

7

Colindale-wide
Policies

7. Colindale-wide Policies

This chapter contains policies that focus on:

- Objective 2 of the AAP: to identify and promote specific opportunities for new mixed use and residential development that will contribute to the strategic housing and employment targets outlined in the London Plan;
- Objective 4 of the AAP: to ensure the coordination of social, economic, physical, environmental and educational infrastructure requirements; and
- Objective 9 of the AAP: provide a clear and robust framework in which the Council and Mayor of London can make decisions on planning applications.

7.1. Living in Colindale

7.1.1. The core objective of the Colindale AAP is to deliver sustainable housing growth. The four Corridors of Change provide a spatial approach to the delivery of this growth and associated physical and social infrastructure required.

Policy 7.1 Housing in Colindale

Around 100 hectares of land is proposed for the development of approximately 10,000 new residential homes within the London Borough of Barnet, as shown in Figure 7.1. A mix of housing types will be provided in general conformity with the London Plan and the London Borough of Barnet’s LDF Core Strategy. Residential densities will vary across the area, in accordance with policies 4.1, 4.2, 4.3 and 4.4, having regard to local characteristics and public transport accessibility.

Policy Explanation

7.1.2. Whilst the London Plan (February 2008) identifies Colindale as an Opportunity Area with potential for a minimum 10,000 new homes and 500 new jobs, there is no definitive boundary for the Opportunity Area. The majority of growth will take place within the London Borough of Barnet, however the A5/Edgware Road corridor, which is the boundary between the London Borough’s of Barnet and Brent, is itself a focus for growth and forms part of this AAP.

7.1.3. It is clear that the housing capacity shown to be available within the Colindale AAP area is capable of meeting the majority of the housing target outlined in the London Plan for this opportunity area. A design led approach has been taken when assessing the scale of, and capacity for, growth in each of the four Corridors of Change. A total capacity of approximately 10,000 new homes within the London Borough of Barnet emerges from the four Corridors of Change.

7.1.4. Some nearby major sites along the Edgware Road in the London Borough of Brent already benefit from planning permission. Brent Council is set to identify the area along Edgware Road as a growth area within its Core Strategy and Site Specific Allocations documents with a capacity for around 2500 new homes to 2026.

7.1.5. Policy 3A.1 of the amended London Plan revises the minimum target for additional homes across London up to 2016/17. Borough targets are defined in London Plan Policy 3A.2 and the accompanying table 3A.1 which updates the annual and ten-year housing targets on a borough by borough basis. Barnet has an annual housing target of 2,055 which represents almost a third of the total housing target for the North London sub-region. The minimum target of 10,000 new homes in the Colindale Opportunity Area naturally accounts for a significant proportion of the Borough’s housing target under London Plan Policy 3A.2, although the AAP delivery timescales go beyond 2016.

7.1.6. The Colindale AAP apportions the known development sites into three phases of growth, up to 2011, up to 2016 and up to 2021. All of the major stakeholders envisage either having completed or being at an advanced stage of implementation by 2021. This timescale falls within the London Plan timescales for growth in Opportunity Areas.

Site	Corridor of Change	Area (Ha)	Residential density (dph)	Net growth in Phase 1 2007-2011	Net growth in Phase 2 2012- 2016	Net growth in Phase 3 2017-2021	Total homes
Colindale Hospital/Station House (including Colindale Ave frontage & Nurses accommodation)	Colindale Ave	6.6	150		780	210	990
British Library	Colindale Ave	2.3	150		345		345
Brent Works	Colindale Ave	0.7	150		105		105
Land in between British Library and Brent Works	Colindale Ave	0.2	150		30		30
Peel Centre West	Colindale Ave	3.8	150		170	400	570
Middlesex University Halls	Colindale Ave/ Aerodrome Road	2.2	150		330		330
Beaufort Park*	Aerodrome Road	10	278	2000	1000		3000
Peel Centre East (7ha for Metropolitan Police redevelopment, 3ha for student village, 2ha for primary school, 9ha for housing)	Aerodrome Road	9	120		300	780	1080
Watford Way	Aerodrome Road	0.8	120		96		96
Zenith House*	Edgware Road	1	195	215			215
Kidstop*	Edgware Road	0.6	140	84			84
Kwik Fit Site	Edgware Road	0.3	200			60	60
Green Point*	Edgware Road	0.4	200	86			86
Imperial House	Edgware Road	0.4	200		80		80
McDonalds Site	Edgware Road	0.5	200		100		100
Burger King & D&A site	Edgware Road	0.5	200		100		100
Merit House site	Edgware Road	1	200			200	200
Grahame Park Estate*	Grahame Park Way	35	112	554	554	555	1663
Runway Close**	Grahame Park Way	0.2	150	30			30
Adastral South**	Grahame Park Way	4.6	70	216			216
Barnet College (1.3ha for primary school, 3.8 ha for housing)	Grahame Park Way	5.1	112		426		426
Total				3185	4416	2205	9806

* sites with planning permission
** sites now complete and occupied

Figure 7.1 Development sites in Colindale in the London Borough of Barnet

Phasing of Housing Development

7.1.7. The phasing of housing development is an important consideration. The three phases have been applied in the background work that has been undertaken to underpin the policies and proposals in the AAP. These phases have been used as they generally relate well to the aspirations of the key landowners in the area and are considered to sit well against the phases used in the London Plan relating to the delivery of homes and jobs across the Opportunity Areas.

7.1.8. It is assumed that the bulk of dwellings on sites that already benefit from planning permission will be completed in the initial phase, with the exception of Grahame Park which is a long and complex regeneration project with a long-term phasing strategy in place. Where key stakeholders and land owners are already, or anticipate shortly, promoting or disposing of their sites, these sites have been placed in the middle phase up to 2016.

7.1.9. Beyond that, a final phase of development is planned which takes Colindale up to 2021. The majority of the units on the Peel Centre sites are included in this final phase given the time it is likely to take to dispose of the land and bring it to the open market. The balance of housing delivery across the various phases reflects well against the indicative phasing provided of growth in jobs and homes across the Opportunity Areas in the London sub-regions under Policy 6A.8 and supporting Table 6A.1.

7.1.10. The phases will be kept under review through monitoring of delivery and implementation. This will be particularly important in view of the recent housing market down turn and the general slowing down of the economy.

Affordable Housing

Policy 7.2 Affordable Housing

The Council has a borough-wide target of 50% affordable housing, in line with the London Plan. The maximum amount of affordable housing will be sought having regard to this target and to a viability assessment. Affordable units should be distributed throughout the site and be well integrated into all new development.

The Council will, with reference to the London Plan's 70:30 social rented/intermediate ratio and in recognition of a move to a 60:40 split, negotiate the ratio of social rented/intermediate housing on a site by site basis having regard to the Council's SPD, Housing Strategy, and the London Plan.

Policy Explanation

7.1.11. The Barnet UDP and the London Plan contain relevant policies on affordable housing. The Council has also adopted an Affordable Housing Supplementary Planning Document (2007) based on the Barnet Housing Needs Assessment (2006) and the GLA has a Housing SPG (2005) which provides a range of policy guidance on this issue. One of the Mayor's strategic objectives is to substantially increase London's supply of affordable housing. This is strategically important to London in order to promote mixed and balanced communities and to redress the affordability issue that underlines the trend towards social polarisation in terms of housing choices and opportunities.

7.1.12. Whilst a target of 50% affordable housing will be sought across the area to include a mix of social rented and intermediate tenures, the final level of provision will be dependent on a viability assessment on a site by site basis to ensure the delivery of the AAP objectives. Given a large social rented dominance at Grahame Park Estate there is a concern not to repeat over-concentrations of this or other tenures in single locations or in totality, but to achieve a good mix across the AAP area. Whilst it is recognised that the Mayor intends to move towards a 60:40 split in his review of the London Plan, the Council's adopted SPD on Affordable Housing (February 2007) sets out that the Council will, with reference to the London Plan's 70:30 social rented/intermediate ratio, negotiate, on a site by site basis, a more appropriate split for Barnet in order to enable the delivery of wider sustainable development and regeneration objectives. .

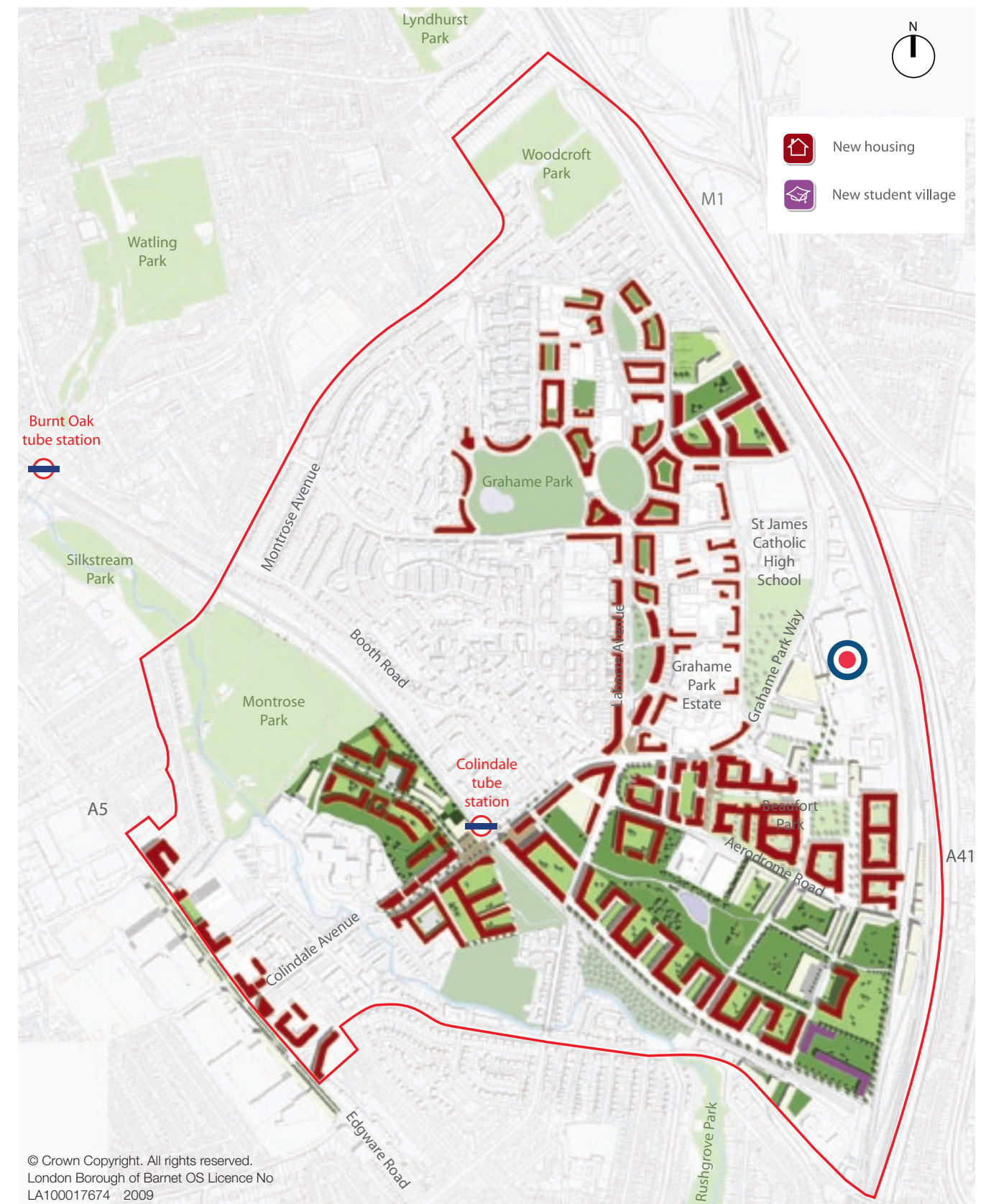


Figure 7.2 Housing in Colindale

7.1.13. The London Borough of Barnet will monitor affordable housing provision within Colindale and work closely with the GLA on monitoring delivery in the light of the availability of public subsidy, prevailing economic conditions, updated housing viability and needs assessments and planning policy.

7.2. Health requirements in Colindale

7.2.1. 'Investing in children and young people' and 'Healthier Barnet' are highlighted as strategic priorities in Barnet's Sustainable Community Strategy. Health service provision for residents in Barnet, both primary and secondary, is commissioned by NHS Barnet.

7.2.2. Existing primary care provision in the Colindale area includes two single-handed GP practices which are practising from residential accommodation and two group practices that are located within Grahame Park Health Centre. These two practices register the majority of the residents living on the Grahame Park Estate. In addition to GP provision, the area is served by local pharmacies.

7.2.3. In planning for the significant population growth in the Colindale area NHS Barnet, working alongside the Council, will need to consider what facilities will best meet the health needs of the new population. In planning services and facilities NHS Barnet will ensure that national and local health strategies such as NHS Barnet's Primary Care Strategy, The Barnet, Enfield and Haringey Clinical Strategy and NHS Healthcare for London, are considered.

Policy 7.3 Health in Colindale

New health facilities will be provided in the Colindale Avenue Corridor of Change, complemented by reprovided facilities at Grahame Park Estate. The exact requirements will be subject to discussions between the developer, the London Borough of Barnet and NHS Barnet and have regard to the phasing and delivery of proposals within Colindale. Such facilities will provide for primary health care which will comprise general practitioners (GPs), dentistry, pharmacy and a range of community services. Developers should have regard to the Council's adopted SPD on financial contributions for health care services.

Policy Explanation

7.2.4. There are on-going discussions with NHS Barnet regarding the preferred location of new healthcare facilities in Colindale. In the context of these discussions the facilities will provide for

primary health care which will comprise general practitioners (GPs), dentistry, pharmacy and a range of community services which are conveniently located to ensure that services can, wherever possible, be provided closer to people's homes. NHS Barnet has had a primary care strategy in place since 2002, updated in 2005 and again in 2007. The strategy is based on a 'hub and spoke' model with 'hubs' being primary care centres (including the two community hospitals) that provide a wider range of services and 'spokes' relating to existing GP practices.

7.2.5. Edgware Community Hospital and Finchley Memorial Hospital, along with a number of primary care centres, will act as hubs providing a range of services including: GPs, diagnostics, pharmacy dispensing, urgent (unbooked) care, outpatient clinics, general health advice and other specialist clinics. The primary care centres will provide the infrastructure to allow some hospital services (such as outpatients) to be provided in a community setting closer to patients homes.

7.2.6. Discussions are ongoing regarding the reprovision of the existing health centre as part of the regeneration of Grahame Park Estate. The outline planning permission for the redevelopment of Grahame Park Estate includes for a replacement facility of a minimum of 1,000sqm with scope to increase this facility to 2,000sqm. In view of the development and phasing programme for Grahame Park Estate, the replacement health facility is anticipated to be operational from 2015 at the earliest.

7.2.7. NHS Barnet's optimal strategy would be to commission one new health facility in the Colindale area of between 2,500sqm and 3,000sqm, centrally located. The size of such a facility will depend on the actual population growth but this is likely to exceed 20,000 people.

7.2.8. The phasing of any new housing developments in the area will be an important consideration for NHS Barnet in planning the size and location of new facilities to ensure that they meet the needs of the existing and new population and are viable.

7.2.9. The preferred stance on the form of new primary health care facilities needs, however, to be seen in the context of the outline planning consent for a replacement facility at Grahame Park together with the emerging proposals for the Colindale Hospital site. Fairview New Homes are proposing a 1,000sqm health facility opposite the Underground station as part of their submitted planning application.

7.2.10. Following discussions with NHS Barnet, two possible options for Colindale have emerged for providing new health care

facilities within the Colindale Avenue Corridor of Change. Both options will depend on the phasing and deliverability of proposed development in Colindale and should be subject to further discussions with NHS Barnet and the London Borough of Barnet.

7.2.11. **Colindale Avenue Corridor of Change Option 1** – Smaller 'spoke' facility on the Colindale Hospital site – this currently forms part of the planning application for the Colindale Hospital site by Fairview New Homes. This site is likely to come forward ahead of all the other key opportunity sites in the area and a smaller facility (circa 1,000sqm) would therefore ensure new local needs are met whilst other sites come forward. This scenario would need to be complimented by the provision of a larger facility than is currently planned at the northern end of the Grahame Park site. The outline planning permission allows for NHS Barnet to take up to 2000sqm. This is seen as the most deliverable of these options.

7.2.12. **Colindale Avenue Corridor of Change Option 2** – New Colindale primary care facility on the British Library site or Peel Centre West site depending on phasing and deliverability – situated on the lower floors and Colindale Avenue frontage of either site. A facility of approximately 2,000sqm would be particularly suitable if the replacement facility on Grahame Park for like-for-like facilities (around 1000 sqm) proceeded as currently consented

7.2.13. In partnership with NHS Barnet, the Council has prepared and adopted a Supplementary Planning Document (SPD)on Contributions to Health Facilities from Development. The guidance contained in the SPD is relevant and applicable to new housing and mixed use development across the borough including Colindale.

7.2.14. The Council uses the HUDU Planning Contributions Model to calculate the potential planning contributions from residential developments in Barnet for the provision of health care facilities. It is proposed that the HUDU Model will be extended to incorporate a method to calculate the impact of new residential development on the provision of social care facilities. Following the successful extension of the HUDU Model the Council will seek s106 contributions for social care facilities.

7.2.15. For major development schemes the council will assess the complex factors that must be taken into account in putting together a 'package' of Section 106 financial contributions, and the standard values used in the HUDU Model will be used, but may be subject to variation in some cases.

7.3. Shopping and Community Provision in Colindale

7.3.1. There are currently 20 town centres in Barnet which include a Major Town Centre at Edgware, 14 District Centres and 5 Local Centres as well as London's only regional shopping centre at Brent Cross. Town centres vary in size and purpose but most of them are the hub of civic, retail, leisure and commercial activity and serve the needs of residents and those working in the borough. The smaller town centres, district and local centres, provide an important strategic / economic role in the Borough.

7.3.2. Colindale - The Hyde which is situated along the Edgware Road (A5) to the south of the AAP area, has the largest concentration of retail provision locally and is classified as a district town centre. It currently provides a reasonable range of both convenience and comparison floor space.

7.3.3. To the north of Colindale - The Hyde district centre is the Oriental City site which is located on the Edgware Road in the Borough of Brent. This site has planning permission for mixed-use residential-led redevelopment including a significant element of retail floorspace. There is an existing ASDA supermarket adjacent to Oriental City and planning permission has recently been granted by Brent Council for the redevelopment of the Wickes site on Edgware Road / Capitol Way which will reprovide the Wickes store along with several smaller retail, café and community uses.

7.3.4. In terms of the AAP area specifically, existing retailing provision is spread throughout the area and includes shops on The Concourse within Grahame Park Estate, limited local shops along Colindale Avenue and at the Underground Station, and local retail and other facilities on the newly formed Heritage Avenue within the Beaufort Park development. The existing facilities at Grahame Park Estate provide an important economic and social function for the community and comprise of 2,352 sq m of retail floorspace. This existing neighbourhood centre provides a number of uses including grocers, chemist, newsagents, telephone shop, baker, hairdresser, bookmakers, public house and a post office. The redevelopment proposals at Grahame Park Estate include circa 2,807 sq m of replacement retail floorspace. This is only a small increase of retail floor floorspace in comparison to the existing provision. The approved masterplan for the regeneration of the Estate locates the majority of the replacement retail floorspace at the southern end of the development in the form of a new supermarket close to the junction between the new Boulevard and Grahame Park Way. This will be provided around a new public square next to a library and other community facilities.

7.3.5. New facilities at Beaufort Park include a Tesco Metro and a number of other shops, restaurants and a pub. The scheme is planned to include a total of 4,645 sq m of retail or commercial use. An additional 470 sq.m of A3 floorspace is proposed as well as health and fitness and community uses. This level of retail floorspace and other facilities is envisaged to primarily serve the new residents of Beaufort Park, as well as existing neighbouring residents, workers and visitors in the area.

7.3.6. In addition to the existing retail facilities in Colindale, a recent planning application by Fairview New Homes for the redevelopment of the former Colindale Hospital site and Station House on Colindale Avenue includes proposals for an Aparthotel and supporting retail and A3 uses set around a new public piazza and transport interchange.

Policy 7.4 Neighbourhood Centre in Colindale

A neighbourhood centre will be provided in Colindale Avenue Corridor of Change, incorporating around 5,000 sq m gross of retail space, along with supporting health, leisure and community uses. Such uses will be focussed around the public transport interchange and be provided on the Colindale Hospital site, British Library site and Peel Centre West site providing active frontages to a widened Colindale Avenue creating a vibrant and safe place, in accordance with Policy 4.1.

Policy Explanation

7.3.7. The creation of a new neighbourhood centre along Colindale Avenue is central to the vision for the Colindale AAP and specifically the Colindale Avenue Corridor of Change. Based on the location of existing retail and neighbourhood facilities at Beaufort Park and those that will come forward as part of the redevelopment of Grahame Park Estate, there is scope to create a new neighbourhood centre along Colindale Avenue which will be anchored at one end by the Underground Station and at the other by the new community hub and public square at the southern end of Grahame Park Estate.

7.3.8. Ensuring that the growing local population's everyday retail needs are provided for within the Colindale area is the rationale for defining the appropriate level of retail floorspace required. There is an established town centre hierarchy in the area and careful consideration needs to be given to the impact on these centres from a social, economic and planning perspective if significant levels of additional retail floorspace were to be promoted within the Colindale area.



Figure 7.3 Community facilities, health facilities and shops in Colindale

7.3.9. An assessment of the projected retail floorspace required to meet the predominately everyday retail needs of those who will reside in the AAP area has been carried out *. An important assumption made in this assessment is that the needs of the existing community are currently appropriately met by existing retail facilities in the area. The level of retail provision required in Colindale is therefore dictated solely by the housing growth planned. This assumption is important as this approach theoretically has no impact on the vitality and viability of existing centres because it only caters for demand generated within the Colindale AAP area. The assessment shows that the expenditure generated by all the future residents proposed in the AAP area will require circa 2,400 sq m net convenience goods sales floorspace, which equates to approximately 5,000 sq m gross (including some comparison goods floorspace).

7.3.10. When this is considered in the context of existing/ committed floor space at Beaufort Park and the retail floorspace within the approved masterplan for the regeneration of Grahame Park Estate, there is likely to be sufficient capacity for a further small convenience store in Colindale supported by some limited comparison retail provision. This equates to a similar quantity of retail floor space to that proposed at Beaufort Park (i.e. up to 4,645 sq m of retail including a small convenience offer of circa 1,393 sq m gross).

7.3.11. Given the future proposals for the former Colindale Hospital site which includes a new transport interchange, and the opportunities for redevelopment at the Brent Works, Newspaper Library and Peel Centre sites, the focus for the new Colindale neighbourhood centre is to be located within the Colindale Avenue Corridor of Change, around the new public transport interchange and upgraded tube station. This will provide activity at a key arrival point to the area and also serve the next wave of proposed residential growth. It would further provide active frontages along Colindale Avenue helping to create a vibrant and safe environment for all users. In addition to retail provision, supporting community and leisure uses such as cafes, restaurants and bars (Use Classes A3/A4/A5) and health uses (Use Class D1) will be provided which complement existing facilities. There should be a degree of flexibility within any development proposals to reflect current market conditions in terms of the size and configuration of retail floor space when such development is brought forward.

* See 'Retail Provision Report' (February 2008)

Description	Location	
Regional Shopping Centre	Brent Cross	
Major Town Centres	Edgware	
District Town Centres	Chipping Barnet	Cricklewood
	North Finchley	Golders Green
	Brent Street	New Barnet
	Church End Finchley	Whetstone
	East Finchley	Mill Hill
	Temple Fortune	Colindale – The Hyde
	Burnt Oak	Hendon Central
Local Town Centres	Childs Hill	Friern Barnet
	East Barnet	Market Place
	West Hendon	
Local Neighbourhood Centre	Apex Corner	Colney Hatch Lane
	Deansbrook Road	Golders Green Road
	Grahame Park	Hale Lane
	Hampden Square	Holders Hill Circus
	New Southgate	Great North Road

Figure 7.4: Shopping centre types in Barnet



7.4. Working in Colindale

Policy 7.5 Working in Colindale

Development in Colindale will provide between 500-1000 new jobs on the sites identified in Figure 7.6. Existing and established employment locations on sites other than those identified for redevelopment in the AAP should be retained for employment uses unless it can be demonstrated that sites are genuinely surplus.

Policy Explanation

7.4.1. The London Plan identifies the Colindale Area of Opportunity as having an indicative employment capacity of an additional net 500 jobs. The London Borough of Barnet consider there to be a greater opportunity for job creation to reduce the amount of travelling and create a sustainable place. The employment generating uses completed to date within the Beaufort Park development have been well received by the market.

7.4.2. In seeking to ensure the growth planned for the Colindale area creates sustainable, mixed and balanced communities, it is important to consider what contribution the identified sites could have in terms of providing high quality, mixed use development and creating locally based employment.

7.4.3. Job creation ratios have been taken from the briefing paper 'Employment Densities: a simple guide' produced in 2001 by Arup Economics and Planning for English Partnerships and the Regional Development Agencies. The projected number of jobs in Colindale has taken into account development capacity and accessibility of the identified sites.

7.4.4. Figure 7.6 shows that there is potential for a total of approximately 1,000 jobs in Colindale as a result of the proposed development for each identified site. The majority of jobs are generated from the retail uses proposed in the Colindale Avenue Corridor of Change area, and those at Beaufort Park. Additional jobs are provided through proposals for office use and a range of other smaller uses including new education facilities. The Metropolitan Police have confirmed that the number of jobs retained in their rationalised estate on the Peel Centre site will be broadly comparable with the numbers employed there are present.

7.4.5. A useful comparison can be drawn from London Plan related research which sought to investigate the direct correlation between housing growth and job creation 'More Residents, More Jobs' (GLA Economics, April 2007). The study found that for every 1,000 additional population an additional 230 jobs would be created.

7.4.6. These projections, although the result of robust analysis using information from various stakeholders, the ARUP Employment Densities briefing paper, and 'School Workforce in England' (Department for Children, Schools and Families September 2008) and the most authoritative currently available, are indicative only and may over or underestimate the employment growth which could take place in Colindale. The projections are not targets and it is not intended to constrain growth, however job creation in Colindale will be monitored against these projections.

7.4.7. As the majority of jobs are created within proposed mixed use development, the timing of job creation is, to a degree, dependant on the timing and phasing for the residential development (as discussed in paragraphs 7.1.7-7.1.10 and Section 8.2). Three development phases have been used in the background work and within the AAP which relate well to the aspirations of the key landowners and are considered to sit well against the phases used in the London Plan relating to the delivery of homes and jobs across the Opportunity Areas.

7.4.8. It is assumed that the majority of jobs proposed within Beaufort Park (335 new jobs) will be created within Phase 1 (2007-2011). The majority of the remaining new jobs will be created in Phase 2 (2012-2016) consisting of those in Colindale Avenue Corridor of Change around the new neighbourhood centre and Barnet College (239 new jobs) and Farrow House (294 new jobs) and the land inbetween the railway lines (80 new jobs) in Aerodrome Road Corridor of Change. Phase 3 will consist of new jobs on the Peel Centre East site and in Grahame Park Estate.

7.4.9. The on-going monitoring of the AAP (see Chapter 8 Delivery and Monitoring) will keep employment trends within Colindale under review, together with the infrastructure requirements needed to support them, in particular the need for the packages of transport improvements identified in Policy 3.1.



Figure 7.5 Sites generating new jobs in Colindale

Sites to be redeveloped Site	Corridor of change	Area (Ha)	Existing jobs	Possible new jobs*				Total new jobs (net) *
				Retail/ restaurants/ bars (A2/2/3/4/5)	Office/ light industrial (B1)	General Industrial (B2)	Non- residential institutions (D1)	
McDonalds Site	Edgware Road	0.5	Jobs to be reprovided on site	no net loss	no net loss	no net loss	no net loss	0
Burger King and D&A site	Edgware Road	0.5	Jobs to be reprovided on site	no net loss	no net loss	no net loss	no net loss	0
Merit House	Edgware Road	1.0	Jobs to be reprovided on site	no net loss	no net loss	no net loss	no net loss	0
Colindale Hospital (including Station House)	Colindale Avenue	6.6	Ground floor retailLargely vacant offices in Station House	no net loss	0	0	39	39
British Library	Colindale Avenue	2.3	50	23	0	0	0	-27
Brent Works	Colindale Avenue	0.7	No jobs on site	0	12	0	0	12
Colindale Business Centre site	Colindale Avenue	0.25	Jobs to be reprovided on site	no net loss	no net loss	no net loss	no net loss	0
Peel Centre West	Colindale Avenue	3.8	Jobs to be reprovided in new MET Police facilities	150	0	0	0	150
Middlesex University Halls	Colindale Avenue/ Aerodrome Road	2.2	Jobs to be reprovided in new student village	25	0	0	0	25
Peel Centre East	Aerodrome Road	21	Jobs to be reprovided in new MET Police facilities	0	0	0	50	50
Farrow House	Aerodrome Road	0.9	Jobs to be reprovided in new MET Police facilities	0	294	0	0	294
Land between railway lines	Aerodrome Road	0.7	0	0	0	80	0	80
Beaufort Park	Aerodrome Road	10	0	335	0	0	0	335
Grahame Park Estate	Grahame Park Way	35	Jobs to be reprovided on site	5	0	0	27	32
Barnet College	Grahame Park Way	5.1	Jobs to be reprovided in new Barnet College	0	0	0	40	40
Total new jobs (net)*								1030

Figure 7.6 Job projections in Colindale

* Based on projections using Employment Densities Briefing Paper (English Partnerships September 2001), School Workforce in England (Department for Children, Schools and Families September 2008) and information from relevant stakeholders. Projections are only indicative and may over or underestimate the employment growth which could take place in Colindale. Projections are not targets and it is not intended to constrain growth but job creation will be monitored against these projections.

7.5. Learning in Colindale

Policy 7.6 Learning in Colindale

Development will deliver at least 4 new forms of entry in primary schools within Colindale, either through new schools or expansion/relocation of existing schools. The Barnet College site (subject to the College relocating) and Peel Centre East site are identified to each provide a 2 form entry primary school (420 pupils per school).

Developers will be required to meet the costs associated with meeting the additional need for nursery and school places generated by their development proposals in line with the Council's Contribution to Education SPD.

New buildings for education uses in Colindale will be of the highest quality of design befitting their important community function. They will be prominent buildings and fully integrated into the local environment and where potential exists they will be 'exemplars' in sustainability and green education building design.

Policy Explanation

7.5.1. Detailed consideration has been made by the Council's Children's Services regarding the scale of primary and secondary facilities required to meet the education needs arising from the housing growth planned for the area. This has established that the scale of primary education facilities required is for 4 new forms of entry with a total new primary school capacity of 840 pupils. In order to ensure school places are provided within walking distance from the communities they will serve, the AAP identifies suitable sites capable of meeting this need.

7.5.2. Barnet Council's Cabinet recently gave Executive Approval for the rebuilding of Colindale School which is a primary school just outside the AAP area but directly affected by it. This primary school will be rebuilt and expanded from a two form entry to a three form entry school. The extra capacity created by the expansion is needed to meet growth in primary school aged children from the existing area and therefore will not meet the needs of the planned growth in the area.

7.5.3. Part of the existing Barnet College site is identified for a primary school use. A joint decision will be made between the Council and local primary schools on the merits of using the site for a new school or, more preferably, as the new site for an expanded

and relocated existing primary school in the area. The site for a new or expanded primary school should be highly visible and fully integrated into the local environment and should have regard to the approved Grahame Park Estate Masterplan. The site is in close proximity to St James secondary school and there is therefore potential for the sharing of facilities. This site is likely to come forward in Phase Two (2012-2016) of the AAP proposals.

7.5.4. The land identified on the Peel Centre East site for a new primary school would come forward in Phase Three alongside the residential-led redevelopment proposals in that growth phase. This extensive site provides a good deal of flexibility in terms of its detailed site planning. The Peel Centre site will be well connected to the surrounding area and existing and new communities will be well served by improved public transport services and will benefit from easy access and close proximity to Aerodrome Park.

Secondary School Needs

7.5.5. Travel patterns to secondary schools in the local area are more complex and cover a wider catchment. As agreed with the Council's Children's Services, the AAP makes no site specific provision for secondary school places within the AAP. Existing local secondary schools will cater for the increased demand for secondary school places resulting from the new housing proposed in the AAP area subject to the appropriate financial contributions from developers being agreed and made.

Nursery Needs

7.5.6. The Council's SPD on education contributions, adopted in the summer of 2008, provides a formula for negotiating financial contributions from developers to meet the costs associated with providing school places. This SPD does not directly refer to nursery places but the scale of development proposed in the AAP area will yield significant new demand for nursery provision and a negotiated agreement will need to be reached between the Council and the developer. The education formula contained in the SPD provides the starting point for this negotiation.

Developer Contributions

7.5.7. For large development schemes in particular (over 100 homes), the council will need to consider the specific circumstances and complex factors that must be taken into account to ensure that sufficient school places will be available to future residents. Section 106 educational contributions will be the subject of pre-application negotiations between the developer and the council and may vary

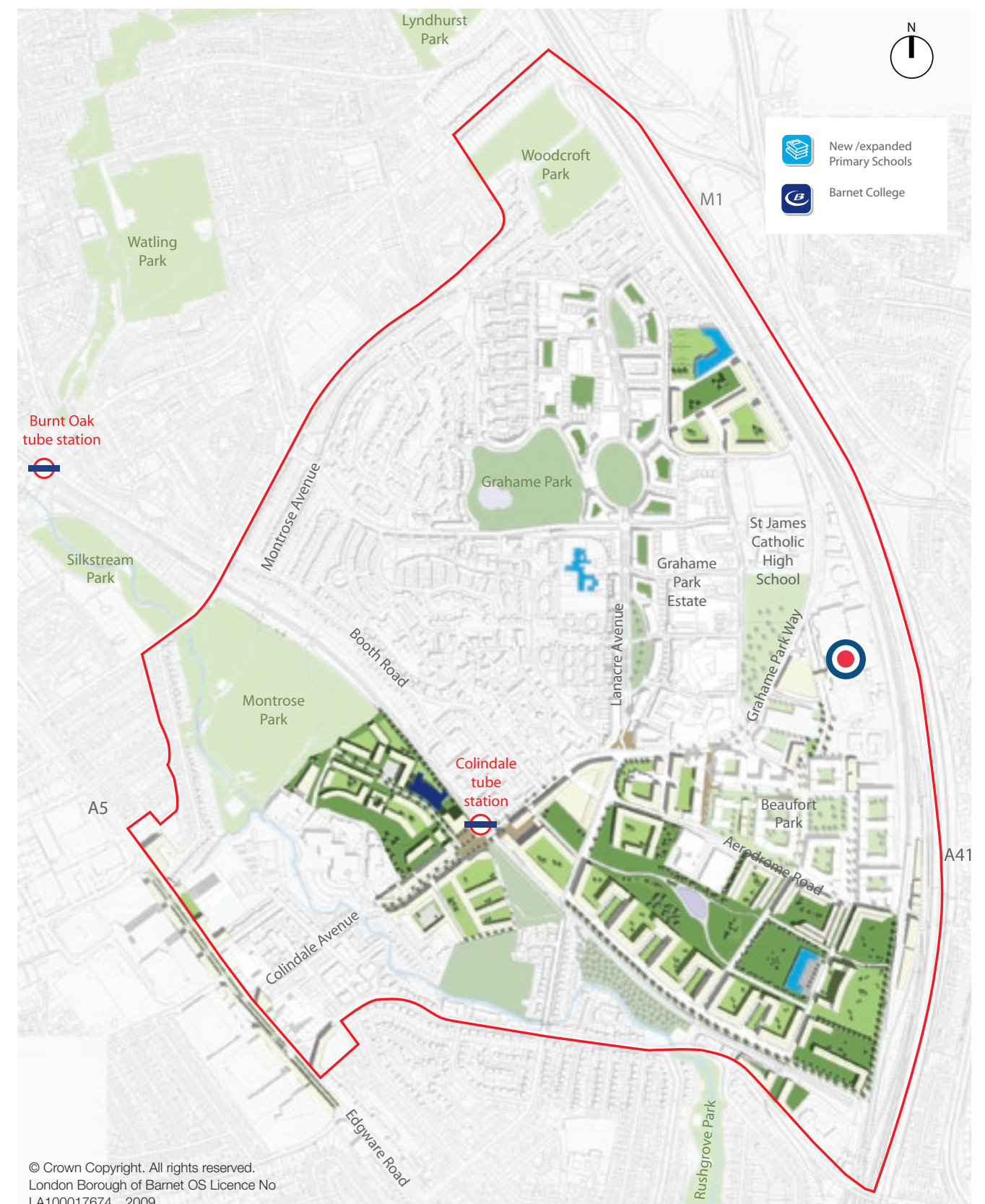


Figure 7.7 New learning sites in Colindale

from the standard figures stated in this document. For example, particularly large housing developments may be required to provide a new school in order to meet the demand that will arise from the development, particularly if generating over 1,000 new homes.

Middlesex University Student Village

7.5.8. At the centre of the Peel Centre site the AAP proposes a large new high quality public open space which could be a very significant educational and environmental resource. The AAP also identifies the Peel Centre East site as a preferred location for the establishment of a new student village for Middlesex University, given its proximity to Aerodrome Road and Greyhound Hill and the Middlesex University campus.

Barnet College

7.5.9. The relocation of Barnet College to an alternative site closer to Colindale Underground station has been a commitment of Barnet Council for some time. As an important local strategic partner, Barnet Council has been keen to integrate its place-making and spatial planning objectives with Barnet College's accommodation strategy and further education needs. Such a move would be the final phase of investment in seeking to consolidate the college's teaching and administrative accommodation to two key locations – one in Colindale and one in Chipping Barnet in the north of the borough.

7.5.10. An agreement has now been reached between Barnet College and Fairview New Homes to provide a reserved plot within the development of the Colindale Hospital site. This has been formally endorsed by the Council through an Executive Decision supporting the College's emerging proposals. This option provides the students and staff with a facility in one of the most accessible locations in Colindale. The facility will add significantly to the vitality and viability of the proposed new neighbourhood centre in the Colindale Avenue Corridor of Change.

7.5.11. The College proposal is still subject to final approval for funding from the Learning and Skills Council and planning permission for the new building. A detailed programme is in place and the College are targeting the occupation of their new facility in January 2013, Phase 2 of the AAP.



Primary school on Lanacre Avenue (top) and the current Barnet College building (bottom)

7.6. Monitoring

The monitoring framework in Figure 7.8 identifies the key indicators and targets to be monitored for policies in Chapter 7 to ensure the delivery of a high quality sustainable environment. In addition to the borough-wide monitoring arrangements, Barnet Council will monitor the implementation of the AAP and assess the extent to which Policies 7.1, 7.2, 7.3, 7.4, 7.5 and 7.6 are being achieved. The Council's annual monitoring report will demonstrate where milestones have been met and will describe the actions to be taken to deliver the AAP where progress has been slower.

Indicator Number	Indicator	Policy Reference	Targets
7a	Housing delivery	7.1	3185 units by 2011 7601 units by 2016 9806 units by 2021
7b	Affordable housing	7.2	Target of 50% affordable housing; 70% social housing, 30% intermediate (though with the potential of 60% social housing and 40% intermediate).
7c	Health facilities	7.3	Health facilities in Colindale Avenue Corridor of Change and Grahame Park Estate
7d	Retail facilities	7.4	Around 5,000 sqm excluding community facilities provided within Colindale Avenue Corridor of Change in Phase 2 (2012-2016).
7e	Job delivery	7.5	Provide for jobs broadly in accordance with Figure 7.6.
7f	Primary schools	7.6	New/relocated primary school on Barnet College site within Phase 2 of the AAP (2011-2016) New primary school on Peel Centre East site (if required) within Phase 3 of the AAP (2016-2021)
7g	Barnet College relocation	7.6	Barnet College relocated to Colindale Hospital Site within Phase 2 of the AAP (2012-2016)
7h	Middlesex University student accommodation	7.6	New student village for Middlesex University in Aerodrome Road Corridor of Change within Phase 2 (2012-2016)

Figure 7.8 Monitoring framework for Colindale-wide policies