

BARNET CORE STRATEGY & DEVELOPMENT MANAGEMENT POLICIES DPD EXAMINATION

MATTER 1 – SPATIAL STRATEGY/VISION AND SUSTAINABILITY

a) **Why does the CS seek to rely on Area Action Plans (AAPs) to guide new development in some areas where substantial change is anticipated (e.g., Mill Hill East and Colindale) and a non statutory framework for others (Brent Cross-Cricklewood (BXC))?** **Should the CS be used as an opportunity to initiate a review of AAP policies?**

1. Brent Cross Cricklewood is identified as an Opportunity Area in the London Plan (July 2011), as it was in previous 2004 and 2008 documents.
2. Policy 2.13 of the London Plan deals with Opportunity Areas and indicates that the Mayor will provide "... *proactive encouragement, support and leadership for partnerships preparing and implementing opportunity area planning frameworks...*".
3. The London Plan defines 'Planning frameworks' as those that "*may be prepared by the GLA Group, boroughs, developers or partners while planning frameworks will have a non-statutory status, it will be up to boroughs to decide how to reflect the proposals in planning frameworks within their development plans.*"
4. Annex 1 of the London Plan relates to Opportunity and Intensification Areas and states at paragraph A1.3 that planning frameworks "*for these areas can take different forms depending on local circumstances*". This is reflected in Table A1.1 of Annex 1 which describes the planning framework at Brent Cross Cricklewood (which constitutes Supplementary Planning Guidance) as adopted, and denotes Mill Hill East's as adopted with the strategic policy direction specifically stating that Barnet has published an Area Action Plan.
5. The Mayor has, therefore, clearly considered the Development Framework (adopted as SPG) in the context of Brent Cross Cricklewood and the Area Action Plan in the context of Mill Hill East as both representing planning frameworks as per Policy 2.13.
6. Specifically in relation to Brent Cross Cricklewood, the London Plan encourages the production of the Development Framework and it expects it to be a non-statutory document, although it is noted that they can take a different form depending on local circumstances. As such the Brent Cross Cricklewood Development Framework is in conformity with the London Plan.
7. The involvement of key stakeholders in its preparation is the strength of the Brent Cross Cricklewood Development Framework which is a process envisaged within the definition of "Planning Framework" in the London Plan.
8. The Brent Cross Cricklewood Development Framework was considered as part of the Barnet UDP inquiry and the UDP Inspector supported the use of the Brent Cross Cricklewood Development Framework and its specific reference in UDP Policy C1.
9. Planning permission (Ref No: C17559/08) has been granted for the redevelopment of the Brent Cross Cricklewood site and therefore as the existing policies are to be implemented, it is appropriate to

save the existing framework relevant to Brent Cross Cricklewood, including the guidance set out in the Development Framework.

10. Overall, in accordance with the London Plan it is considered appropriate to use the saved policies of the UDP including non statutory Development Framework as the guide for development at Brent Cross Cricklewood.