

# CONSULTATION STATEMENT

## Grahame Park Supplementary Planning Document

### Name of the supplementary planning document

Grahame Park SPD

### Purpose of the document

The Grahame Park estate was built by the Greater London Council in the 1960's and 1970's. It is located in Colindale, but a combination of poor design, poor accommodation, overcrowding, and badly integrated local facilities resulted in the estate becoming isolated from the rest of Colindale.

In 2003 residents voted in favour of the full regeneration of the estate and in 2004 an outline planning application for a new Masterplan for the estate was submitted, with outline planning permission being granted in 2007.

However the Masterplan is now 10 years old and out of date with only a small amount of the envisaged regeneration implemented. As a result the purpose of the SPD process has been to enable a review of the Masterplan to take place, with the community being involved in this process, and revised proposals for the area to be adopted.

## **Consultation strategy**

The Council undertook a consultation strategy which involved two distinct phases. The first was an Options consultation which was carried out in February 2015 and the second was the Statutory consultation on the draft SPG which was carried out in February and March 2016.

### **Options consultation February 2015**

The initial consultation was centred on five key themes

- Creating better neighbourhoods
- Improving accessibility
- Enhancing green assets
- Improving community facilities
- Creating quality family friendly housing

### **Persons, groups, bodies consulted prior to the preparation of the SPD**

These activities comprised:

- Approximately 5,800 consultation letters were sent to all properties on the estate (and within a 350m radius) and stakeholders;
- The letter explained the background of the scheme and where we are, it will have a section for comments, explained where to comment online and where to view or obtain copies of the SPD;

- Consultation with statutory external consultees also took place during this period;
- During this time a public notice was posted in local newspapers; and,
- Publication of the consultation document on LBB website

The Supplementary Planning Document was distributed to interested parties, as required, in both CD and hard copy form.

### **Drop in Sessions**

There were three events held on the Concourse enabling residents of the estate and surrounding area to view consultation material and make comments using sticky notes.

The dates of the events were as follows:

- Wednesday, 18 February 2015 (10am to 12.30pm )
- Thursday, 19 February (3.30pm to 7pm)
- Saturday 21 February (10am to 1230pm)

In total over 150 local people attended the three events including local Ward Councillors, and representatives from the Colindale Community Trust, Flightways centre, and the RAF Museum.

### **Availability of documents**

Hard copies for reference could be found at:

- Barnet House Planning Reception, 1255 High Road, Whetstone, N20 (open Mon-Fri 9am-5 pm) N20 )EJ; and
- Grahame Park Library, The Concourse, Grahame Park, Colindale London NW9 5XL

### **Online consultation**

Copies of the documents could be viewed online.

In addition, an online portal was set up to allow residents to comment on the consultation material. The material was rationalised for the online interface, but the questions asked remained the same. An online consultation format known as Sticky World was used, and this ran from 18 February to 25 March 2015.

### **Summary of the main issues raised in those consultations**

Having regard to the outcome of the consultation and the stakeholder engagement it was concluded that the main objectives for the content of the draft SPD should be as follows:

- Demolish the concourse early but retain community cohesion;
- Replace or retain community facilities and shops particularly the health centre, chemist, post office, Community Centre, library and churches;
- Create a new Community hub that is easily accessible
- Improve transport links including bus frequency pedestrian and cycle facilities;
- Ensure the new neighbourhood is more integrated with surrounding areas;
- Construct low rise development with not too many flats in each block;
- Create a safe environment with well lit and overlooked streets and spaces that are well maintained;

- Provide adequate parking on streets that prioritise pedestrians and limit traffic speeds;
- Create more usable areas of open space with accessible activities for all age groups;
- retain as many existing trees as possible and plant new ones; and,
- Prioritise family housing and ensure that all rooms are a good size with good outlook, private garden space, and storage

### **How were those issues addressed in the draft SPD?**

These were expressed in a vision for Grahame Park to become:

- a successful, family friendly neighbourhood incorporating the highest standards of design, a good mix of uses and a layout that will meet the needs of current and future generations;
- an inclusive community made up of existing residents and new residents living together in a safe and accessible environment;
- known for high-quality affordable and private homes that address a variety of local needs including those of the elderly and vulnerable;
- an outstanding environment with excellent parks and great streets which are accessible to all; and,
- a place where residents would want to stay due to the strong sense of community and the quality of community facilities, schools, and children's facilities.

This vision was translated into a set of key principles to guide the preparation of a new Masterplan for the regeneration of Grahame Park over the next 15 to 20 years. These included:

- The early removal of the Concourse and its blighting effect as it would be the next phase;
- Creation of traditional network of streets;

- New housing to be in a mix of tenures;
- Housing to be designed to up to date space standards and energy efficiency;
- Housing to be accessible and adaptable;
- Housing areas to contain good quality private and communal garden space;
- Spacing of buildings to achieve high standards of daylight, sunlight and privacy;
- Improved connections with surrounding areas;
- Creation of three distinct character areas;
- A hierarchy of streets to minimise extraneous traffic within residential areas;
- Level of on-street parking to be proportionate to environmental quality;
- Community and retail facilities to be clustered in convenient locations;
- Existing green spaces to be maintained and enhanced;
- Existing trees to be retained wherever possible
- New open spaces to be created;
- Open spaces to contain activities for all age groups; and
- All necessary infrastructure to support the new community will be provided.

## **Consultation on Draft SPD February to March 2016**

### **Persons, groups, and bodies consulted in connection with the draft SPD**

- Approximately 5800 consultation letters were sent to all properties on the estate (and within a 350m radius) and stakeholders;
- The letter explained the purpose of the consultation, how to comment online and where to view or obtain copies of the SPD;

- During this time a public notice was posted in local newspapers;
- The draft SPD was published on the LBB website;
- The SPD was distributed to interested parties, where required, by both CD and hard copy;

### **Availability of documents**

Hard copies for reference were available at:

- Barnet House Planning Reception, 1255 High Road, Whetstone, N20 (open Mon-Fri 9am-5 pm) N20 )EJ.
- Grahame Park Library, The Concourse, Grahame Park, Colindale London NW9 5XL

Copies of the documents could be viewed online.

### **Events**

The following consultation events took place on the estate at Genesis Housing Office, 15 The Concourse, London NW9 as follows:

- Wednesday 17 February 2016 (10.00am -12.30pm);
- Thursday 18 February 2016 (3.30pm-7.00pm);
- Saturday 20 February 2016, (10.00am-12.30pm).

In total approximately 60 local people attended the three events including local Ward Councillors and the GLA Assembly Member and representatives from the Colindale Community Trust.

## **Submission of Comments**

Representations could be made as follows:

In writing to: Director of Regeneration and Strategic Planning, London Borough of Barnet, Barnet House, 1255 High Road, Whetstone, N20 0EJ.

By email to: [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk)

The closing date for the receipt of comments and feedback was Monday 14 March 2016

A summary of the representations received on the SPD as a result of these consultations, together with the Council's response, is summarised in Table 1.



**TABLE 1  
GRAHAME PARK SPD  
REPRESENTATIONS RECEIVED DURING STATUTORY CONSULTATION AND RESPONSE  
FEBRUARY/MARCH 2016**

No	Doc Ref	Name	Representation	Comment	Action
01	Page 28 Table 3.2 and related text.	Chair Colindale Community Trust.	Objects to lack of provision of 1100 m2 Community Centre.	<p>The consultation version of the SPD proposed a community centre of 500 m<sup>2</sup> located in the central hub as part of a range of facilities which included redevelopment of the St Augustine's Church site.</p> <p>The objections that were received related to the fact that the original section 106 planning obligation agreement signed in 2007 when outline planning permission was granted for the redevelopment of Grahame Park provided for a community centre</p>	No amendment to SPD is proposed.

				<p>of 1100 m<sup>2</sup>.</p> <p>Plot 10C and St Augustines have the potential to provide up to at least 1000 m<sup>2</sup> of community floorspace with all the other uses forming the community hub provided for in the SPD.</p> <p>The table in the SPD is based on what would be the minimum acceptable provision for community facilities taking account of the reprovision of existing capacity, and allowing for growth distributed between Plot 10 and St Augustines. In the event of any shortfall, then appropriate uses will be included in Plot 11.</p>	
02(a)	Page 28 Table 3.2 and related	Local resident and Trustee of CCT.	Objects to lack of provision of 1100 m <sup>2</sup> Community Centre.	See response to Representation no 1.	See response to Representation no 1.

	text.				
02(b)	Page 28 Paras v-viii	Local resident and Trustee of CCT.	Concerned about increasing density of the proposed new build.	<p>The overall numbers of dwellings proposed do not represent a significant increase over the 2007 Outline planning permission.</p> <p>The Masterplan contained in the SPD demonstrates how the regeneration of Grahame Park can take place whilst achieving a high quality of design, maintaining existing environmental assets, and removing the blight of the Concourse.</p>	No amendment to SPD proposed.
02(c)	Pages 38-39	Local resident and Trustee of CCT.	Concerned about lack of parking in the area.	The SPD provides for a level of on- and off-street parking to be provided in each Plot having regard to the location of the plot within Grahame Park and the associated PTAL. It is expected that the use of parking will be controlled through a	No amendment to SPD proposed.

				CPZ on public roads and appropriate management of the private spaces.	
03	Page 28 Table 3.2 and related text.	Chief Executive, Advocacy in Barnet.	Objects to lack of provision of 1100 m2 Community Centre.	See response to Representation no 1.	See response to Representation no 1.
04	Page 28 Table 3.2 and related text	Youth Worker, Stonegrove Estates Youth Services in Grahame Park.	Objects to lack of provision of 1100 m2 Community Centre.	See response to Representation no 1.	See response to Representation no 1.
05(a)	Page 28 Table 3.2 and related text	Living way Ministries supported by 280 individual letters from local residents.	Community Centre should be available to all members of the community.	This is not disputed. The SPD will require and encourage the provision of Community Centre floorspace. The granting of planning permission will enable the Council to ensure the availability of this space to all members of the Community.	No amendment to SPD proposed.
05(b)	Page 28 Table 3.2 and related text.	Living Way Ministries supported by 280 individual letters from local residents.	Objects to lack of provision of 1100 m2 Community Centre.	See response to Representation no 1.	See response to Representation no 1.

05(c)	Page 28 Table 3.2 and related text.	Living way Ministries supported by 280 individual letters from local residents.	No adequate provision for other community service providers.		
06	Page 28 Table 3.2 and related text.	Chair, -New Hendon Residents Association.	Objects to lack of provision of 1100 m2 Community Centre.	See response to Representation no 1.	See response to Representation no 1.
07(a)	Pages 103- 106 Section 5 Delivery.	Ward Councillors.	Affordable Housing: concerned about need for a local affordable housing, particularly for existing temporary tenants and about the affordability of new accommodation for some leaseholders.	Affordable provision within the SPD area will be determined in accordance with Council Policy.	No amendment to SPD proposed.
07(b)	Page 28 Table 3.2 and related text.	Ward Councillors.	Object to lack of provision of 1100 m2 Community Centre as only small accommodation proposed Would like to see provision on both St Augustine's and plot 10.	See response to Representation no 1.	See response to Representation no 1.
07(c)	Page 36.	Ward Councillors.	Highways and parking: the proposed Controlled Parking Zone (CPZ) is an inadequate response.	The overall approach adopted in SPD is require a residential car parking standard	No amendments to SPD are proposed.

				appropriate for each part of Grahame Park. This will be secured by a blend of off street and on street parking. The CPZ will form a critical part of this strategy as will the management of off street parking spaces.	
07(d)	General.	Ward Councillors.	Concerned about lack of public transport proposals throughout Colindale.	Not a specific representation on the SPD. Improvements to the public transport network will arise from the improvements to Lanacre Avenue which will enable bus services to pass through Grahame Park. Please see section 3.5 pp34-35. This will improve the accessibility of Grahame Park. As individual housing developments within the SPD area are considered there may well be planning obligations to make contributions to specific	No amendments to SPD are proposed.

				public transport improvements.	
07(e)	General.	Ward Councillors.	Emphasis on cycling is not realistic. Colindale is too dangerous to cycle around.	Cycling is promoted within the SPD in accordance with National, Regional and Local Plan policies. In particular the needs of the cyclist have been reflected in all aspects of the Development framework and Design guidelines.	No amendments to SPD proposed.
07(f)	General.	Ward Councillors.	Concern over private parking contractors issuing fines at Sainsbury's.	Not relevant to SPD.	No amendment to SPD proposed.
08	General.	Local Resident.	Concerned about about the traffic and parking in this area and impact on Cranwell Court.	The SPD will require that the Masterplan provides for a hierarchy of roads which will cater for distributor and local traffic. In addition, the SPD provides for a level of on- and off-street parking to be provided in each plot having regard to the location of each plot within Grahame	No amendment to SPD proposed.

				<p>Park and the associated Public Transport Accessibility Level (PTAL). These measures will benefit the surrounding area.</p>	
09(a)	<p>Page 97 Section 4.9 St Augustine's Church Site.</p>	<p>Diocese of London.</p>	<p>Support the development of St Augustine's Church site as a community hub</p>	<p>Following a review, the community hub function is now proposed to be anchored in Plot 10B with the provision of additional community space in Plot 10C being encouraged.</p>	<p>Section 4.9 has been amended to read:</p> <p>The SPD allows for all community uses to be located on Plot 10C, St Augustine's Church site. In this event, the redevelopment of the St Augustine's Church will be a focal point at the heart of the regeneration of Grahame Parke and will provide vital social infrastructure and community facilities to the adjacent neighbourhoods and wider surrounding area.</p>
09(b)	<p>Page 97 Section 4.9</p>	<p>Diocese of London.</p>	<p>Suggest Plot 10 C should be identified as a mixed-</p>	<p>Propose that St Augustine's should be</p>	<p>Page 28, para xi has been changed to read:</p>



	St Augustine's Church Site.		use scheme including community hub.	identified as a mixed use scheme with Church, Church Hall, with some residential.	"xi Residential provision may be acceptable on Plot 10C where this is needed to support the re-provision of good modern community facilities on the site. Such residential provision should be in keeping with the nature of the community facilities and the surrounding residential context."
09(c)	Page 97 Section 4.9 St Augustines Church Site.	Diocese of London.	Church site/Community hub should be given greater prominence through more height.	Height of proposed redevelopment should be justified through planning application process having regard to SPD parameters.	No amendment to SPD proposed.
09(d)	Page 97 Section 4.9 St Augustines Church Site.	Diocese of London.	Would support prominent corner but not necessarily a spire.	Design of proposed redevelopment should be justified through planning application process having regard to SPD parameters.	No amendment to SPD proposed.
09(e)	Page 97 Section 4.9	Diocese of London.	Plot 10 C should incorporate public uses at	Form of proposed redevelopment should	No amendment to SPD proposed.

	St Augustines Church Site.		lower levels and residential development at upper levels.	be justified through planning application process having regard to SPD parameters.	
09(f)	Page 97 Section 4.9 St Augustine's Church Site.	Diocese of London.	To preclude residential development from prominent corners would remove viable and appropriate uses.	Form of proposed redevelopment should be justified through planning application process having regard to SPD parameters.	No amendment to SPD proposed.
09(g)	Page 97 Section 4.9 St Augustine's Church Site.	Diocese of London.	Plot 10 should not be subject to the same height restriction as neighbouring development if it includes the community hub.	Height of proposed redevelopment should be justified through planning application process having regard to SPD parameters.	No amendment to SPD proposed.
10 (a)	Sustainability Assessment.	Historic England.	Welcome inclusion of Map in SA document to illustrate Heritage Assets. Suggest Map is revised to include even more.	Representation Accepted	Amendment to SA will be made.
10 (b)	Sustainability Assessment.	Historic England.	Revise sustainability assessment to confirm linkages between conserving and enhancing heritage assets and creation of outstanding environment. Emphasise	Representation Accepted	Amendment to SA will be made.

			relationship to NPPF and Local Plan, and contributions that can be made from researching aeronautical history.		
11	Page 38 para xi.	Genesis Housing Association.	Revise Prominent Corner policy to include Nodes as well as corners.	This provides for an increase in height within a terrace or frontage to provide for positive built moments away from corners where appropriate-such as at the end of a long view.	Page 38 Para xi will read:  “xi Prominent Corners and Nodes are classified as positive built moments located strategically adjacent to fixed open spaces and on long view lines. Their positions are suggested as per Figure 3.7B, but does not preclude other locations.”