

B&Q Cricklewood ES Volume I

Chapter 2: Planning Policy Context

Montreaux Cricklewood Developments Ltd

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2. Planning Policy Context

2.1 Introduction

- 2.1.1 This chapter provides details of the overarching planning policy context relevant to the EIA and highlights key policy documents relevant to the Site and the Proposed Development. The policies summarised below have been considered throughout the design of the Proposed Development.
- 2.1.2 Guidance, policy and legislation which are relevant to the consideration of environmental effects are discussed within the specific technical chapters of this ES (*Chapters 8 – 16*) and *ES Volume II: Townscape, Visual Impact and Built Heritage Assessment*.
- 2.1.3 The Planning Statement¹, which forms part of the planning application, provides a policy compliance assessment of the Proposed Development

2.2 National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

- 2.2.1 At a national level, the Government published the National Planning Policy Framework (NPPF)² in 2012. The NPPF supersedes previous national planning policy guidance (PPGs) and planning policy statements (PPSs). The NPPF summarises in a single document the Government's planning policies for England and how these are expected to be applied.
- 2.2.2 The NPPF sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities, and is a material consideration for determining planning applications.
- 2.2.3 The NPPF introduces a presumption in favour of sustainable development and paragraph 197 states that Local Planning Authorities should apply this presumption when assessing and determining development proposals.
- 2.2.4 The NPPF was updated in February 2019, superseding the previous version published in March 2012 and, revised in July 2018.

National Planning Practice Guidance

- 2.2.5 The Planning Practice Guidance (PPG)³ was published on the 6 March 2014 to provide more in-depth guidance to the NPPF. The PPG aims to make planning guidance more accessible, and to ensure that the guidance is kept up to date. As such, the PPG was amended in July 2017 to reflect the updated EIA Regulations⁴. Relevant guidance from the PPGs and how it relates to the technical assessments undertaken as part of the EIA is provided in the relevant technical chapters of this ES.

2.3 Regional Planning Policy

The London Plan: The Spatial Development Strategy for London (2016)

- 2.3.1 The London Plan⁵, incorporating the Revised Early Minor Alterations (October 2013)⁶, Further Alterations to the London Plan (March 2015)⁷ and Minor Alterations (March 2016)⁸ sets out the relevant London-wide planning policy guidance and forms a component of the statutory development plan. The

¹ Icen, 2020; Planning Statement – B&Q Cricklewood

² DCLG, 2012; National Planning Policy Framework

³ DCLG, 2015; National Planning Practice Guidance

⁴ HMSO, 2017; 'The town and Country Planning (Environmental Impact Assessment) Regulations 2017

⁵ GLA, (2016); The London Plan Spatial Development Strategy for Greater London

⁶ GLA, (2013); Revised Early Minor Alterations

⁷ GLA, (2015); Further Alterations to the London Plan

⁸ GLA, (2016); Minor Alterations to the London Plan March 2016

London Plan is the overall strategic plan for London and sets out a fully integrated economic, environmental, transport and social framework up to 2031. The Local Plans of London boroughs need to be in general conformity with the London Plan and their policies guide decisions on planning applications by Councils and the Mayor.

- 2.3.2 The key objectives of the London Plan include the delivery of economic growth and housing, while promoting high standards of design and environmental and social sustainability. The London Plan identifies 38 Opportunity Areas with large areas of brownfield land which have significant capacity for development, such as for housing or commercial use, and existing or potentially improved public transport access. Brent Cross – Cricklewood has been identified as one of the key Opportunity Areas for accommodating large scale development under the London Plan, as discussed further below.
- 2.3.3 In addition to the London Plan, the Mayor has produced more detailed strategic guidance on issues which cannot be addressed in sufficient detail in the London Plan. The Supplementary Planning Guidance (SPG) documents do not set out any new policies but provide guidance on policies established by the London Plan.
- 2.3.4 Relevant supplementary guidance, published by the Mayor, to support policies in the London Plan include (but are not limited to):
- Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)⁹;
 - Sustainable Design and Construction SPG (2014)¹⁰;
 - Accessible London: Achieving an Inclusive Environment SPG (2014)¹¹;
 - Housing SPG (2016)¹²;
 - Affordable Housing and Viability SPG (2017)¹³;
 - London Office Policy Review (2012)¹⁴; and
 - Greater London Authority (GLA) SPG: The control of dust and emissions during construction and demolition (July 2014)¹⁵.
- 2.3.5 In the London Plan 2016, Barnet is estimated to provide 31,340 new homes between 2019/20 – 2028/29, thus an annual target of 3,134 new homes.

Draft London Plan (2019) Intend to Publish Version of the Plan to Secretary of State

- 2.3.6 In compliance with legal mandates for the Mayor of London to keep the Spatial Development Strategy (SDS) under review, a draft new London Plan has been formulated and published by the Greater London Authority (GLA). The 'consolidated' version of the Draft London Plan¹⁶ shows all of the Mayor's suggested changes following the Examination in Public (EiP). The Draft London Plan shares the objectives set out above for the London Plan.
- 2.3.7 Policies relevant to the Proposed Development are provided in Chapter 3: Design and Chapter 4: Housing; and policies related to the protection and improvement of the environment are outlined in Chapter 7: Heritage and Culture, Chapter 8: Green Infrastructure and Natural Environment; Chapter 9: Sustainable Infrastructure and Chapter 10: Transport of the Draft London Plan consolidated version. These policies have been taken into account where appropriate.
- 2.3.8 The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations on the Draft London Plan to the Mayor on 8 October 2019. The Mayor has since considered the Panel

⁹ Mayor of London, (2012); Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance

¹⁰ Mayor of London, (2014); Sustainable Design and Construction Supplementary Planning Guidance

¹¹ Mayor of London, (2014); Accessible London: Achieving an Inclusive Environment Supplementary Planning Guidance

¹² Mayor of London, (2012); Housing SPG, November 2012

¹³ GLA, (2017); Homes for Londoners, Draft Affordable Housing and Viability Supplementary Planning Guidance

¹⁴ Mayor of London; (2012); London Office Policy Review

¹⁵ Mayor of London, (2014); The Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance

¹⁶ Mayor of London (2019), Draft London Plan – Consolidated Suggested Changes Version July 2019 [online]. Available at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-london-plan-consolidated-suggested-changes-version-july-2019> (Accessed December 2019).

report and recommendations. On 9 December 2019, the Mayor issued to the Secretary of State his intention to publish the London Plan, alongside a schedule of the panel's recommendation and the Mayor's response to them.

- 2.3.9 A response from the Secretary of State was issued on 13 March 2020, outlining that the New London Plan cannot yet be published until amendments and directions outlined by the Secretary of State have been incorporated into a revised document. A response was issued by the Mayor, however currently both parties are still to informally agree text on the New London Plan prior to publishing the Final New London Plan.
- 2.3.10 The Draft London Plan is a material consideration in planning decisions.

A Green Future: Our 25 year Plan to Improve the Environment

- 2.3.11 A Green Future: Our 25 Year Plan to Improve the Environment is the Mayor's London Environment Strategy¹⁷. It was published on 31 May 2018 and sets out the Mayor's vision of London's environment to 2050. The London Environment Strategy includes a number of policies, aspirations, and guidance. Consideration is given to these policies, aspirations, and guidance where applicable in each technical *ES Chapter 8-16* and *ES Volume II: Townscape, Visual Impact, Built Heritage Assessment (TVBHIA)*. However, The London Environment Strategy does not alter the methodology applied, or assessment of environmental effects undertaken within this ES.

Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework

- 2.3.12 The LBB and the GLA have identified the Cricklewood, Brent Cross and West Hendon area as a major opportunity for regeneration in the borough over the next twenty years, as of 2005. This led to the production of the Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework Supplementary Planning Guidance (SPG)¹⁸, where the Site is situated within the southern aspect. However, it is understood that the SPG does not provide any specific details regarding land use principles for redevelopment of the Site. This is likely due to the fact that the Site was in operation as the B&Q store present in 2020 at the time of writing, with no plans for redevelopment.
- 2.3.13 The SPG does cover a number of character areas (Figure 2-1), including design and land use principles for the following areas:
- Town Centre North and Brent Cross Square;
 - Town Centre South and Station Square;
 - The new bridge over the A406 North Circular Road;
 - Commercial District;
 - Residential Quarters:
 1. Town Centre North and River Brent Corridor;
 2. Town Centre South – south of the High Street;
 3. Brent Terrace Corridor;
 4. West Hendon;
 5. Eastern Lands;
 - Freight and waste handling facilities.

¹⁷ GLA (2018) London Environment Strategy

¹⁸ LBB, 2005; Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework Supplementary Planning Guidance

Figure 2-1 Cricklewood, Brent Cross and West Hendon Regeneration Area Character Areas¹⁹



Key	Residential Quarters	Public Spaces
Regeneration Area	Town Centre North	Brent Cross Square
Town Centre North	Town Centre South	Station Square
Town Centre South & Station Square	Brent Terrace Corridor	Office Square
Commercial District	West Hendon	Market Square
Bridge Link	Eastern Lands	Eastern Park
Eastern Lands Main Street & Market Square		Clitterhouse Fields
Brent River Corridor		Brent Terrace Park

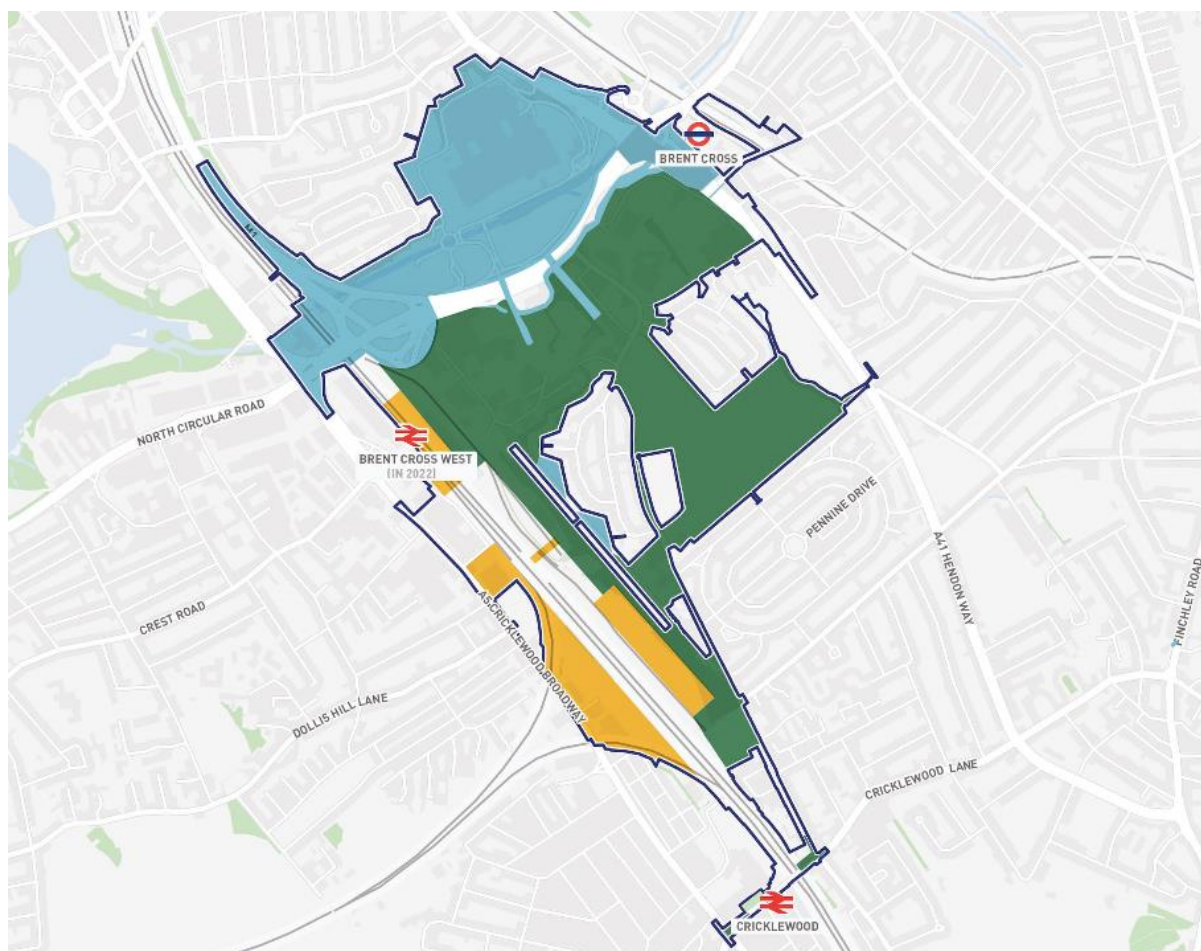
¹⁹ Brent Cross Cricklewood Development SPG, Chapter 7. Available at: <https://www.barnet.gov.uk/sites/default/files/assets/citizenportal/documents/planningconservationandbuildingcontrol/Chapter7BrentCrossDevelopmentFramework.pdf>

Brent Cross – Cricklewood Opportunity Area

- 2.3.14 The Site is partially situated within the southern aspect of the Brent Cross – Cricklewood Opportunity Area²⁰, as outlined within the London Plan. It is identified as an Opportunity Area (324 ha) with a minimum target of 20,000 jobs and 10,000 new homes delivered between 2011 and 2031.
- 2.3.15 In 2010, outline planning permission was secured for a £4 billion masterplan of the Brent Cross – Cricklewood Opportunity Area to create a new town centre, including 841,615 ft² of retail space, 7,500 homes, 27,000 jobs, three re-built schools and new parks and community facilities (Figure 2-2). The opportunity area consists of three integrated projects:
- Brent Cross South (Green Highlight within Figure 2-2): Barnet Council and Argent Related have created a joint venture partnership, BS LP, to develop the new town centre.
 - Brent Cross London (Blue Highlight within Figure 2-2): Barnet Council is working with Hammerson and Aberdeen Standard Investments (HASI) to redevelop Brent Cross Shopping Centre. HASI is also delivering important infrastructure.
 - Brent Cross West Thameslink (Yellow Highlight within Figure 2-2): Barnet Council is working with Network Rail to deliver an additional Thameslink station to service the area.
- 2.3.16 An additional train station on the Thameslink line and major road and public transport improvements were also major features of the plans. The masterplan for the area covers 141 hectares.
- 2.3.17 In March 2015, the LBB resolved to make a Compulsory Purchase Order (CPO) to assist with the land assembly for the initial phases of the development. In December 2017, the Secretary of State approved the CPO granted to the LBB. However, in July 2018, the decision was taken to defer the start on site for the development works due to increased market risks in the UK with the intention to start once conditions are more settled. Construction timescales are still to be confirmed.

²⁰ GLA, 2014; Brent Cross – Cricklewood Opportunity Area Framework

Figure 2-2 Brent Cross – Cricklewood Opportunity Area



Key: **Brent Cross South** **Brent Cross London** **Brent Cross West Thameslink**

2.4 Local Planning Policy

London Borough of Barnet Local Plan

2.4.1 The LBB's Local Plan is comprised of a suite of documents to guide planning and development in the borough. The Local Plan replaces the Unitary Development Plan (UDP) (adopted May 2006), with the exception of the 13 policies for Brent Cross and Cricklewood which remain the same (Appendix A of the Local Plan). It covers spatial planning – the practice of 'place shaping' to deliver positive social, economic and environmental outcomes and to provide the overarching local policy framework for delivering sustainable development in Barnet. The Local Plan comprises the following key documents:

- LBB's Core Strategy Development Plan Document (DPD), 2012²¹;
- LBB's Site Allocations DPD, currently emerging (LBB have only progressed to 'Call for Sites' stage to date²²;
- LBB's Development Management Policies DPD, 2012²³;
- Mill Hill Area Action Plan (AAP), 2009²⁴; and
- Colindale AAP, 2010²⁵.

²¹ London Borough of Barnet (LBB), 2012; Local Plan (Core Strategy)

²² LBB, Emerging; Site Allocations Development Plan Document (DPD)

²³ LBB, 2012; Development Management Policies DPD

²⁴ LBB, 2009; Mill Hill Area Action Plan (AAP)

²⁵ LBB, 2010, Colindale AAP

2.4.2 The Core Strategy contains the 'vision' for the Local Plan and the most fundamental, cross-cutting objectives and policies that the local authority and its partners will seek to deliver. It also contributes to achieving the objectives of LBB's Sustainable Community Strategy, a strategy which demonstrates how local organisations and agencies work together to improve the economic, social and environmental well-being of their respective areas. The four core values and priorities which matter most to LBB's communities are the following:

- Strong, safe communities for everyone;
- Healthy and independent living;
- Investing in Children, young people and their families; and
- A successful London suburb.

London Borough of Barnet: Draft Local Plan for Public Consultation

2.4.3 The LBB are currently in the process of reviewing and updating the borough's adopted Local Plan documents, and recently published its Draft Local Plan (Regulation 18 document²⁶) for public consultation. The consultation period took place between 27 January – 16 March 2020, with the Regulation 19 (i.e. Publication of Local Plan for making representations on soundness issues (NPPF para 35) document scheduled for publication in Winter 2021. Adoption of the revised Draft/New Local Plan is not expected until Spring 2022.

2.4.4 By virtue of being at an early stage in the adoption process, the Draft Local Plan is considered to be of limited weight and not a material consideration throughout this EIA. It is acknowledged however that the Site is identified as suitable for approximately 1,000 units, comprising residential and mixed uses (approximately 10% retail and community).

2.5 Conclusion

2.5.1 The Site is located within the southern aspect of the Brent Cross and West Hendon Regeneration Area, as well as in the southern aspect of the Brent Cross – Cricklewood Opportunity Area under the London Plan. In addition to delivering on the requirements of the London Plan and the LBB policy objectives for the Site, the Proposed Development will contribute significantly to the LBB housing target of 3,134 new homes per annum under the current London Plan. A policy compliance assessment of the Proposed Development is included in the Planning Statement submitted with the outline planning application. Further information on key national, regional and local policies is included in the technical chapters of this ES (*Chapters 8-16 and ES Volume II: TVBHIA*), as relevant to the technical assessment.

²⁶ LBB, 2020; Draft Local Plan for Public Consultation – Regulation 18 Document