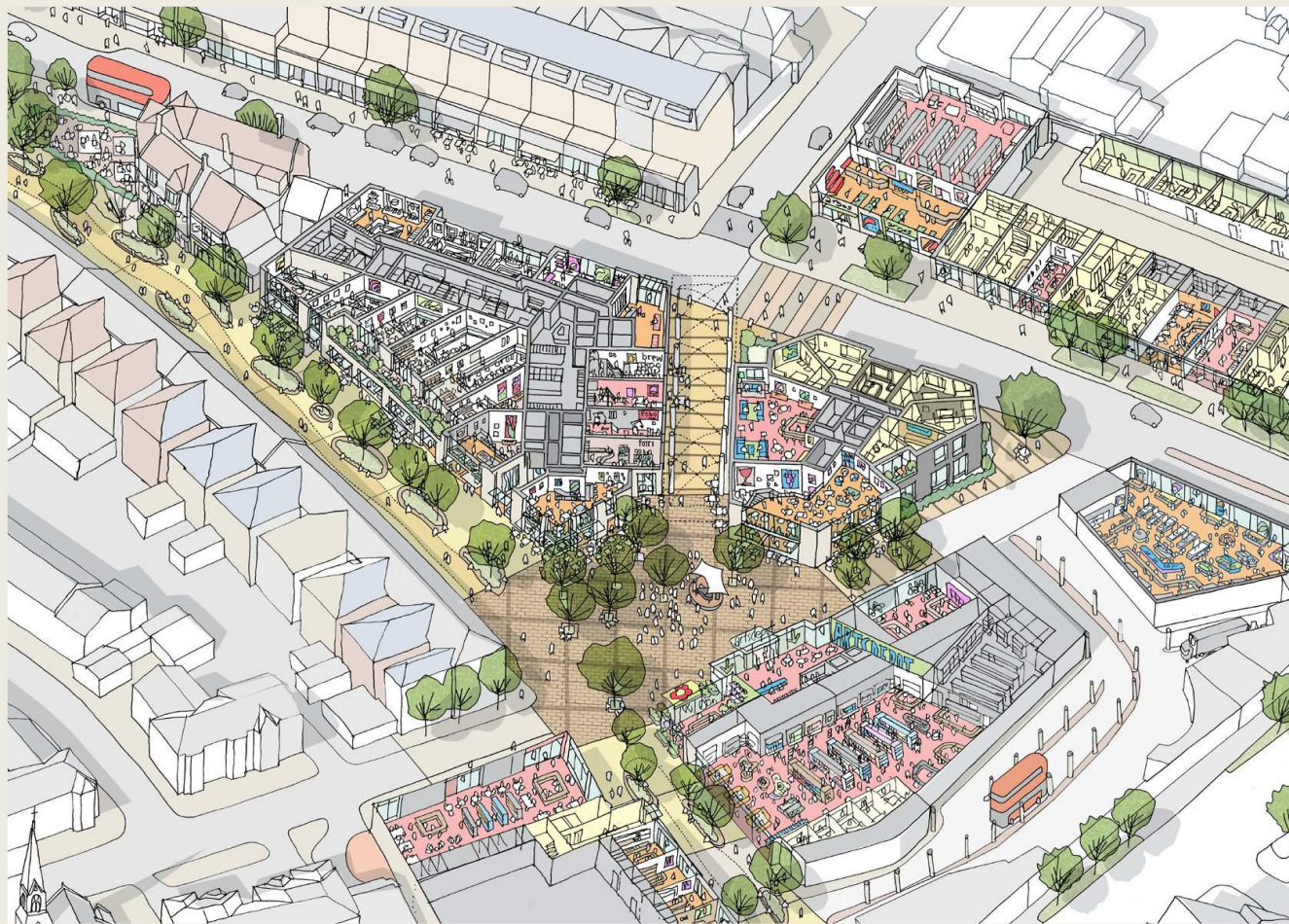
While this will support existing Town Centre businesses, it will crucially create a new catchment to sustain the new uses that will be introduced as part of Regal and Joseph Partners' forthcoming North Finchley Town Centre regeneration schemes.

This investment includes a standalone development on the Lodge Lane Car Park. This will involve the delivery of a mixed-use scheme in the heart of the Town Centre incorporating a range of uses including a restaurant, cinema and bowling facility surrounding a new public square. This will be supported by the delivery of just under **100** residential properties, including one-, two- and three-bedroom homes.

A wider masterplan is also being developed for a series of sites between Ballards Lane, Kingsway and the High Road. This is a larger scheme that will incorporate an even broader range of uses including convenience, comparison, restaurant, cafe and bar uses, alongside an existing library and arts hub. This will be anchored by the creation of a new public square at the Kingsway end of the scheme, as well as the pedestrianisation and greening of Ballards Lane. Residential uses will again be part of this scheme generating even greater expenditure to support the new uses expected to come forward.

Supporting Town Centre Vitality

Figure 3.4 Proposed North Finchley Town Centre Regeneration Masterplan Scheme



Source: JTP

The creation of a larger, deeper and more diverse catchment is crucial to the success of Regal and Joseph Partners' investment, and the introduction of schemes such as the Proposed Development represent an important part of this.

The removal of 'out of town' uses such as the cinema, bowling alley and restaurants from the Great North Leisure Park should also help to drive footfall to the Town Centre and the new uses provided as part of the regeneration schemes. This should generate linked trips and wider spending with other existing businesses in the Town Centre.

Given Regal is invested in seeing both schemes succeed, careful thought has been put into ensure the on-site non-residential offer delivers positive placemaking outcomes at GNLP without competing with the broader Town Centre.

The current intention is to have an on-site offer that offers day-to-day uses but will not have the depth and diversity of uses to detract from the core function of the Town Centre.

Benefit 4:

Driving Inclusive Growth

Driving Inclusive Growth

North Finchley is a relatively prosperous and wealthy place characterised by a mix of middle- and higher-income households as previously discussed.

As with many of London's suburbs it does, however, face some labour market challenges. While better than London averages, figures indicate that:

- **4.4%** or **2,696** residents are unemployed. This refers to people that are not working but are actively seeking employment.
- **35%** or **21,033** residents are economically inactive. This means they are not working *and* are not looking for or able to work.

The area also has pockets of severe and mild deprivation.

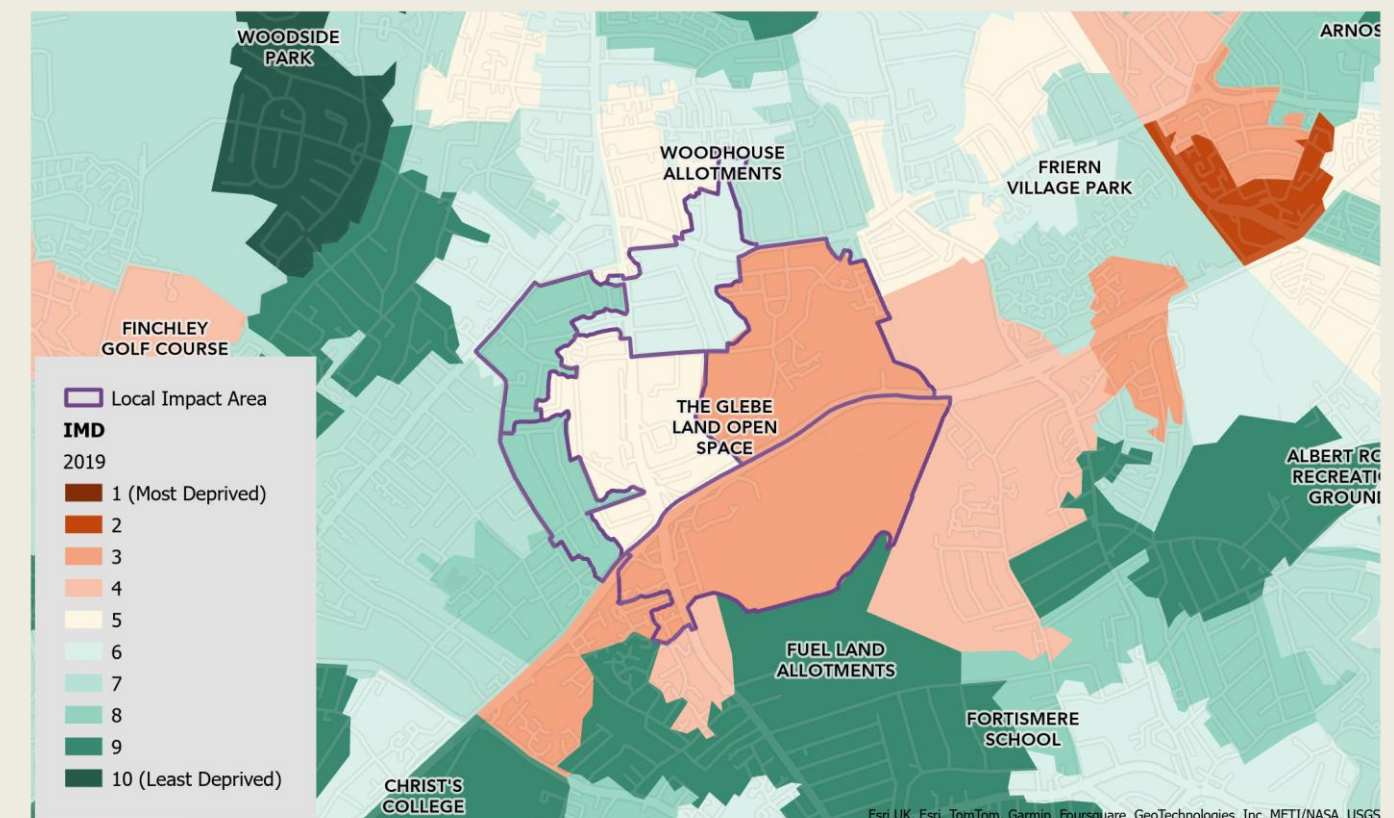
For example, the area around Ingleway, Summersway, Crescent Way and Schoolway is classified as being within the top **30%** most deprived areas in the country according to the Index of Multiple Deprivation. The main drivers of deprivation in this area are barriers to housing and services, crime and the living environment.

Figure 4.1 Economic Activity, 2021



Source: ONS, Census. 2021

Figure 4.2 North Finchley Indices of Multiple Deprivation



Source: IMD, 2019

Driving Inclusive Growth

While the Proposed Development will not solve North Finchley's labour market and deprivation challenges, it will play an important role in driving inclusive growth through the provision of 'good' employment opportunities during both its construction and operational phases.

In relation to its construction phase, the estimated capital programme is expected to support the equivalent of **c7,360** person years of construction employment, equivalent to around **870** FTE construction workers over the estimated eight-and-half year build period.

These roles will be across a range of different professions including carpentry, plumbing, electricians, groundworks, plastering, decorating, engineering, bricklaying, tiling, cladding and architecture among others. Some of these roles have relatively low barriers to entry so should be accessible to North Finchley residents.

It is not possible to determine how these roles will be sourced at this stage, but Regal will leverage its procurement processes and powers to encourage primary and secondary contractors to employ people from the local area wherever possible.

Regal also plans to introduce a *Real Estate Academy* for its schemes in North Finchley alongside its charity partner Building Heroes. This will focus on bringing military veterans and unemployed local people back into employment within the construction industry.

This will build on Regal's success of bringing forward similar programmes in Watford and Wembley as described overleaf. Opportunities will be open to residents looking to gain experience, develop skills and connect with new employers in the construction industry.

Based on a draft Planning Obligations SPD for the Proposed Development, it is anticipated that over **200** apprenticeships could be supported in total during the Proposed Development's seven-year construction process. Most will graduate relevant qualifications across a wide range of relevant fields.

This could deliver in excess of **£700k** in Social Value based on benchmarks set out within HACT's Social Value Bank. This database assigns a social or societal value of over **£3,700** per successful apprenticeship secured in London.

Driving Inclusive Growth

Plate 4.1 Regal Real Estate Academies

The Regal Real Estate Academies at Watford and Wembley, both delivered in partnership with Building Heroes, are the first of their kind to provide construction training courses on-site for military veterans and local people from under-represented groups.

The academies remove the barriers of time and money and provide welfare support and training eventually leading to job opportunities in construction and related industries. Ultimately, the training provided also helps participants develop new skills in construction, by equipping them with a broad range of trade skills such as tiling, plumbing, painting, decorating, carpentry and brickwork.

Each course delivered sees individuals receiving on-site training from local accredited colleges (e.g. the College of Haringey, Enfield and North East London [‘CONEL’] in the case of the Watford Real Estate Academy). It is the intention that each learner can secure paid construction-related employment upon graduation.

While previous iterations have offered five-week programmes the model will be adapted for the Proposed Development to focus on long-term apprenticeships as per the draft Planning Obligations SPD.



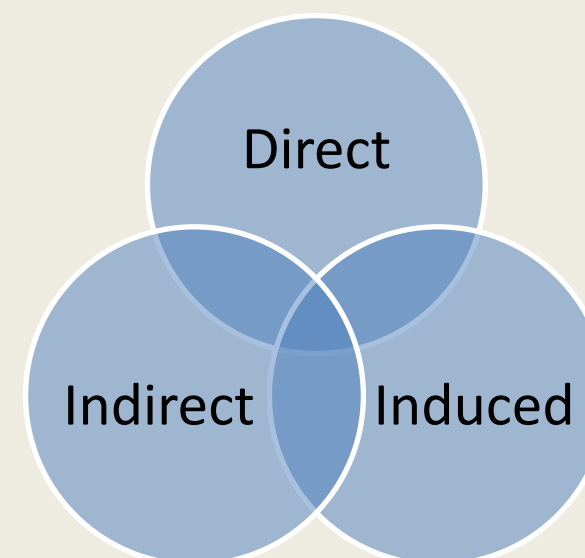
Source: Lichfields, 2023

Beyond this, the construction of the Proposed Development will deliver both indirect and induced benefits.

Indirect benefits will arise from expenditure on goods and products in the supply chain. This should benefit local businesses, as well as specialist suppliers in other areas.

Induced benefits include construction workers spending some of their wages on goods and products in local shops, cafes, bars, pubs and restaurants. If each worker spends on average between £2.50 and £5 per day locally this equates to **c£600k-£1.2m** in additional expenditure each year.

Figure 4.3 Impact Types



- **Direct:** Immediate economic benefits supported from expenditure on scheme
- **Indirect:** Economic benefits arising from expenditure in the supply chain
- **Induced:** Economic benefits arising from wage spend of on-site workers

Driving Inclusive Growth

When the construction of the Proposed Development is complete it will provide just over **2,500** sqm GIA of new Class E floorspace across the scheme.

While the exact occupiers will be defined in due course, it is estimated that this floorspace will support between **125** and **167** jobs on-site. These should replace or potentially increase the **c156** roles currently provided on-site through existing commercial uses.

It is likely that there will be a mix of retail, café, health and wellbeing type units coming forward, which will generate demand for cashiers, baristas, waiters, beauticians, hairdressers and cooks among other occupations.

As with construction roles these tend to have relatively low barriers to entry so could be accessed by North Finchley residents that are unemployed *or* hold positions within occupiers of the current Great North Leisure Park.

The provision of a new **c3,800** sqm GIA leisure centre should also support around **60** FTE jobs on-site. Due to its larger size and the greater diversity of activities expected to be hosted, this represents a significant uplift of around **c30** FTE jobs compared to the current **2,200** sqm GIA leisure centre creating new employment opportunities for residents.

Again, some of these roles will have relatively low barriers to entry such as lifeguards, receptionists, personal trainers, engineers, cleaners, childminders and coaches among others.

Crucially, most of the employment opportunities created (including the non-leisure roles) should provide 'good' work. Based on average wages for those working in the service industry, the total salary bill should be between **£6m and £8m** per annum depending on the nature of activities that come forward.

Beyond this, it is estimated that the Proposed Development will generate between **£14m and £17m** in Gross Value Added (GVA) each year. This refers to value of goods and services produced by economic activity within the scheme and is the Government's preferred measure of productivity. These are *gross* figures whereas those presented in the Socio-Economics chapter of the Environmental Impact Assessment are *net*.

Benefit 5:

Creating a Better Place

Creating a Better Place

The part of the Finchley Road running between the North Circular and Summers Lane is highly fragmented and made up of an incongruous mix of building typologies.

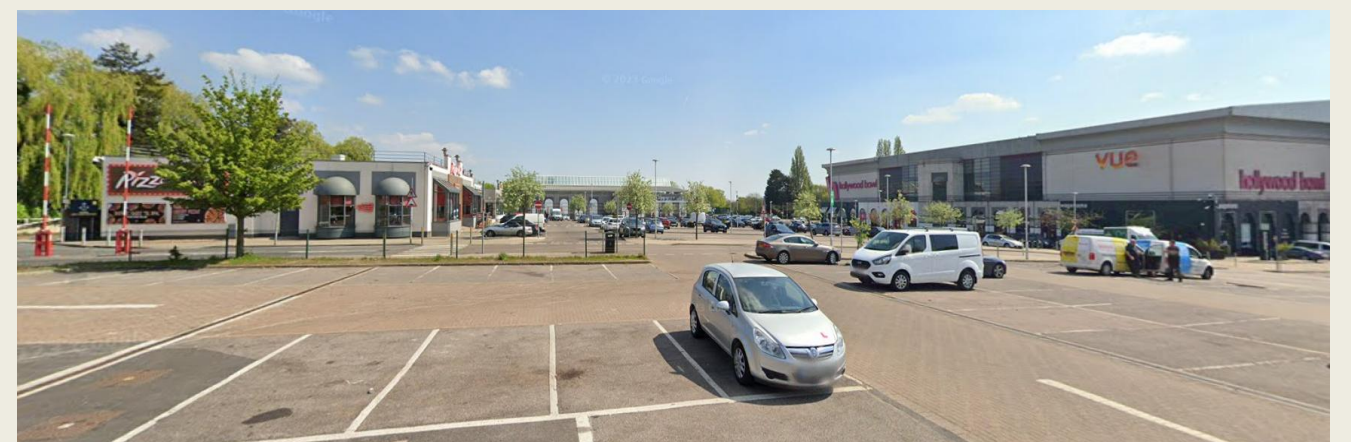
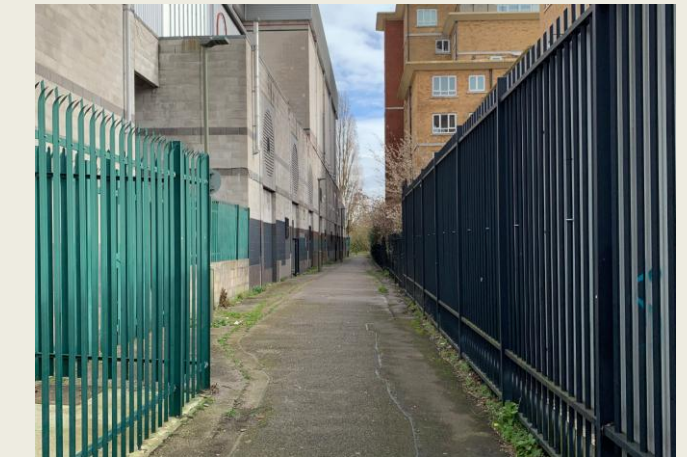
The current Great North Leisure Park, in particular, is inconsistent with the wider area and characterised by a range of large 'big box' leisure, retail and hospitality businesses accompanied by disjointed forecourts and expansive car parks.

It does not speak to Finchley's architectural vernacular of density, repetition, contiguity and red hues as outlined in the Design and Access Statement ('DAS').

The existing Great North Leisure Park is also not an attractive or welcoming place. While there are some trees, grasses and shrubs, it is a characterless place that prioritises function at the expense of form.

The main issues with the Site include its poor permeability, harsh environment, car dominance and weak urban design. As with many leisure parks, the excessive use of materials like concrete, tarmac and metal means it lacks a sense of identity and detracts from the wider North Finchley area.

Plate 5.1 Current Great North Leisure Park



Source: JTP; Google Maps

Creating a Better Place

This is recognised in planning policy which broadly supports the re-development of the Site for a new high-density and high-quality neighbourhood:

- London Plan Policies SD7 and H1 support the redevelopment of out-of-centre retail and leisure parks for high density residential development.
- London Plan Policy D3 sets out that such development “must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations”.
- Policy D3 is clear that development should be the most appropriate form and land use for the site, responding to a site’s context and capacity for growth.

The Proposed Development responds to this and seeks to create a better place by taking a design-led approach to development.

This is to be achieved through the creation of a new health and wellbeing destination centred around the re-provision of the leisure centre, creation of new connections to Glebelands and the delivery of a high density and high-quality residential development.

Generous yet proportionate areas of public realm are also proposed to create a place that transitions between the harder landscape of the High Road to the soft landscape of the Glebelands.

This enables the development to respond to its play space requirements, incorporate natural SuDS measures and create inclusive and well-surveilled spaces between buildings that benefit from natural light.

The Proposed Development will also bring forward high quality homes that meet amenity and space standards, maximising dual aspect homes and ensuring high quality accessible homes.

It is important to note that maximising the provision of dual aspect homes better enables other policy requirements around passive cooling and ensuring sufficient levels of daylight and sunlight.

The Proposed Development will also deliver new affordable housing and family sized homes, contributing to a mixed and balanced community.





Creating a Better Place

These sentiments are captured in the Proposed Development's 'Masterplan Principles' as summarised below:

1. A new health and wellbeing destination, with the leisure centre and outdoor lido in the centre of the site next to the park, sitting at the heart of a new high quality and beautifully landscaped neighbourhood.
2. Keeping existing pedestrian and vehicle access points, whilst creating new green east-west connections between the Glebelands and the High Road.
3. Creation of a new central street from the High Road to the new leisure centre marked at each end by distinctive buildings marking this destination, lined with active commercial uses, leading to a public square and the Glebelands, and surrounded by playful and vibrant architecture.
4. Providing new buildings and street trees along the eastern side of the High Road to improve the experience of this road, and which reflect the character of buildings on its western side.
5. Providing new buildings designed to frame the western edge of the Glebelands, surrounded by landscape.
6. Repairing the relationship of the site within its surroundings, providing new connections through the site and new active street frontages.
7. Creating a varied and interesting site layout, with a range of building footprints, street widths and public and private spaces, with front doors facing onto streets designed primarily for pedestrians.
8. Improving the relationship with buildings to the south through opening up the existing route to the Glebelands, with new high-quality landscaping, and windows and doors fronting the street.
9. Creating linked blocks, to make the best use of land and deliver high residential quality standards, with a distinctive marker at the northeast corner.
10. A clear heights strategy, with buildings rising from 7 storeys at the eastern and southern edges of the site through to taller buildings at the western side of the site and the tallest building up to 25 storeys next to the leisure centre and the Glebelands to mark this health and wellbeing destination.

Creating a Better Place

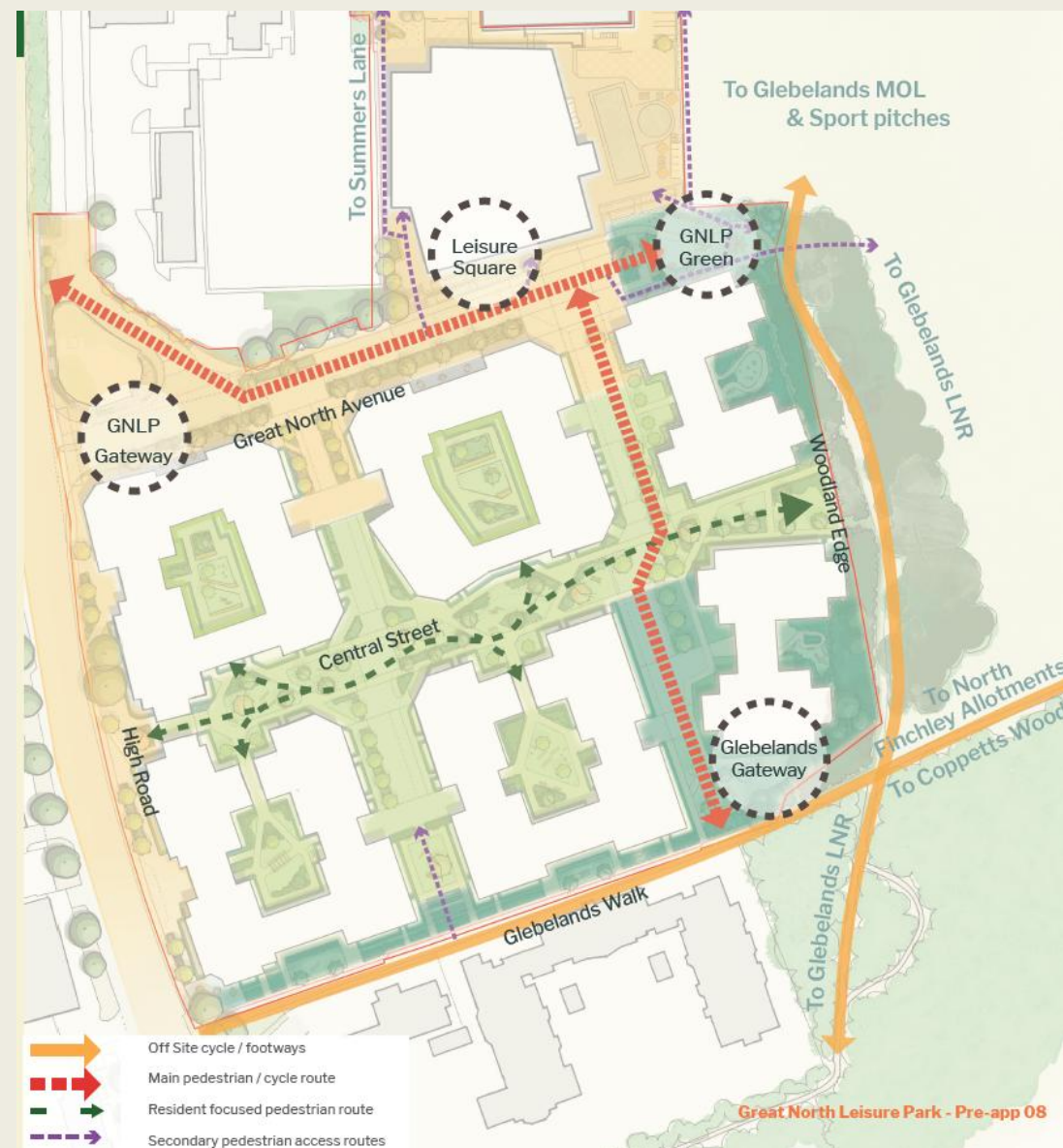
They are also captured in the Proposed Development's 'Place Quality Principles' as set out in the table below.

Principal	What?	How?
Movement & Active Living 	The Proposed Development will get people moving and encourage them to make healthy choices.	<ul style="list-style-type: none"> • Create streets that prioritise walking and cycling over driving. • Provide a secure and sheltered long-term bicycle store for residents, alongside short-term visitor storage. • Provide a new leisure centre that includes swimming pools, gym, play space and studios. • Make staircases more or equally as prominent as lifts in residential blocks. • Connect with and provide outdoor fitness trails.
Nature & Environment 	The Proposed Development is embedded within and will improve access to nature.	<ul style="list-style-type: none"> • Provide new connections to new and existing green spaces to enhance access for all. • Weave green and blue spaces through the scheme and accessible to all residents. • Ensure nearly all homes have view of nature (i.e. vegetation, trees, water bodies). • Enhance biodiversity through targeted initiatives.
Community & Inclusion 	The Proposed Development will be a place to grow up and grow old in.	<ul style="list-style-type: none"> • Provide accessible and adaptable dwellings as part of the mix. • Include affordable and lower-cost housing options. • Ensure development is tenure-blind and facilities are open to all. • Offer small and large spaces for people to relax and dwell. • Provide front doors on all ground level homes to encourage social interaction. • Create play spaces throughout scheme, including destination spaces and 'play on the way' initiatives.
Wonder & Joy 	The Proposed Development will spark joy for residents, visitors and workers.	<ul style="list-style-type: none"> • Maximise the number of homes with dual aspect views. • Ensure streets and routes are overlooked to encourage passive surveillance. • Design parks and public spaces for girls and young women, not just boys and young men. • Incorporate textual elements into walls and paving to invite touch and encourage people into more intimate contact with surroundings. • Activate streets and spaces with playful features such as hopscotch and public art.

Creating a Better Place

All of these principles have filtered through into the Proposed Development's Masterplan as set out in the DAS. This is also clear in its Character Areas set out below which are classified as areas to 'Visit', 'Dwell' or 'Explore'. Features of each area are summarised to illustrate how they draw on and contribute to the 'Place Quality Principals'.

Plate 5.2 Proposed Development's Character Areas



Visit (Yellow)

- A formal public realm providing access to commercial and leisure facilities.
- Active frontages at ground level creating a place to meet and play.
- Green and tree lined streets.
- Feature areas of public realm supporting wayfinding to key facilities.
- Integrated active travel routes and storage facilities to promote healthy lifestyles.

Dwell (Green)

- Pedestrian centred social street for residential uses.
- A clear spatial hierarchy, from public to private.
- Well-proportioned streets with social spaces.
- Formal and informal door step play.
- Green dominating to grey.

Explore (Dark Green)

- Strong connections with formal green spaces.
- Pedestrian and cycle links to existing off site routes .
- Engaging spaces for older children and play on the way opportunities .
- Focus on native, biodiverse planting and routes for wildlife.
- Creating nature on the doorstep - 'Steeping into nature'.

Creating a Better Place

Bringing forward the Proposed Development in line with these principles and Character Areas, as well as relevant policy, should deliver a number of benefits to North Finchley.

These include:

- ✓ Improving health and wellbeing.
- ✓ Lowering anti-social behaviour and crime.
- ✓ Attracting footfall and additional local spend.
- ✓ Fostering human connections and social capital.
- ✓ Promoting inclusion and accessibility.
- ✓ Adapting to climate change impacts.
- ✓ Improving perceptions of North Finchley.
- ✓ Creating pride in place.

More details on how the Proposed Scheme should deliver a higher quality scheme are provided in the DAS. This provides a deep dive into how the Masterplan and Place Quality Principles play out in practice on a block-by-block and street-by-street basis. Key figures and statistics are set out below.



17,900 sqm
public open
space



7,284 sqm
play space



5,200 sqm
private
communal
open space



7,284 sqm
private open
space
(i.e. balconies and
terraces)

Plate 5.3 Proposed Environment



Source: JTP

Benefit 6:

Contributing to the Public Purse

Contributing to the Public Purse

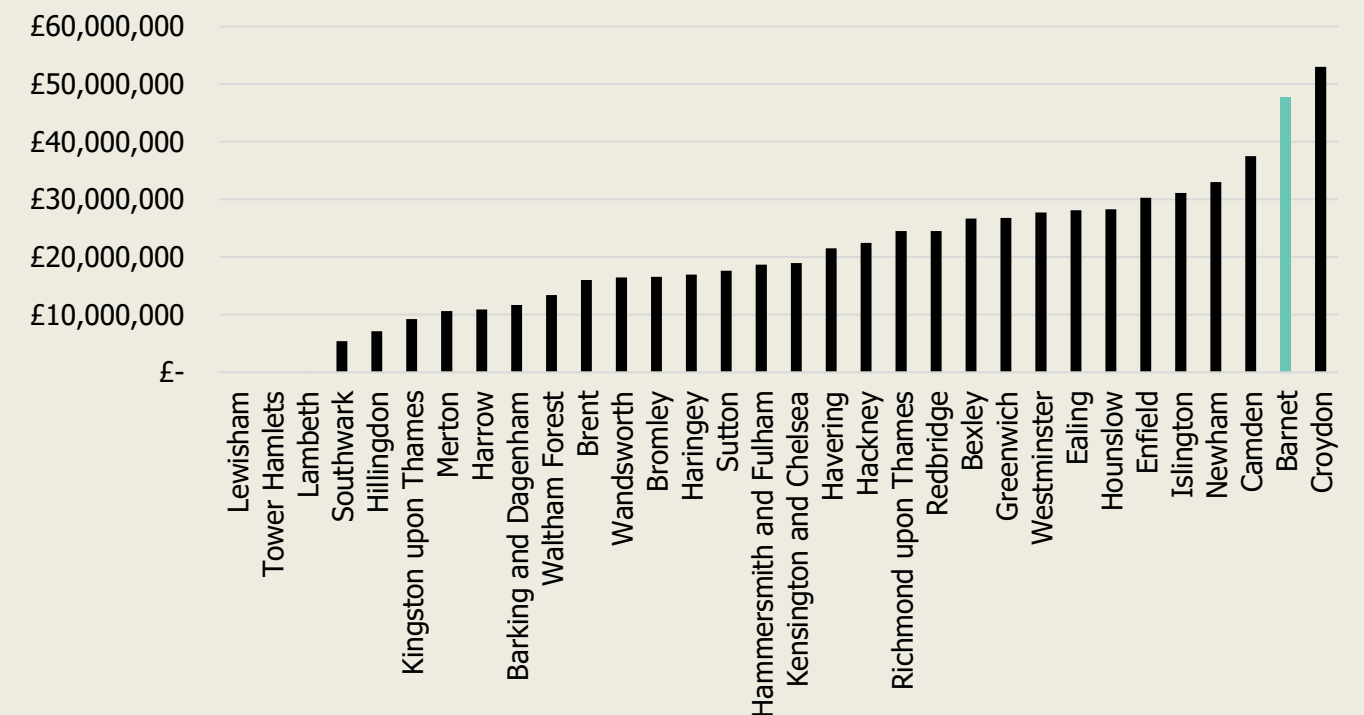
Rising demand, climbing costs and reduced funding has created major financial challenges for Local Authorities across the country over the past decade.

While the sector has shown resilience and innovation over this period, the Local Government Association (LGA) estimate that there is now a **£4bn** funding gap across the country and that councils of all political colours find themselves in precarious positions.

This includes local authorities in London as shown in Figure 6.1. Those that have the widest predicted funding gaps by the end of 2025/26 include the London Boroughs of Croydon (**£53m**), Camden (**£37.5m**), Newham (**£33m**), Islington (**£31.1m**), Enfield (**£30.2m**) and Hounslow (**£28.3m**).

LBB's funding gap is **£47.8m** making it the second worst performer on this metric. It is significantly higher than some of the best performers such as Lewisham (**£0m**), Tower Hamlets (**£0m**), Lambeth (**£<£1m**), Southwark (**£5.4m**), Hillingdon (**£7.1m**), Kingston Upon Thames (**£9.2m**), Merton (**£10.6m**) and Harrow (**£10.9m**).

Figure 6.1 Local Authority Funding Gap in London



Unison, 2024

Due to this Local Authorities are looking to alternative revenue streams to help fund statutory and non-statutory services from social care to planning.

One strategy many urban local authorities are pursuing is to support and promote economic development and regeneration initiatives where appropriate to generate developer contributions alongside additional council tax and business rate income.

Contributing to the Public Purse

A major benefit of the Proposed Development is that it is of a large enough size and scale to make a significant contribution to the public purse. There are several ways it will do this:

- 1. Community Infrastructure Levy (CIL):** Regal will be obligated to make a CIL payment to LBB as part of any planning agreement for the Proposed Scheme. Income collected through this mechanism can be used for a range of place-based investments including transport, education, public health, green space, open space, flooding and energy infrastructure, among others. It is expected that the Proposed Scheme will generate a substantial payment of **c£45m** based on LBB's *CIL Rate Summary* (2024). A Mayoral CIL payment will be made in addition to this.
- 2. Council Tax:** New residents at the Proposed Development will need to make regular council tax payments which can be used to subsidise statutory services from social care to waste collection. While the total amount of income collected will depend on the council tax bands assigned to each unit, it is estimated that at least **£2.5m** in payments will be generated each year assuming each unit is Band C or above. Of this, around **£1.9m** will be retained by LBB with the rest going to the Greater London Authority.

- 3. Business Rates:** The new commercial units and enlarged leisure centre will be liable to pay business rates, a portion of which will be retained by LBB. It is estimated that these could generate in the region of **£850k-1.7m** per year assuming rateable values of £250-500psm, though dedicated business rates advice is be required to confirm this. As with Council Tax, these funds can be used to support and sustain statutory and non-statutory services.

- 4. New Homes Bonus:** The successful delivery of the Proposed Development should also help LBB secure New Homes Bonus funding depending on whether this mechanism continues to be provided under the new Government.

Unlike developer contributions, these funds are un-ringfenced grants meaning local authorities are free to decide how to spend them. They can be used for revenue or capital projects or placed in an authority's reserves. The Bonus is intended to incentivise local authorities to deliver new build homes and conversions in their areas, and payments are based on national average Council tax figures.

Appendix 1: **Sources and Methodology**

Sources and Methodology

Page 11:

- Life Expectancy: Data sourced from NHS Digital, National Child Measurement Programme (2023).
- Childhood Obesity: Data sourced from NHS Digital, National Child Measurement Programme (2023).
- Self-Rated Wellbeing: Data sourced from Annual Population Survey, Personal Wellbeing by Borough (2023).

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- London Borough-Specific Population Growth: Data sourced from ONS, Census (2011,2021).
- Temporary Accommodation: Data sourced from Statutory Homelessness Tables, Ministry of Housing, Communities & Local Government (2023).

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- Barnet's Housing Delivery: Data sourced from GLA Residential Completions Dashboard (2024).
- Proposed Development Housing Mix: Data sourced from Regal (2024).

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- HACT Value: Housing Associations' Charitable Trust Social Value Bank UK (2023).
- Social Value Calculation: HACT wellbeing value multiplied by number of affordable and shared ownership homes being provided by Proposed Development.

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- North Finchley and Comparator Retail Vacancy Rates: Data sourced from Costar (2024).
- North Finchley and Comparator Retail Rents: Data sourced from Costar (2024).

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- Population Profile: Experian Mosaic Classifications (2023).
- Development Trends: Avison Young Analysis (2023).

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- Population Estimates: Population Yield Calculator (v3.2), Greater London Authority (GLA) (2019).
- Travel Time Estimates: Google Maps (2024).
- Resident Spend Estimates: These estimates draw on expenditure per head figures for convenience, comparison and restaurant/café uses as set out in the 'Planning Statement', and applies these to population yield estimates from the GLA's Population Calculation (2019). The 'Planning Statement' draws on expenditure per head figures in the Barnet Retail Study (2017) which are based on Experian data.
- 20 Year Resident Spend Estimates: The 20 year figure represents the 'Present Value' of the resident expenditure. The annual value has been taken over two decades with an annual discount of 3.5% assumed in line with HM Treasury Green Book Guidance. This is a recognised approach for comparing costs which occur in different time periods and is based on the principle that the value society attaches to something changes over time.

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- Economic Activity: Data sourced from ONS, Census (2021).
- Deprivation: Data sourced from CDRC, IMD (2019).

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- Construction Employment: Estimated based on guidance provided in Calculating Cost Per Job – Best Practice Note, Third Edition, Homes and Communities Agency (2015). Figures presented are gross.

Sources and Methodology

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- Proposed Development Employment: Calculated using guidance set out in the Employment Density Guide, Third Edition, Homes and Communities Agency (2015). Minimum figures based on retail employment density benchmarks and maximum based on managed workspace employment density benchmarks. It is likely that total employment will fall between these two extremes. Figures presented are gross.
- Existing Employment: Current floorspace of existing uses estimated before applying Employment Density Guide, Third Edition, Homes and Communities Agency (2015) guidance for the broad uses. Figures presented are gross.
- Worker Salaries: Determined using the average salary of service workers as reported in the Annual Survey of Hours and Earnings, Office for National Statistics (2024). Figures presented are gross.
- GVA: Based on GVA per worker in Barnet's service sectors drawing on: Business Register and Employment Survey, ONS (2023) and Regional Gross Value Added (balanced) by Industry, ONS (2022). Figures presented are gross.
- Indirect and Induced Employment: Determined using conservative ready reckoner multipliers set out in the *Additionality Guide 4th Edition*, Homes and Communities Agency (2014).

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- Local Government Funding Gap: Council Funding Requirement and Funding Gap (LGA) (2020).
- London Local Government Funding Gaps: Unison How Bad Could Council Cuts to Services Be Where You Live? (2020).

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- CIL Payment: Estimated using London Borough of Barnet's *CIL Rate Summary* document (2024).
- Council Tax: Estimated using London Borough of Barnet's Council Tax bands. All units assumed to be Band C to calculate a minimum level of likely income.
- Business Rates: Potential rateable values of £250-500psm used alongside standard multiplier to estimate likely liability of commercial occupiers.

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BMD


REGAL
LONDON

jtp

Patrick Ransom, Director

Patrick.ransom@avisonyoung.com

Uma Humelnicu, Consultant

Uma.humelnicu@avisonyoung.com

Appendix II

Great North Leisure Park

Planning History

The Site

Application reference	Date/Status	Description
24/1609/FUL	Approved 29th May 2025	Erection of two-storey building providing restaurant and office floorspace (Use Class E) with roof terrace. Associated refuse storage, cycle parking, landscaping and access.
TPP/0322/23	Approved 26 th July 2023	Works to trees subject to tree preservation order
21/2598/FUL	Approved 5 th July 2021	Proposed scooter store to front garden with alterations to existing hardstanding to provide level access to the dwelling
20/6017/ADV	Approved 8 th February 2021	Installation of 3no freestanding internally illuminated digital signs and 1no internally illuminated 15" digital booth screen
20/3953/PNT	Prior approval required and refused 19 th October 2020	Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.
20/1311/ADV	Approved 6 th May 2020	Installation of 2no internally illuminated fascia signs, 2no awnings and 1no wall mounted menu sign
19/0015/ADV	Refused 27 th February 2019	Installation of 3no rear illuminated fascia signs, 1no internally illuminated projecting sign and 7no externally illuminated awning signs
19/0014/FUL	Approved 27 th February 2019	Single storey front and side extension
17/5797/ADV	Approved 6 th November 2017	Installation of 1 set of internally illuminated fascia text, 1 set of internally illuminated text behind glazing and 2no internally illuminated projection signs to replace existing
17/4662/FUL	Approved 13 th September 2017	Replacement and erection of new car wash facility and ancillary site office, and taxi office
16/6617/FUL	Approved 17 th January 2017	Replacement of existing security office, taxi office and car wash located to the north west of the car park with 9no. car parking spaces. Replacement of the built up planter to the west of the car park with 6no. car parking spaces. Reconfiguration of the car parking spaces in front and along the eastern side of the building (Vue & Hollywood Bowl) to create an extended pavement and improve accessibility and erection of a new

		freestanding timber clad security office to the south east of the car park
15/01604/ADV	Approved 28 th April 2015	Installation of 3no. internally illuminated fascia signs and 1no. internally illuminated menu box
F/04144/14	Approved 6 th November 2014	Construction of outbuilding for use as mini cab/private hire operators office
F/03924/13	Approved 23 rd October 2013	Installation of 2no. internally illuminated totem signs.
F/02982/13	Approved 18 th July 2013	Installation of 2 no. 60 seat auditoria within the foyer area of an existing cinema building.
F/04539/12	Approved 4 th February 2013	Installation of 3no HVAC Condensing Units and 2no fridge/freezer condensing units to concealed Plant area.
F/03823/12	Approved 6 th November 2012	1no. internally illuminated totem sign; 4no. externally illuminated canopy signs; 10no. signs on windows.
F/01964/12	Approved 4 th October 2012	Installation of 7no. air-conditioning units to the rear elevation.
F/02841/12	Approved 21 st September 2012	Installation of various non-illuminated and illuminated signs including fascia, perspex panels, window vinyl and awning.
F/00507/12	Approved 16 th April 2012	Infilling of the existing colonnade including new external doors and windows to create a self-contained restaurant. External alterations including new awnings and lighting. New fire escape to the back of the unit. Minor changes to car park and paving. Provision of external seating area.
F/00164/12	Approved 6 th March 2012	Free standing internally illuminated totem sign
F/03566/10	Approved 25 th October 2010	Installation of 2 x No. internally illuminated fascia signs.
C11441BP/07	Approved 30 th August 2007	Installation of 2 internally illuminated 6 sheet advertisement display panels and 1 freestanding internally illuminated unit (static display)
C00698BW/07	Approved 13 th August 2007	Proposed alterations / improvements to entrance elevation.
C11441BK/06	Approved 10 th October 2006	1no. double-sided internally illuminated feature tenant sign
C11441BJ/05	Approved 27 th June 2005	New shop front
C11441BC/04	Approved 30 th November 2004	Construction of new party wall creating 2 restaurant units. New entrance including raised seating terrace. Door to rear elevation.
C11441BB/03	Approved 28 th August 2003	Replacement of internally illuminated signs
C11441AZ/02	Approved 26 th March 2003	Illuminated directional and information signs associated with drive-through restaurant.
C11441AU/01	Approved 3 rd February 2003	Amendment to access road layout to create a drive through facility ancillary to existing restaurant. Alteration to elevations involving the formation of two serving booths and refuse enclosures
C11441AT/01	Approved 3 rd February 2003	Amendment to access road layout to create a drive through facility ancillary to existing restaurant. Alteration to elevations involving the formation of two serving booths and refuse enclosures.

C00698BM/01	Approved 3 rd January 2002	Internally illuminated advertisement (48 sheet) unit.
C11441AX/01	Approved 7 th November 2001	Illuminated signs
C11441AS/01	Approved 7 th November 2001	New entrance lobby and canopy roof to front.
C14592/01	No Prior Approved Required 18 th September 2001	Streetworks telecommunication installation involving slimline monopole with single trisector antenna (overall height of 14.5m approx.) Two equipment cabinets at pavement.
C11441AP/00	Approved 6 th February 2001	Internally illuminated sign
C00698BE/99	Withdrawn 15 th January 2001	Three storey building in place of 'Golf Dome' to provide banqueting and conference facilities on the ground floor with Bingo and Snooker on the first and second floors. New car parking area.
C00698BG/00	Approved 13 th July 2000	Two storey rear extension and entrance canopy.
C00698BD/99	Approved 14 th June 2000	Internally illuminated freestanding pole sign, internally illuminated sign on Hotel building, and one post mounted sign (Non illuminated).
C00698BA	Approved 1 st February 1999	Erection of freestanding externally illuminated estate sign on northern junction of Leisure Way.
C11441AH	Approved 16 th January 1998	Internally illuminated signs to north and south elevations of cinema building
C11441AG	Approved 1 st October 1997	Internally illuminated lettering and signs on north, south and west elevations of cinema building.
C11441AF	Approved 15 th September 1997	Erection of additional boundary fencing to front and side. Erection of security hut and three refuse skip enclosures within carparking area.
C11441AE	Approved 1 st September 1997	Erection of entrance barriers to two car park accesses
C11441AD	Approved 4 th July 1997	Erection of projecting sign to side elevation and additional sign to front elevation
C00698AR	Approved 6 th February 1997	New lobby extensions and enclosure of verandah.
C11441AC	Approved 11 th September 1996	Alterations to elevations involving new doors and ventilation louvres
C11441AB	Approved 11 th September 1996	Internally illuminated fascia signs to Unit 4.
C11441AA	Refused 11 th September 1996	Erection of free standing internally illuminated pole sign fronting High Road
C00698AM	Approved 11 st September 1996	Alteration to elevation of building to the west side of the golf dome, and revision to the originally approved use to provide a separate restaurant/cafe/bar on the ground floor and meeting rooms on the first floor.
C11441Z	Approved 21 st August 1996	Two externally illuminated advertisements on roof above cinema entrance, in the form of animal caricatures.

C11441Y	Approved 3 rd July 1996	Internally illuminated signs on north, south and west elevations of cinema building
C11441P	Approved 28 th May 1996	Internally illuminated pole sign located adjacent to High Road access.
C11441V	Approved 28 th May 1996	Illuminated signs on north and west elevations of bowling/cinema building.
C11441T	Approved 28 th May 1996	Erection of an internally illuminated estate sign including names of operators on the leisure site.
C11441Q	Approved 28 th May 1996	Internally illuminated pole sign located adjacent to High Road access (Duplicate Application).
C11441U	Approved 3 rd April 1996	Illuminated signs to elevations of restaurant within the cinema/ten pin bowling building.
C11441S	Approved 3 rd April 1996	Illuminated signs on front, rear and side elevations, and signs on new canopy(Restaurant Unit 1A)
C11441N	Refused 13 th February 1996	Alterations to elevations of restaurant No. 3and creation of 2 Drive-Thru booths. Alterations to access road layout to create a Drive-Thru Lane ancillary to restaurant No.3. (Duplicate Application).
C11441M	Refused 13 th February 1996	Alterations to elevations of restaurant No. 3and creation of 2 Drive-Thru booths. Alterations to access road layout to create a Drive-Thru lane ancillary to restaurant No.3.
C11441K	Approved 16 th November 1995	Internally illuminated signs to front and rear of restaurant No. 3. (Duplicate Application)
C11441J	Approved 16 th November 1995	Internally illuminated signs to front and rear of restaurant No.3.
C11441G	Approved 16 th November 1995	Internally illuminated advertisement signs to front and rear of restaurant No 2 and 2advertisement flag banners.
C11441E	Approved 27 th September 1995	Variation of planning consent ref: C11441Adated 27.10.93 to enable internal and external alterations to cinema/ten-pin bowling building in the form of a reduction in the size of the bowling alley from 36 to 26 lanes and creation of an additional self contained restaurant
C09373A	Approved 2 nd August 1995	Erection of 2 externally illuminated noticeboards to north elevation of Indoor Bowls Club building
C00840G	Approved 19 th April 1995	Erection of a shelter to side of football pitch.
C00698AE	Approved 20 th December 1994	Erection of freestanding internally illuminated sign at the junction of Summers Lane and High Road.
C00698AB	Refused 24 th May 1994	Construction of an external swimming pool and associated plant room.
C00698AD	Approved 10 th February 1994	Indoor golf centre comprising an air domewith 32 driving bays, clubhouse, restaurant and bar and three storey 53 bedroom sports lodge; and associated car parking.
C11441A	Approved 27 th October 1993	Redevelopment to provide indoor and external swimming pool, multiplex cinema, ten pin bowling centre and three restaurants with access off High Road and provision of 763 carparking spaces
C11441	Refused 9 th June 1993	Redevelopment to provide swimming pool, multi-plex cinema, leisure building & nightclub; retention of entrance building to existing pool to be used as a restaurant, carparking with access from High Road.

C00840F	Approved 9 th June 1992	Formation of two tennis courts & tennis pavilion in N.W. corner of ground. Floodlighting, artificial turf surfacing of training area, associated walls, fencing and car parking.
C00840E	Approved 3 rd December 1991	Installation of 20 metre high telecommunication mast and single storey equipment cabin
C00840C	Approved 21 st May 1991	Alterations to football ground including replacement of existing terraces on north side by car parking area for 35 cars and on west and east sides by grassed areas. New turnstile/minibus building and ground-keepers store.
C00698X	Approved 7 th February 1990	Indoor golf centre comprising an air dome, clubhouse with ancillary restaurant, three storey building to form sports hostel incorporating 51 bedrooms and managers flat. Car parking provision for 99 cars.
C00698W	Approved 7 th February 1990	Indoor golf centre comprising an air dome, clubhouse with ancillary restaurant, four storey building to form sports hostel incorporating 53 bedrooms and manager's flat. Car parking provision for 102 cars.
C00698T	Approved 13 th September 1989	Single storey extension to form entrance lobby
C00698U	Approved 13 th September 1989	Indoor bowls centre and associated car parking areas (Alteration to development approved under ref HQ/C00698L which is under construction)
C00698Q	Approved 22 nd February 1989	Alterations to ? development under construction incorporating alterations to swimming pool building.
C03088Q	Approved 2 nd March 1988	Single storey extension
C09373	Withdrawn 18 th November 1987	Indoor bowls hall. Development on Council Land, Regulation 5(4).
C00698J	Approved 13 th May 1981	Continued use of land as golf centre and retention of buildings
C03088F	Refused 10 th September 1980	Erection of a single-storey building for use as a social club and provision of parking spaces.
C06483	Approved 10 th January 1979	Advertisement Consent
C03088D	No data: Submitted 25 th April 1978	Old Albanian Association Club House
C00840B	Approved 4 th April 1979	Continued use of land as car and coach park
C03088C	Approved 19 th January 1977	Gymnasium and provision of car park
C03088A	Approved 16 th February 1972	Erection of a Club House
C03088	Approved 30 th November 1970	The replacement of existing trading shed.
C00840	Approved 2 nd May 1966	Formation of coach and car park.

For completeness, the below planning applications are included within this planning history due the relevance to land surrounding the northern access road leading to Summers Lane, which is included within the proposed Site boundary.

Application reference	Date/Status	Description
19/5920/FUL	Approved 17 th January 2020	Erection of a single-storey spa extension to the western elevation to provide new spa facility for the sports centre including plant rooms. Resultant loss of one tennis court and re-orientation and retention of one existing tennis court. Installation of a new spa garden including separate sauna building, landscaping, boundary fence and new stepped access. Conversion of existing spa, steam and sauna room into a plant room. Erection of a new seasonal airdome structure to cover an existing double tennis court, with associated lighting, plant and entrance/exit point
15/01423/FUL	Approved 22 nd May 2015	Installation of 4no. floodlighting columns
C00698BS/03	Approved 18 th June 2003	Construction of three external tennis courts within existing parking area, involving new lighting and provision of winter cover.
C00698BR/03	Approved 1 th June 2003	Alterations to car parking layout (including the site of the former golf dome) to provide a total of 287 spaces within the whole site.
C00698BK/00	Approved 12 th February 2002	Extension to existing building at first floor level in position of existing pool. Provision for winter covers & new lighting to 4 existing external tennis courts. Construction of 4 new external tennis courts within existing parking area. Alteration to car parking layout to include the site of the former golf dome to provide a total of 287 spaces within the whole site.
C00840J/01	Approved 24 th January 2002	Erection of a covered stand at south end of the ground, with a capacity for 150 standing spectators.
C00698AS	Approved 13 th May 1997	Single storey extensions to northern and southern sides of existing indoor swimming pool building to incorporate new olympic halfsize swimming pool.
C00698AF	Withdrawn 2 nd September 1996	First floor extension to main building to provide additional fitness area.
C00698AL	Approved 6 th August 1996	Extension to existing fitness area at first floor level.
C00698AQ	Approved 10 th January 1996	External swimming pool and extension to plantroom (amendment to development approved under planning permission Ref C00698AB involving an increase in width of the pool and enlargement of the plant room).
C00698AC	Approved 25 th January 1994	Removable balloon to enclose two tennis courts.

Contact details

Enquiries

Nick Alston
+44 (0)7903 988091
nick.alston@avisonyoung.com

Reece Harris
+44 (0)7442369100
reece.harris@avisonyoung.com

Tom Matheou
+44 (0)7826 548 952
tom.matheou@avisonyoung.com

Visit us online
avisonyoung.com

Avison Young

65 Gresham Street, London EC2V 7NQ

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