

# COLINDALE OPEN SPACES STRATEGY

AUGUST 2013

FINAL



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## 1. INTRODUCTION

Barnet is one of the greenest boroughs in London with a large proportion of the area within its boundary lying in the Green Belt (2,466 hectares – 28% of the borough), and Metropolitan Open Land (690 hectares – 8% of the borough). The borough has over 200 parks and open spaces, covering 848 hectares. Within the traditional suburbs, smaller areas of open space contribute to the green and leafy character of built up areas and provide residents with important local opportunities for leisure and recreation. All these open spaces help to define the character of the borough and contribute significantly to Barnet's unique identity, quality of life and social and economic well-being.

Colindale is an established suburban area located approximately 16km (10 miles) north of central London in the south west of the borough. Colindale Underground station, on the Edgware branch of the Northern Line, serves the immediate area. The site is also well served by the strategic road network with good access to the A5 to the west and the A41/A1 to the east. The M1 and national rail corridor however forms a barrier to the east reducing access between Colindale and the Mill Hill / Hendon area.

The London Plan (2011) identifies a series of Opportunity Areas and Intensification Areas across London. This included the Colindale/Burnt Opportunity Area. The Colindale Area Action Plan (2010) set out the framework for future development and changes in the Colindale area. It was prepared in partnership with key stakeholders and local communities in the area and represents the outcome of an intensive period of plan preparation and public consultation.

There are several high profile and prominent sites within the Colindale Area Action Plan (AAP) area, as follows:

- Grahame Park housing estate, the Borough's largest housing estate subject to major regeneration proposals and expansion;
- The Metropolitan Police training headquarters, known as the Peel Centre and now proposed for redevelopment;
- Beaufort Park housing development by St George PLC;
- The former Colindale Hospital owned by Fairview New Homes adjacent to Colindale Underground station;
- The RAF Museum a major tourist attraction of regional significance;
- The British Library national catalogue of newspapers and magazines;
- Middlesex University Platt Halls student accommodation for approximately 500 students; and
- Barnet College, a key local employer and educational resource in the area.

The Colindale area is served by some large and established areas of local open space, however the quality of these open spaces is varied and the east of the AAP area is identified in the borough's Local Plan Core Strategy as deficient in open space at a local park level.

The need for a more considered open space strategy for has been identified by Barnet Council to support the continuation of balanced development across Colindale and the requirements of increased population in Colindale that will occur in the future. This is to consider requirements for new open space and related facilities with particular reference to the Grahame Park and the Peel Centre sites, the two biggest development sites in the area as well as upgrades and use intensification of the existing public open space with specific reference to Colindale Park, Montrose Park, Silkstream Park, and Rushgrove Park.

Burns + Nice have been commissioned to develop this open spaces strategy for Colindale, building on the AAP and a range of associated studies to inform the development of open space and the wider public realm across the Colindale area for the next 10 years.

## 2. BACKGROUND AND CONTEXT

### National Planning Policy Framework (NPPF)

The **NPPF** now replaces a number of Planning Policy statements and guidance including PPG 17 and the Companion Guide.

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. 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'*.

Great importance is placed on the design of the built environment, with an emphasis on *'high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes'*.

To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should *'plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments'*.

Promoting healthy communities is a key driver for development. Developments are required to be *'safe and accessible, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas'*.

*'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required'*.

*'Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails'*.

*'Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. 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'.*

## **The London Plan**

The London Plan is the Mayor's spatial development strategy (SDS) for London. It is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

Colindale/Burnt Oak has been identified in the London Plan as an opportunity and intensification area set to provide a minimum 12,500 new homes through mainly residential-led mixed use development of a range of sites including the existing Grahame Park Estate, Hendon College site, the Hospital and British Library sites, the Peel Centre site (Metropolitan Training Centre) and a range of smaller sites located along Edgware Road. The new development is also expected to provide about 2,000 new job opportunities within Colindale/Burnt Oak area.

Policy 7.18 of the London Plan addresses the need for *'protecting local open space and addressing local deficiency'*. The policy sets out the requirement for LDFs to:

- *'ensure that future open space needs are planned for in areas with the potential for substantial change such as opportunity areas, regeneration areas, intensification areas and other local areas*
- *ensure that open space needs are planned in accordance with green infrastructure strategies to deliver multiple benefits'.*

Policy 2.18 focuses on green infrastructure – the network of open and green spaces to protect, promote, expand and manage the extent and quality of, and access to, London's network of green infrastructure.

Green infrastructure is considered as a multifunctional network that will *'secure benefits including, but not limited to: biodiversity; natural and historic landscapes; culture; building a sense of place; the economy; sport; recreation; local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being'*.

The London Plan requires local boroughs to develop open space strategies to assist in promoting and enhancing and ensuring effective management of London's network of open spaces.

The Mayor has published best practice guidance on the preparation of open space strategies jointly with CABI titled 'Open Space Strategies: Best Practice Guidance' (2009).

The London Plan also sets out the public open space categorisation as per facilities, size and distance from homes (Table 7.2).

### **Green Infrastructure and Open Environments: The All London Green Grid**

This Supplementary Planning Guidance (SPG) on the implementation of London Plan policy relating to London's strategic network of green and open natural and cultural spaces details the functions of the All London Green Grid (ALGG), identifies deficiencies and opportunities and provides guidance on delivery, funding and management.

Functions of the ALGG include:

- Adapt to climate change and promote urban greening
- Increase access to open space
- Conserve and enhance biodiversity and increase access to nature
- Improve sustainable travel connections
- Promote healthy living
- Conserve and enhance heritage features, geodiversity and landscape character
- Enhance distinctive destinations and boost the visitor economy
- Promote sustainable design, management and maintenance
- Enhance green space and green infrastructure sector skills
- Promote sustainable food production
- Improve air quality and soundscapes

The SPG focuses specifically on eleven green grid areas that provide the basic framework from which policies and projects can be developed and delivered. Colindale and Burnt Oak are located within the Brent Valley and Barnet Plateau area.

Within these areas it states that deficiencies in green infrastructure can be reduced through *'projects that create new public open space, expand or improve the quality of existing sites (regardless of ownership), improve the links between parks and improve the access to existing sites, either by creating new entrance points or tackling barriers in the surrounding area'*.

Strategic green infrastructure opportunities for the Brent Valley and Barnet Plateau area include: *'Increased access to Silk Stream and Edgware open spaces and nature, promote walking and cycling, reduce flood risk, improve water quality and enhance habitat through a series of linked open space*

*network improvements and additions associated with growth at Mill Hill East, Colindale, West Hendon and Edgware Road.'*

**Barnet's Local Plan (Core Strategy),** Adopted September 2012

The Local Plan replaces the Unitary Development Plan (UDP) (adopted May 2006) and provides the overarching local policy framework for delivering sustainable development in Barnet through a number of separate documents, of which the Core Strategy DPD sets out the vision, objectives and related strategic policies.

Part of the vision set out in the Core Strategy is to ensure that established and new residents have "easy access to green open spaces" (Core Strategy page 24).

Core objectives to deliver the vision include:

*"To enhance and protect our green and natural open spaces*

- *to improve access to, and enhance the quality of the Green Belt, Metropolitan Open Land and other open spaces as places for recreation and biodiversity.*
- *to create new and enhanced public open spaces to support of Barnet's growing population, including at least 18 ha in Brent Cross – Cricklewood, Colindale and Mill Hill East."*

Barnet's place shaping strategy is based on the Three Strands Approach:

*"Protection - absolute protection for the Green Belt and open spaces*

*Enhancement - enhancing and conserving the best of Barnet suburbia and Barnet's 20 town centres*

*Consolidated growth in areas in need of renewal and investment "*

Colindale is one of three areas identified for consolidated growth in Barnet. It is expected to deliver approximately 10,000 new homes over an area of about 200 hectares. The consolidation and redevelopment of the Metropolitan Police Peel Centre will provide the largest development site within Colindale. The Core Strategy identifies the Peel Centre site as the location for a new 5ha 'Aerodrome Park'. Other open space interventions will include improvements to the quality of, and access to Montrose Playing Fields and the environment of the Silk Stream, as well as a new public piazza at Colindale Avenue.

The Core Strategy highlights the importance of enhancing and protecting Barnet's open spaces through its Policy CS7, which is based on evidence provided by Barnet's 'Open Space, Sport and Recreational Facilities Needs Assessment' on the existing open spaces that form part of Barnet's Green Infrastructure network.

Policy CS7 seeks to create a greener Barnet by:

- *“protecting open spaces, ...*
- *enhancing open spaces, ...*
- *meeting increased demand for access to open space and opportunities for physical activity, by tackling deficiencies and under provision through:*
  - *securing additional on-site open space or other open space improvements in the identified growth areas including 8 ha of new provision at Brent Cross – Cricklewood, 5.5 ha of new provision at Mill Hill East and 5 ha at Colindale*
  - *improving access to open spaces particularly in North and East Finchley and other areas of public open space deficiency identified by Map 10. We will seek to improve provision in these areas of deficiency with the objective of increasing the area of the borough that has access to district and local parks in accordance with the London Plan criteria*
  - *securing improvements to open spaces including provision for children’s play, sports facilities and better access arrangements, where opportunities arise, from all developments that create an additional demand for open space. Standards for new provision are set out in DM 15 – Green Belt and Open Spaces*
  - *maintaining and improving the greening of the environment through the protection of incidental greenspace, trees, hedgerows and watercourses enabling green corridors to link Barnet’s rural, urban fringe and urban green spaces*
  - *protecting existing Sites of Importance for Nature Conservation and working with our partners including the London Wildlife Trust to improve protection and enhancement of biodiversity in Barnet*
  - *ensuring that development protects existing site ecology and makes the fullest contributions to enhancing biodiversity, both through on-site measures and by contribution to local biodiversity improvements; and*
  - *enhancing local food production through the protection of allotments and support for community food growing including the Mayor’s Capital Growth Initiative “*

Policy CS11 of the Core Strategy seeks to improve health and wellbeing in Barnet by *“... ensuring increased access to Barnet’s green spaces and opportunities for higher levels of physical activity ...”*

### **Barnet Open Space, Sport and Recreational Facilities Needs Assessment, December 2009**

This study provided an assessment of existing and future needs for open space, sports and recreation facilities, through a comprehensive audit of open space across the borough and consultation with the borough’s local communities and open space users. It therefore provides an evidence base for policies relating to open space, outdoor sports and recreational facilities, and the development of standards for the provision and quality of parks across the Borough as referenced in the Local Plan. Table 30 provides a summary of Quality, Quantity and Accessibility Standards

Barnet Open Space, Sport and Recreational Facilities Needs Assessment Table 30

Open Space Typology	Current Provision	Quantity Standard	Additional area required to meet needs to 2026	Accessibility standard	Quality Standard
Parks	1.55ha per 1,000 population	1.63 ha per 1,000 population	138 Ha (as 4 District Parks and 29 Local Parks)	All residents within the Borough should have access to a District Park within 1.2km from home; and All residents within the Borough should have access to a Local Park within 400m from home	Parks within Barnet should strive to meet the 'good' standard of the Arup quality criteria for parks. These standards reflect the quality required by the Green Flag criteria.
Children's Play	0.05ha per 1,000 children	0.09ha per 1,000 children	3.8ha (as 35 LEAPs and 24 NEAPs)	All residents in the Borough should be within 240m of a LEAP or 600m of a NEAP	Children's play provision (LEAPs and NEAPs) within the Borough should be of adequate quality and provide the range of facilities associated with the size of the facility. Guidelines set out within the NPFA 6 Acre Standard (2001) should be used to assess levels of adequacy in terms of the range and quality of provision.
Playing Pitches and Outdoor Sports	0.51ha per 1,000 population	0.75ha per 1,000 population	129ha	All residents should be within 1.2km of a playing pitch	Playing pitches within Barnet should strive to meet the 'good' standard of the Arup quality criteria.
Natural Green Space	2.36 ha per 1,000 population	2.05 ha per 1,000 population	48Ha	All residents within the Borough should have access to a Metropolitan or Borough Grade site of Nature Conservation Importance within 1km from home; and All residents within the Borough should have access to a Local Site of Nature Conservation Importance within 500m from home.	Natural Green Space within Barnet should strive to meet the 'good' standard of the Arup quality criteria for parks.

In the case of areas of new developments, the study suggests *"Policies could therefore require new developments to incorporate proposals to improve open space provision to meet these standards.*

*Barnet may wish to consider on-site or off-site provision of open space, guided by the maps identifying areas of open space deficiency, produced as part of this study. Barnet will need to decide upon the threshold of new development to deliver these standards whilst ensuring viable development".(page 129)*

The assessment also sets out the main issues, characteristics and problems by area across the Borough, as well as possible improvements and site specific observations and recommendations. For Area 6: Burnt Oak, Colindale, Hendon and West Hendon those that related to the Colindale area were:

### **Key Issues/Problems Identified**

- The area has a relatively high population density;
- There is also a high proportion of families with young children in the area – Colindale has a high child population density.
- The area is relatively urban in character with higher than average residential density and a high proportion of flats and maisonettes, particularly in Colindale suggesting that more residents may not have access to a private garden.
- Colindale has areas within the 10 per cent most deprived in the country.
- Colindale is the second largest Opportunity Area in the borough. Population growth is consequently forecast to be high in this part of the borough.
- The railway and M1 Motorway run along the east side of Colindale which has a major severance effect, restricting the range of parks, open spaces and recreational facilities which are easily accessible to residents, particularly by walking and cycling.
- There is a lack of public rights of way and cycling routes through Colindale.
- The area has a number of local parks which are distributed so that most of the area is within 400 metres of a local park. The exception to this is the area identified in the Local Plan immediately to the west of the M1 between Grahame Park Way and Aerodrome Road centred on Beaufort Park.
- Area 6 as a whole has the second lowest level of park provision per 1,000 people in the borough.
- The area is however relatively well served with play provision, with most of the area within the catchment of a LEAP or NEAP.

### **Possible Improvements Identified**

The area is already densely populated and as the population is set to increase significantly with planned growth in Colindale this part of the borough is considered a priority for improvements to open space and recreational facilities as spaces in this area will be much more intensively used in the future. Improvements proposed included:

- Improved links between existing local parks to the west of the M1 and an improved range of facilities in local parks so that in combination they fulfil the function of a district park.
- Additional provision of natural green space through new provision and changes to existing spaces.
- A new park at Aerodrome Road as part of an integrated network with Grahame Park, Watling Park, Silkstream Park and Montrose Playing fields.
- Improvements to the public rights of way and cycle network in and around Colindale.
- Provision of high quality open spaces in the Colindale area.

### ***Constraints***

A number of constraints were identified to meeting these opportunities for enhancement of open space and recreational facilities in Colindale. These were:

- Finding sufficient space to provide new recreational facilities and open spaces.
- Competing demands for the use of space for open space provision.
- Securing the necessary funding to provide new open space and facilities and to improve existing spaces and facilities, including securing the funding to ensure that on-going management and maintenance of spaces and facilities is sufficient and appropriate.
- Improving accessibility to and linkage between open space by foot, cycle and bus.

### ***Site Specific Opportunities Identified***

These included:

- Potential provision of children's play facilities at Montrose Playing Fields.
- Priority improvements to local parks which were identified as being of low quality but having high value such as Rushgrove Park.
- Improved linkages between Watling Park to the north, Silkstream Park and Montrose Playing and provision of a wider range of facilities and types of landscape.
- Improvements to access to Rushgrove Park by walking and cycling.

### **Colindale Area Action Plan LDF March 2010**

Colindale is the borough's second largest Opportunity Area and an Area Action Plan (AAP) for Colindale was formally adopted in March 2010 and includes proposals to accommodate 10,000 new homes and provide 1000 jobs with an associated increase in population of 25,000. There are a number of development opportunities in Colindale including the redevelopment of Grahame Park Estate, Beaufort Park and the Peel Centre. A new neighbourhood centre focused on the transport interchange at Colindale underground station and improvements to the Edgware Road corridor are also planned.

***Open Space Proposals***

The AAP proposes that development in Colindale will incorporate the following proposals to create a high quality sustainable and attractive environment, improve the amount and quality of open space and enhance biodiversity in the area, addressing local issues of deficiency and meeting the needs of new residents, families and visitors:

- A new local park as part of the redevelopment of the Peel Centre to be known as Aerodrome Park;
- Significant improvements to Montrose Park;
- A network of green routes to connect public open spaces and enhance the biodiversity in Colindale;
- New open space piazzas and areas of high quality hard landscaping along Colindale Avenue;
- A new tree-lined urban boulevard along Edgware Road;
- Improvements to the Silk Stream and immediate surrounding area for biodiversity and leisure;
- Protection and enhancement of biodiversity in Colindale and the creation of new habitats;
- New open space at the junction of Colindale Avenue, Grahame Park Way and Lanacre Avenue;
- New and improved public open space proposed in the Grahame Park Estate and Beaufort Park; and
- Retain existing mature trees wherever possible and practical.

***Children's Play Space and Young People's Recreation Facilities***

Play areas for children of all ages are an important component of the new development proposals.

Play space includes small pocket play areas within residential areas as well as provision for play for different age groups within local parks, particularly Montrose Park and the proposed Aerodrome Park.

### 3. BENCHMARKS AND STANDARDS

National, regional and local standards have been considered when identifying the open space, sports and play facilities requirements for the future increased population. In the case where it has not been possible to apply these standards due to insufficient space, the current provision level of the immediate area (Colindale and Burnt Oak) or provision within recently approved developments in other urban areas of London have been taken as a benchmark.

#### Greater London Authority – London’s Open Space Hierarchy

Open Space Categorisation	Size Guideline	Distances from home
<p><b>Regional Parks</b></p> <p>Large areas, corridors or networks of open space, the majority of which will be publicly accessible and provide a range of facilities and features offering recreational, ecological, landscape, cultural or green infrastructure benefits. Offer a combination of facilities and features that are unique within London, are readily accessible by public transport and are managed to meet best practice quality standards.</p>	400 hectares	3.2 to 8 kilometres
<p><b>Metropolitan Parks</b></p> <p>Large areas of open space that provide a similar range of benefits to Regional Parks and offer a combination of facilities at a sub-regional level, are readily accessible by public transport and are managed to meet best practice quality standards</p>	60 hectares	3.2 kilometres
<p><b>District Parks</b></p> <p>Large areas of open space that provide a landscape setting with a variety of natural features providing a wide range of activities, including outdoor sports facilities and playing fields, children’s play for different age groups and informal recreation pursuits.</p>	20 hectares	1.2 kilometres
<p><b>Local Parks and Open Spaces</b></p> <p>Providing for court games, children’s play, sitting out areas and nature conservation areas.</p>	2 hectares	400 metres
<p><b>Small Open Spaces</b></p> <p>Gardens, sitting out areas, children’s play spaces or other areas of a specialist nature, including nature conservation areas.</p>	Under 2 hectares	Less than 400 metres
<p><b>Pocket Parks</b></p> <p>Small areas of open space that provide natural surfaces and shaded areas for informal play and passive recreation that sometimes have seating and play equipment.</p>	Under 0.4	Less than 400 metres

<b>Linear Open Spaces</b> Open spaces and towpaths alongside the Thames, canals and other waterways; paths, disused railways; nature conservation areas; and other routes that provide opportunities for informal recreation. Often characterised by features or attractive areas which are not fully accessible to the public but contribute to the enjoyment of the space.	Variable	Wherever feasible
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### London Borough of Barnet Local Plan

Policy DM15 – Green Belt and Open Spaces sets out the local space standards for public parks, children’s play facilities, outdoor sports provision and natural and semi-natural green space. These standards include:

- Parks (1.63 hectares per 1,000 residents)
- Children’s play (0.09 hectares per 1,000 residents)
- Sports pitches (0.75 hectares per 1,000 residents)
- Natural green spaces (2.05 hectares per 1,000 residents)

In the case of children’s play space, larger developments may need to provide facilities on site for younger children in line with the Mayor of London’s SPG: Providing for Children and Young People’s Play and Informal Recreation. This could mean a higher standard than 0.09 hectares may be required.

### English Nature – Accessible Greenspace Standard (ANGSt)

ANGSt recommends that everyone, wherever they live, should have accessible natural greenspace:

Size Guideline	Distances from home
at least 2 hectares	300 metres (5 minutes’ walk)
20 hectare	2 kilometres
100 hectare	5 kilometres
500 hectare	10 kilometres
a minimum of one hectare of statutory Local Nature Reserves per thousand population	

### National Playing Fields Association

The NPFA Six Acre Standard is the most widely used standard for play provision. It sets a minimum standard for outdoor playing space of 2.4 hectares per 1000 population. This is made up as follows:

- 1.2ha for pitch playing spaces (e.g. football, cricket etc.)
- 0.43ha for non-pitch playing spaces (including tennis, athletics etc.)
- 0.8ha for children’s playing spaces

NPFA Standards for Children's Play Provision is detailed in the table below:

Facility	Time	Walking distance	Radial Distance	Minimum size	Age group	Characteristics
<b>LAP</b> Local Area of Play	1 min	100m	60m	100 sqm	0-6 years	Small low-key games area
<b>LEAP</b> Local Equipped Area of Play	5 min	400m	240m	400 sqm	4-8 years	5 types of equipment Adequate hard surface space for games such as 'chase' and 'tag'.
<b>NEAP</b> Neighbourhood Equipped Area of Play	15 min	1,000m	600m	1,000 sqm	Older children	8 types of equipment + Adequate hard surface space for games (at least 465 m <sup>2</sup> , the minimum area for five-a-side football).

### Sport England

Playing Pitches have a catchment of 1.2km

Multi Use Games Area (MUGA)

- 37.00m x 18.50m (suitable for 1 tennis court/1 netball court / 1 five-a-side court)
- 37.00m x 34.00m (suitable for 2 tennis courts/ 2 netball courts/ 2 five-a-side courts)

### The Football Association Technical Standards

- Senior football pitch (including run off) is 126m x 96m = 1.21ha
- Junior pitch (including run off) is 98m x 61m = 0.60ha
- Seven-a-side (enclosed) is 60m x 40m = 0.24ha

### Lawn Tennis Association

Size of single tennis court (including side run off) = 36.57m x 18.29m

Two courts in single enclosure = 36.57m x 33.53m

#### 4. COLINDALE'S EVOLUTION - FROM FARM TO SUBURB TO CITY

##### Natural Landscape

The local landform is undulating with low ground in the west, through which the Silk Stream flows and higher ground to the east. This gives rise to a number of natural features which contribute to the landscape character of the area. These are:

- The 'dale' which includes the floodplain of the Silk Stream
- The Mill Hill / Sunny Hill ridge which includes the Arrandene Open Space Site of Metropolitan Importance for Nature Conservation
- The Silk Stream and Burnt Oak Brook are natural watercourses in the area and part of the Mayor's Blue Ribbon Network. The Silk Stream in particular is identified as a Strategic Link in the Mayor's *Green Infrastructure and Open Environments: The All London Green Grid (2012)* and is a designated Site of Borough Importance for Nature Conservation, Grade II.

##### Historic Development

This natural landscape evolved as an area of rural farmland largely unchanged apart from the construction of road and rail infrastructure until the end of the 19<sup>th</sup> century. Access to the area was from the Edgware Road (Watling Street, a pre-Roman Road) and Colindeep Avenue (the Ancient Route) to the west and south and from the Hale Lane / Bunns Lane / Hall Lane route between Edgware and Hendon to the north east (Fig 1 Map 1902).

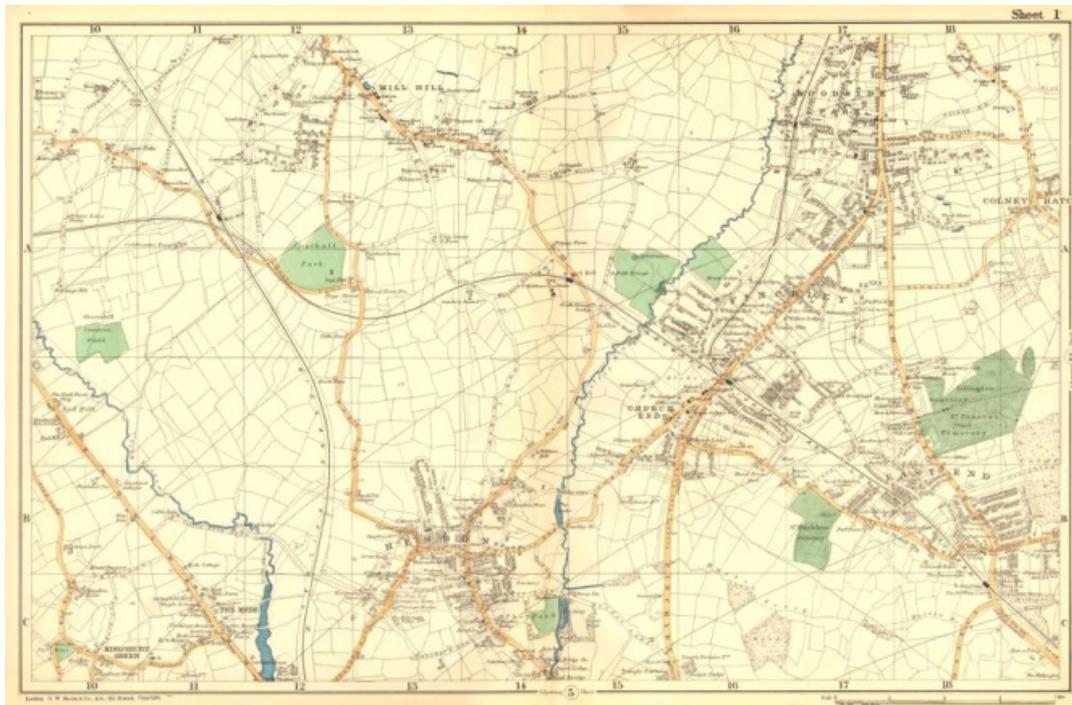


Figure 1: Map 1902 (New Large-Scale Atlas of London & Suburbs", G.W.Bacon & Co Limited)

The 20<sup>th</sup> century however saw rapid urban development which has created the urban structure of the area as it is today. The key periods were:

- Early 1900's - First major developments with arrival of Colindale Hospital, the British Library and Hendon airfield (Fig 2 Aerial photograph of Colindale 1921).



Fig 2 Aerial photograph of Colindale 1921

- 1920's & 1930's – The main period of development with expansion of the airfield, significant industrial development, construction of the Watling Estate (influenced by the Arts and Craft Movement and early Garden City planning, now a conservation area) with private gardens and extensive open spaces as well as suburban inter-war, semi-detached private housing with gardens as well as the extension of the Northern line (1923) through the area to Edgware (Fig 3 Map of Colindale 1930).

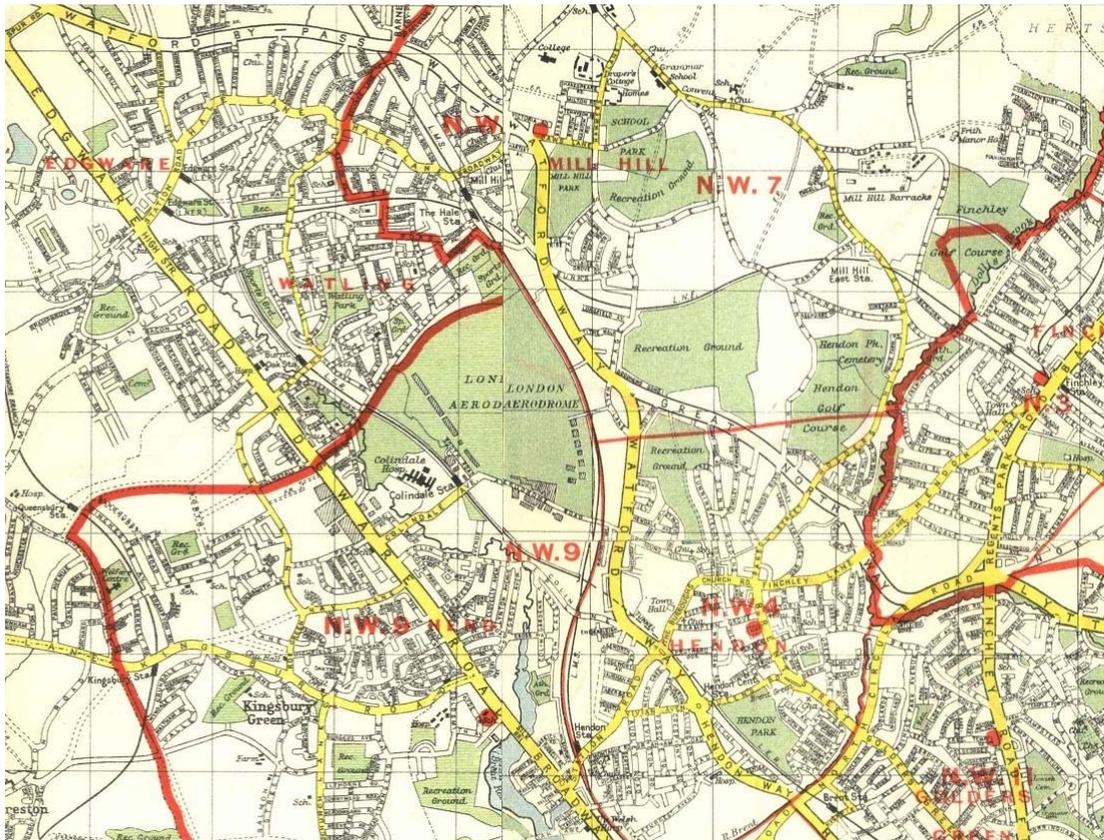


Fig 3 Map of Colindale 1930 (Philips' A.B.C. Pocket Atlas-Guide to London and Its Outer Districts)

- 1960's & 1970's – Hendon Aerodrome closes and is developed as the Police College, RAF Museum and Grahame Park Estate (Fig 4 Aerial photograph of the Peel Centre) .



Fig 4 Aerial photograph of the Peel Centre (Metropolitan Police website)

In recent years the regeneration and further development of the area has begun. The London Plan proposed Colindale as an 'area of intensification' resulting in the Colindale AAP being prepared and approved in 2010 as described in more detail in Section 2.

The new development now emerging is denser with an urban typology of town houses and apartments predominantly to the south and east of the Colindale area. It has given the opportunity to provide a more sustainable form of urban development with low energy more sustainable buildings, green roofs, SUD's, green streets with smaller high intensity open spaces.

## 5. EXISTING OPEN SPACES IN COLINDALE TODAY

The open space typology definitions for this strategy are based on the typologies identified in the Barnet Open Space, Sport and Recreational Facilities Needs Assessment, December 2009. These include:

- Public Parks;
- Children's Play;
- Outdoor Sports (in particular playing pitches); and
- Natural and Semi Natural Green Space.

While the strategy focuses on new provision of open space in the Colindale new development area, it also looks at ways to improve/upgrade and intensify the use of existing open spaces and facilities in the wider Colindale and Burnt Oak area taking into consideration the distribution of the existing open spaces and their connections to each other and to the larger open spaces in the Mill Hill and Hendon area.

### Public Parks

London's public open space hierarchy (London Plan 2011) provides a benchmark for the provision of open space across London. It categorises spaces according to their size and sets out maximum distance which Londoners should have to travel in order to access each size of open space. As per this categorisation, the Colindale and Burnt Oak area has a number of local parks; these include Lyndhurst Park, Woodcroft Park, Watling Park, Silkstream Park, Montrose Playing Fields, Colindale Park, Rushgrove Park and Haybourne Park (originally Grahame Park). Colindale Park is less than 2 hectares however has been considered as a local park in the Barnet Open Space, Sport and Recreational Facilities Needs Assessment.

In Colindale itself the largest park in the area is Montrose Playing Fields which is approximately 11 ha and provides a range of sports pitches, tennis courts and a hard court play area but no children's play facilities in the park. The Silk Stream and one of its tributaries form the western and southern boundaries of the park. Silkstream Park, a smaller local park which includes children's play facilities, is located immediately to the north-west of Montrose Park.

Other local parks serving the area include the earlier Grahame Park now Haybourne Park, an area of approximately 5ha within the Grahame Park Estate, which has been improved as part of the Grahame Park redevelopment programme. This area includes a lake and large areas of informal recreation space. To the north of the area is Woodcroft Park, a local park providing a mix of formal recreation facilities and informal play space including facilities for small children.

Colindale Park is centrally located in the heart of the Colindale area with direct access from Colindale Avenue opposite the Underground Station. This small open area contains a number of mature trees and serves as a pedestrian and cycle link between the station and the communities around Colindeep Lane. The space contains children's play equipment but is limited in terms of landscape quality. Other local parks include Rushgrove Park, Watling Park and Lyndhurst Park.

Lyndhurst Park and Woodcroft Park are located in the wards of Hale and Mill Hill respectively. However in consideration of their locations, they have been included in this study. In terms of size they are classified as local parks.

Other local parks as well as two district parks (Sunny Hill Park in Hendon and Arrandene Open Space in Mill Hill) are located relatively close by in Hendon and Mill Hill. The two district parks include parts of Colindale and Burnt Oak within their catchments however the severance caused by the National Rail and M1 infrastructure restricts access to these open spaces.

### **Children's Play**

The National Playing Fields Association provides standards for formal play provision based on level of provision and age group targeted in terms of type of equipment and catchment.

Within the Colindale and Burnt Oak area, formal play provision has been provided in connection with the local parks. Watling Park has a NEAP facility while Silkstream Park, Colindale Park and Rushgrove Park have LEAP facilities. Lyndhurst Park has recently been equipped with LAP facilities. Woodcroft Park and Haybourne Park as well as the Montrose Playing Fields currently do not have any play facilities.

The current distribution and levels of play facilities in Colindale and Burnt Oak indicate a deficiency in play facilities in the north Colindale area (north of the London Underground line) for all age groups of children.

### **Outdoor Sports Facilities**

Sport England provides accessibility standards for football pitches as having 1.2km catchments.

In the Colindale and Burnt Oak area, a number of playing pitches are available within the existing parks as well as Montrose Playing Fields which includes three senior size pitches for both Association and Gaelic Football and one junior pitch. Two senior pitches are available in Watling Park, one senior in Woodcroft Park and the Burnt Oak Leisure Centre provides two junior pitches and one seven-a-side pitch.

In the northern part of Colindale one seven-a-side is available in association with the Grahame Park Estate. There are no other facilities available for community use in this area however a substantial number of playing pitches are located beyond the National Rail / M1 corridor within Mill Hill Park and the Cophall Playing Fields. St James' Catholic High School has one junior and one senior level pitches however these are currently not available for community use.

A number of cricket pitches and Bowling Greens are also available in the Mill Hill and Hendon open spaces.

Tennis courts for community use are located in Montrose Playing Fields, Rushgrove Park and the Burnt Oak Leisure Centre. Some of these double up as multi-use courts. The facilities in Montrose Playing Fields and Rushgrove Park are substandard and need to be upgraded. Again, additional facilities are available in the parks in Mill Hill and Hendon. In the northern part of Colindale, St James' Catholic High School has five tennis courts that are currently in the school's exclusive use.

The Burnt Oak Leisure Centre also provides a number of indoor facilities such as one basketball court, four badminton courts, table tennis and gym facilities. Indoor facilities including a swimming pool are also available at the Barnet Cophall Leisure Centre in Mill Hill

### **Natural and Semi Natural Green Spaces**

There are a number of natural and semi natural green spaces in Colindale mainly associated with the Silk Stream and the Burnt Oak Brook. These are currently maintained by Barnet Council.

Mill Hill Old Railway is a 1 km strip of land alongside Lyndhurst Park that has been designated as a nature reserve owned by Barnet Council and managed by the London Wild Life Trust under a lease. This strip of land was once part of the branch railway to Edgware from Highgate, which closed in 1964. Currently negotiations are under way to strengthen links between the site and a local school, in order for the reserve to become a greater community asset.

In recent times an area of natural habitat has been developed in the new Haybourne Park (original Grahame Park) this includes a pond area, wetland planting, shrub, grass and hedgerow planting areas, woodland planting and meadow grassland area.

Natural planting also exists along the corridors associated with the National Rail and London Underground lines and areas of Green Belt and Metropolitan Open Land are located beyond the railway and M1 to the east.

A strip of woodland exists to the south of the Peel Centre site on an area bound by the London Underground line, the Silk Stream and Colindeep Lane. This land is in private ownership and is not accessible to the public.

### **Allotments**

There are three areas of allotments in Colindale – the Deansbrook Road allotments, the allotments adjacent to Montrose Playing Fields and the allotments to the south of Colindale Park. Other allotments are located next to the Middlesex University site in Hendon and Mill Hill Park.

## 6. OPEN SPACE AND FACILITIES REQUIREMENT

The current levels of public parks provision in the London Borough of Barnet as a whole is 1.55 hectares per 1000 population. In the Colindale and Burnt Oak area it equates to 1.17 hectares per 1000 population

In Colindale new developments are expected to provide about 10,000 new homes. Applying the London average household size (2011 Census) this equates to an increase in population of some 25,000 additional people.

The Local Plan sets the new standard at 1.63 hectares per 1,000 people in order to meet the requirements of the expected significant increase in population in the borough to 2026. This is higher than the current level of provision in Colindale and Burnt Oak.

Using the Local Plan standard, the additional population in Colindale would require 40.75 hectares of new open space. To maintain the current level of provision in Colindale and Burnt Oak for the increased future population, the area would require an additional 29.25 hectares of new open space. Provision to these levels would constitute a significant amount of the area available for development.

The current provision of open space in Colindale and Burnt Oak is however based on open space distribution related to a garden suburb typology. New development in Colindale will be of a denser urban typology and open space provision associated with it should be considered in relation to both this form of urban development and access to the existing overall open space resource available.

Based on information available for new developments in other urban intensification areas of London, the provision of new open space generally falls within the range of 0.25 hectares to 0.50 hectares per 1000 population:

- Development in the Cricklewood, Brent Cross area will provide about 8.0 hectares open space for 7,500 new homes. This equates to about 0.43 hectares per 1000 of the expected additional population.
- New developments in the Nine Elms opportunity area in LB Wandsworth will contribute towards a linear park of 4.5 hectares to serve about 12,500 new homes. This equates to about 0.24 hectares per 1000 of the expected additional population.
- New development in the City Fringe area in the Tower Hamlets will create 0.53 hectares of public open space for each additional 1,000 people. This will maintain the current provision of 0.50 hectares per 1000 people for the future population.

Additional outdoor sports facilities and children's play facilities will be required to supplement improved existing facilities to serve the future increased population in Colindale while maintaining the

current level of provision. Based on NPFA and Sport England standards, an assessment of existing facilities, upgrades to and use intensification of some existing facilities and the bringing of non-community (school) facilities into community use, an additional provision of 1.58 hectares for outdoor sports facilities and 0.85 hectares for formal play facilities have been identified. This provides a total of about 2.43 hectares for active recreation in the Colindale development area.

It is proposed that the 2.43 hectares new active recreation provision for Colindale be supplemented by additional passive recreation space in the Colindale AAP area at a ratio two to one. The total area of open space resulting would equate to about 0.29 hectares of open space per 1000 for the expected 25,000 population increase in this area, which is within the range currently being provided in comparative new development areas in other parts of London.

The Local Plan Core Strategy has identified open space deficiency in the eastern part of Colindale (Core Strategy Map 10). In addition Colindale Park and Rushgrove Park whose 400m catchments include the Peel Centre are both located to the south of the London Underground line and therefore currently only accessible via Colindale Avenue. Colindale Park, while defined as a Local Park on the Core Strategy Map 10 is in fact only 1.09ha which would only meet the definition of a Small Open Space in the London Plan's London's Open Space Hierarchy definitions compared to the 2ha definition for a Local Park. The proposed distribution of open space in the identified development sites as described below would effectively serve the identified deficiency area in terms of the GLA accessibility standards as well as providing improvements to the overall open space network.

- 4ha of open space within the new Peel Centre development including outdoor sports facilities (1 senior football pitch, 1 seven-a-side pitch, 1 large MUGA) and a NEAP level play facility.
- 2.2ha within the Grahame Park Estate development (in addition to the existing Haybourne Park) including two LEAP level facilities.
- 1.08ha including a pocket park in association with the envisaged town centre around the junction of Colindale Avenue/Aerodrome Road/Grahame Park Way and an extension to Colindale Park. The pocket park would include a LEAP level play facility.

The provision of 7.28 hectares of public parks (including new outdoor sports facilities and formal play facilities) distributed within the major new developments in Colindale supplemented with improvements to facilities within existing parks is therefore proposed to serve the expected additional population and the area of open space deficiency identified in the Core Strategy.

This level of provision and approach to upgrading / maximising the existing resource would provide the opportunity to:

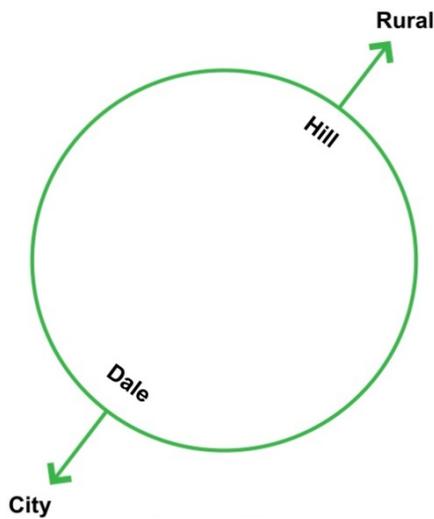
- Improve access to open space for all users
- Improve links to neighbouring open spaces

- Meet the need for suitable playing field provision
- Meet the need for additional play facilities
- Meet the need for additional youth facilities
- Contribute to improvements to pedestrian and cycle routes including wayfinding
- Integrate open space provision with the proposed new and improved public realm
- Enhance wildlife and biodiversity
- Contribution to traffic calming
- Provide improvements to safety and security
- Provide the potential for improvements to air quality
- Contribution to SUDS
- Contribute to healthy lifestyles and wellbeing of the local community
- Contribute to local food production.

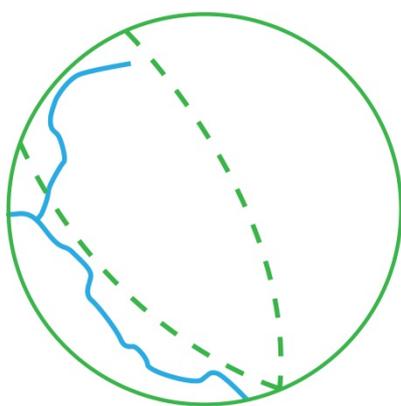
**7. FUTURE VISION FOR OPEN SPACE IN COLINDALE – A GREEN GRID WITHIN A GREEN RING**

The vision is based on six themes which will guide the Open Space Strategy. They are:

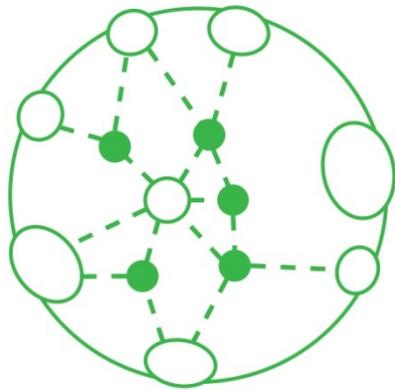
**The Green Ring** – A series of linked open spaces which both encircle the area and allow users to experience and understand the natural landscape of the area.



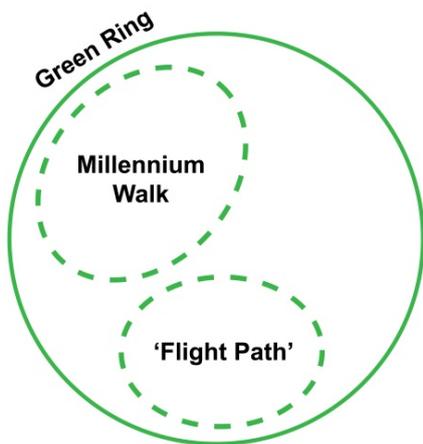
**Ecological Corridors** – The water course and rail corridors that cross the area, providing in conjunction with the open spaces a range of habitats for the local flora and fauna.



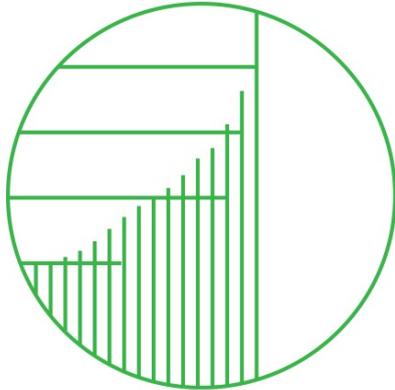
**A Green Grid** – Linked existing and new open spaces within the Green Ring providing a network of tree lined streets, local parks, pocket parks and small green spaces.



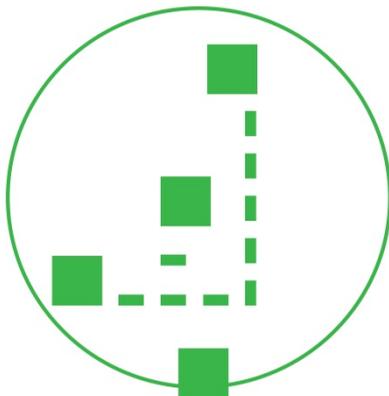
**Green Walks** – A series of walks to explore the different areas of Colindale over a variety of distances to promote exercise, healthy lifestyles for all ages and greater understanding of the area's natural ecology and heritage.



**Garden Suburb to Green City** – The opportunity to integrate two exemplar forms of urban development, the garden suburb as demonstrated by the Watling Estate Conservation Area and the new higher density more urban, sustainable developments now being planned.



**Upgrade and Intensify** – A strategy that maximises the potential of existing open space and adds new high quality open space with integrated facilities that together address the needs of the expanding population of the area.

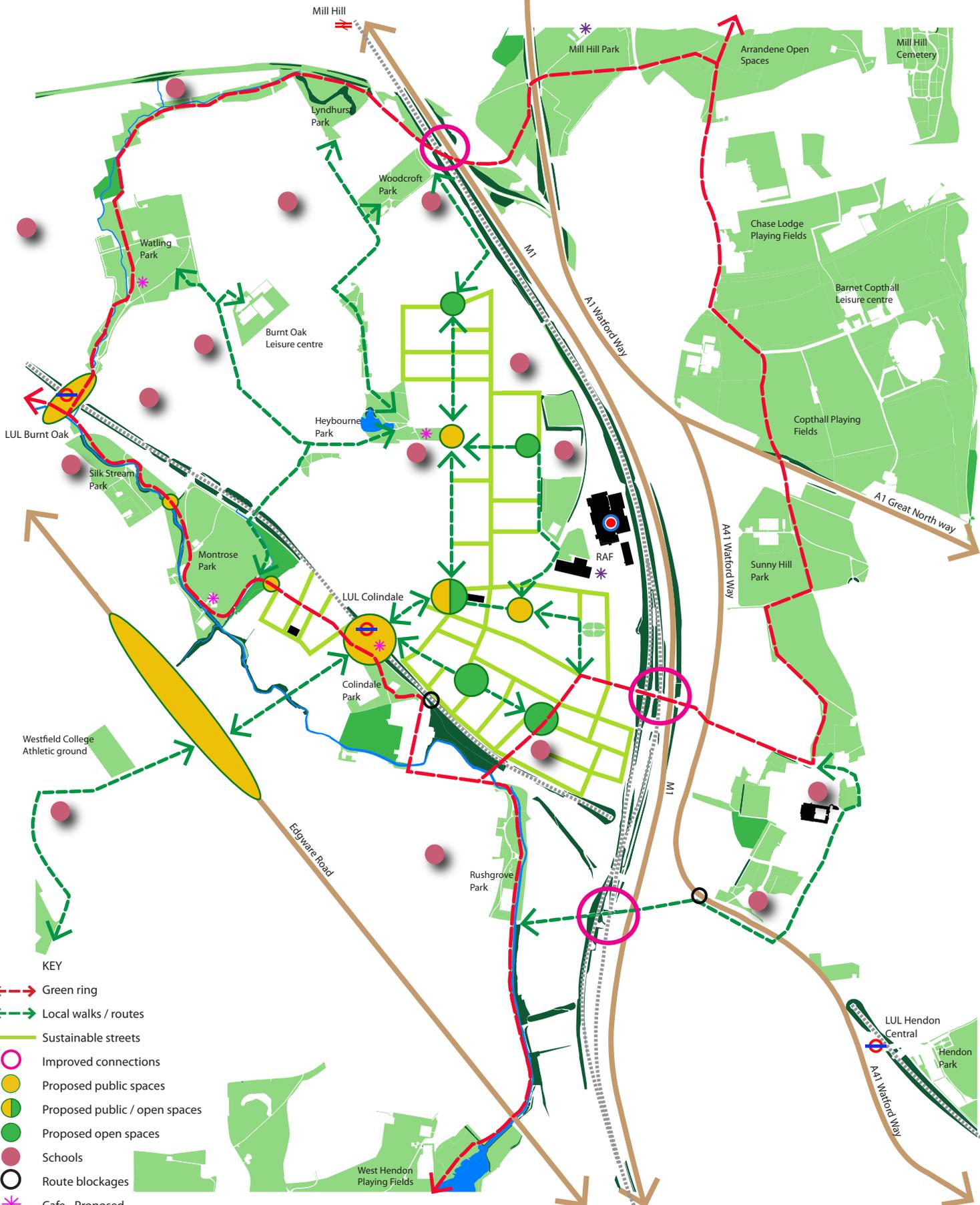


## 8. OPEN SPACES STRATEGY

These themes come together to provide an open space strategy based on the following proposals:

- High intensity, high quality open spaces that are accessible, welcoming, attractive, well used, shared by all groups, well maintained and managed.
- Larger individual local parks with a range of uses including cafés and changing facilities, nature conservation areas, playgrounds and sports facilities to allow increased usage for all ages.
- Existing park facilities including sport pitches upgraded and intensified including Woodcroft Park, Haybourne Park, Montrose Playing Fields, Colindale Park, and Rushgrove Park.
- Shared use of open space and school sport facilities to maximise use of the open space resource within Colindale.
- Smaller pocket parks with specific uses including flower gardens, community food gardens, play areas, ball courts and nature conservation areas.
- Linked greenways for walking and cycling to promote health and wellbeing with high quality integrated wayfinding, trim trails, public art and public transport connections. These would include the '*Hills & Dale Walk*' - a longer walk around the Green Ring, the '*Millennium Walk*' to explore the Watling Estate Conservation Area and the '*Flight Path*' walk to explore the heritage associated with Hendon Aerodrome.
- Enhancements to improve and identify the Green Ring connections under the railway and motorway structures at Bunns Lane, Aerodrome Road and Crossway.
- Enhanced visual links to provide increased visibility of, and inter-visibility between open and public spaces to increase legibility and provide a greater feeling of security.
- Integrated green space and public realm to provide high quality links between open spaces with street trees, seating, consistent and complementary use of materials, architectural lighting and a range of green elements including swales.
- Silk Stream nature conservation corridor enhanced as part of the Mayor's Blue Ribbon Network to give greater variety of character and management, improved access to, and visibility of the watercourse and to address litter, safety and vermin issues.

- Railway embankments enhanced where possible to provide continuity of these important ecological corridors.
- Retention of large mature trees growing along historic field boundaries within open spaces and planted on greens in existing housing areas.
- Enhance biodiversity across the area by planting new specimen trees on small greens and a grid of street trees in new development areas.
- Allotments supplemented with smaller community gardens for food production
- Development of a cultural programme to bring arts into the parks to complement arts venues in the west of the borough based on heritage themes such as lighting (Franco Illuminated Signs), typography (British Library newspapers), the promotion of creative horticulture (used in allotments to make more visible where integral with open spaces) and the involvement of schools, colleges, youth programmes and older peoples' groups.
- Enhance links to and local involvement with major local community and sporting facilities such as Grahame Park Community Centre, Greentops After School Club, Burnt Oak Leisure Centre, Barnet Copthall Leisure Centre.
- Develop links to schools and colleges through use of shared facilities and spaces. Schools and colleges within the area include Middlesex University, Barnet College, St James Catholic High School, Copthall School, Menorah Grammar School, Blessed Dominic Catholic Primary School, Woodcroft Primary School, The Annunciation RC Junior School, The Annunciation RC Infant School, Barnfield Primary School, Colindale Primary School, Goldbeaters Primary School, St Joseph's RC Junior & Primary Schools, Orion Primary.
- Development of open space management in partnership(s) – Barnet Council, schools, community groups, local companies and institutions, Network Rail, London Underground, Thames 21, Environment Agency, London Wildlife Trust, Groundwork



COLINDALE OPEN SPACES VISION

## 9. ACTION PLAN - SITE SPECIFIC PROPOSALS

### Peel Centre

The major new development proposed for the Peel Centre provides the opportunity to deliver and/or contribute to a number of the proposals set out within the open space strategy which would meet a number of the open space needs identified for the increased future population of Colindale.

The extensive existing open space and outdoor sports facilities located at the Peel Centre are not to be retained within the new development. The analysis of additional open space required to serve the expected increase in population in Colindale and address the pattern of open space deficiency across the study area as set out in Section 6 above has identified that a total of 4ha of open space should be provided within the Peel Centre site development proposals.

This would include together with other proposals contained within the strategy:

- A new 2ha local park with a range of facilities.
- New small open spaces / pocket parks including opportunities for 1 NEAP play facility, nature conservation and community food gardens and trim trail facilities.
- 2 hectares of green space for passive recreation within the new local and pocket parks
- Sports facilities including 1 senior pitch, 1 seven-a-side pitch and 1 large MUGA with associated changing rooms and ancillary facilities and trim trail facilities.
- Shared sports facilities with the proposed new school
- A new pedestrian and cycle route to provide an important section of the 'Hills and Dale' Green Ring walk between Aerodrome Road and Colindeep Lane linking with the open space resource to the south of the London Underground line.
- A new pedestrian and cycle route between Aerodrome Road and the Colindale Station public space to form a section of the 'Flight Path' walk.
- Tree lined streets with swales where appropriate.
- Tree planting along the London Underground line corridor to enhance its nature conservation value.
- Improvements to existing parks and outdoor sports facilities in the local area to supplement the on-site facilities provided at the Peel Centre.

### Grahame Park Redevelopment

The continued development of the Grahame Park Estate provides the opportunity to deliver and/or contribute to a number of the proposals set out within the open space strategy which would meet a number of the open space needs identified for the increased future population of Colindale.

The analysis of additional open space required to serve the expected increase in population in Colindale and address the pattern of open space deficiency across the study area as set out in Section 3 above has identified that a total of 2.2ha of open space should be provided within the Grahame Park development proposals in addition to upgrades to Haybourne Park and other open spaces in the wider area.

This would include:

- New small open spaces / pocket parks including opportunities for 2 LEAP play facilities, nature conservation and community food gardens and trim trail facilities
- Green space for passive recreation within the new small open spaces and pocket parks
- Shared sports facilities with the new Orion School and St James' Catholic High School
- A new pedestrian and cycle routes including an important section of the 'Flight Path' heritage walk.
- Tree lined streets with swales where appropriate.
- Upgrade of Haybourne Park to include 1 NEAP and a greater variety of green space.
- Improvements to other existing parks and outdoor sports facilities in the local area to supplement the on-site facilities provided at Grahame Park.
- A MUGA.

### **Montrose Playing Fields**

- Improvements to 2 nos. tennis courts + MUGA + skate park
- Provision of 1 NEAP play facility and trim trail facilities
- Provision of bridge link to Colindale Hospital residential development site
- Provision of café – investigate potential to convert old tram shed
- Improvements to the existing pitches to allow intensification of use subject to consultation to check demand. Also potential to improve changing facilities
- Improvements to Silk Stream corridor within park including improved access to and visibility of the watercourse and vegetation management
- Improvements to all entrances including signage
- Provide pedestrian crossing to link with Silkstream Park
- Improvements including lighting to footpaths and cycle paths
- New park furniture.

### **Colindale Park**

- Extension of park frontage with Colindale Avenue in conjunction with the redevelopment of the British Library site

- Investigate potential to increase park to 2ha
- Improve entrance; furniture; upgrade play area
- Site kiosk at entrance
- Possibility of community garden.

### **Rushgrove Park**

- Upgrade existing play facility to a NEAP standard.
- Access improvements for cycling and walking
- Improve/upgrade tennis courts/multi use games court
- Improvements to Silk Stream corridor within park including improved access to and visibility of the watercourse and vegetation management.

### **Woodcroft Park**

- Provision of 1 NEAP play facility and trim trail facilities.
- Improvements to the existing senior pitch.

### **Silkstream Park**

- Improvements to Silk Stream corridor within park including improved access to and visibility of the watercourse and vegetation management.
- Increase visibility to surrounding residential streets that overlook the park.
- Improvements to frontage with Barnfield Primary School
- Improvements to pedestrian link to Watling Avenue and Park
- Upgrade play area
- Investigate potential for grow area.

### **Watling Park**

- Improvements to Burnt Oak Brook corridor within park including improved access to and visibility of the watercourse and vegetation management.
- Improvements to Watling Avenue entrance and associated garden area
- Provision of café / kiosk
- Investigate potential for grow area.

**The Meads**

- Improvements to Burnt Oak Brook corridor including improved access to the watercourse and vegetation management.

**Lyndhurst Park**

- Upgrade existing play facility to a LEAP standard.

**Green Ring '*Hills & Dale Walk*'**

- Improvements including signage for the links under the M1 / railway structures at Bunns Lane, Aerodrome Road and Crossway to improve access to the open spaces to the east
- Improvements to connections between existing local open spaces including a bridge link to Montrose Playing Fields from Lingard Avenue / Charcot Road, the access to Montrose Playing Fields from Booth Road via the Underground underpass, a pedestrian crossing on Montrose Avenue to improve the link between Montrose Playing Fields and Silkstream Park.
- Provide information online and in leaflet form to promote the '*Hills & Dale Walk*'
- Provide trim trail facilities and distance indicators to encourage use for exercise and fitness.

**Millennium Walk / Flight Path -**

- Provide information online and in leaflet form to promote both the '*Millennium Walk*' and the '*Flight Path*'.
- Provide wayfinding and signage for both walks
- Provide trim trail facilities and distance indicators to encourage use for exercise and fitness.

**Public Realm Links**

- Integrate Colindale Station piazza / interchange with new frontages for Colindale Park and the Peel Centre development including an enhanced pedestrian crossing .
- Improve public realm and pedestrian connections between Silkstream Park and Watling Park including an enhanced public space at the entrance to Burnt Oak Underground station.
- Integrate a new open space of minimum 0.4ha with the proposed Colindale Avenue/Aerodrome Road/Grahame Park Way/Lanacre Avenue junction and public space improvements
- Integrate Haybourne Park with the proposed new public space on Lanacre Avenue within the Grahame Park redevelopment proposals

### **Transport Connections**

- Include information regarding bus, Underground and rail connections to existing and proposed walks and cycle routes.
- Promote cycle and bus connections to the open spaces located to the east of the M1/railway corridor.
- Provide signage within the open spaces to the nearest transport connections

### **Green Streets**

- Street tree planting
- SUD's including swales where appropriate
- Retention of existing mature trees

### **Shared Spaces / Facilities**

- Investigate opportunities for community use of school playing fields and ball courts where this does not currently occur.
- Improve existing playing fields and ball courts located in open spaces to provide suitable quality of facilities and the capacity to provide shared use with neighbouring schools.
- Investigate opportunities for involvement of community groups with the development and management of features and facilities within open spaces eg community gardens, café or information facility.

### **Ecological Corridors –**

- Develop links between the Mill Hill Old Railway Nature Reserve and local schools
- Investigate opportunities for new sections to extend existing or create new walking and cycling routes alongside the Silk Stream
- Consider opportunities to provide new access points to the Silk Stream as part of development proposals in Colindale.
- Investigate opportunities to improve the landscape quality and biodiversity of areas of the Silk Stream that are not accessible to the public, due to adjacent uses or ownership in partnership with owners / those responsible for its management.
- Consider opportunities for environmental improvements and naturalisation to the river channel that will help the river flood naturally and thereby reduce the flood risk to the wider area.
- Consider opportunities for planting within new development areas to provide improved biodiversity and enhanced ecological connection along the Underground/National Rail lines

### **Cultural Programme**

This can provide a good opportunity to promote the enhancement of local open spaces and encourage greater use and engagement with them by the community. It can take many forms and could include in Colindale:

- Development of a programme of events and activities in open spaces to promote the heritage and natural environment of Colindale in conjunction with local schools, colleges, businesses and organisations.
- Consideration of permanent and/or temporary environmental art projects within open spaces to complement the intensification of play and sports facilities and provide local landmarks.
- Art projects to encourage the community use and explore open spaces and walks.
- A programme of creative horticulture in community gardens and allotments.

### **SEE TABLE INCLUDING:**

- Indicative cost range
- Possible funding sources
- Delivery mechanisms
- Priorities.

Project	Priority	Cost Range (depending on implementation)	Funding Source	Delivery Mechanism	Proposals
<b>Peel Centre</b>					
	1	£5,000,000 +	S106	Through the Peel Centre site redevelopment programme Street tree planting as part of development public realm works	<ul style="list-style-type: none"> <li>A new 2ha local park with a range of facilities including:               <ul style="list-style-type: none"> <li>1 senior pitch (third generation turf) £500,000</li> <li>1 seven-a-side pitch £220,000</li> <li>1 large MUGA £130,000</li> <li>changing rooms £250,000</li> <li>green space for passive recreation (@£100/sqm = 100x4000 = £400,000)</li> </ul> </li> <li>New small open space approx. 0.8ha including:               <ul style="list-style-type: none"> <li>1 NEAP play facility</li> <li>green space for passive recreation</li> </ul> </li> <li>Pocket parks including opportunities for nature conservation, community food gardens and green space for passive recreation</li> <li>Tree planting along the London Underground line corridor to enhance its nature conservation value.               <ul style="list-style-type: none"> <li>Shared sports facilities with the proposed new school</li> <li>A new pedestrian and cycle route to provide an important section of the 'Hills and Dale' Green Ring walk between Aerodrome Road and Colindeep Lane linking with the open space resource to the south of the London Underground line.</li> <li>A new pedestrian and cycle route between Aerodrome Road and the Colindale Station public space to form a section of the 'Flight Path' walk.</li> <li>Tree lined streets with swales where appropriate.</li> <li>Improvements to existing parks and outdoor sports facilities in the local area to supplement the on-site facilities provided at the Peel Centre.</li> </ul> </li> </ul>
<b>Grahame Park Estate Redevelopment</b>					
	1	£5,000,000 +	S106	Through the Grahame Park Estate Phase II redevelopment programme Street tree planting as part of development public realm works	<ul style="list-style-type: none"> <li>New small open spaces / pocket parks including opportunities for 2 LEAP play facilities, nature conservation and community food gardens</li> <li>Green space for passive recreation within the new small open spaces and pocket parks</li> <li><b>Upgrade of Haybourne Park to include 1 NEAP including a MUGA and a greater variety of green space.</b></li> <li>Shared sports facilities with the new Orion School and St James' Catholic High School</li> <li>A new pedestrian and cycle routes including an important section of the 'Flight Path' heritage walk.</li> <li>Tree lined streets with swales where appropriate.</li> <li>Improvements to other existing parks and outdoor sports facilities in the local area to supplement the on-site facilities provided at Grahame Park.</li> </ul>
<b>Montrose Playing Fields</b>					
	1	£2,000,000 - £5,000,000	S106 CIL The Big Lottery Fund Football Foundation Sport England Landfill Communities Fund	LBB Bridge link via Colindale Hospital residential development site.	<ul style="list-style-type: none"> <li>Improvements to 2 nos. tennis courts + MUGA + skate park</li> <li><b>Provision of 1 NEAP play facility</b></li> <li>Provision of bridge link to Colindale Hospital residential development site provided by development site</li> <li>Provision of café - investigate potential to convert old tram shed</li> <li>Improvements to the existing pitches to allow intensification of use subject to consultation to check demand. Also potential to improve changing facilities.</li> <li>Additional changing facilities to accommodate intensification of use of pitches</li> <li><b>Improvements to Silk Stream corridor within park including improved access to and visibility of the watercourse and vegetation management</b></li> <li><b>Improvements including lighting to footpaths and cycle paths</b></li> <li><b>Improvements to all entrances including signage</b></li> <li><b>Improved park furniture</b></li> <li>Provide pedestrian crossing to link with Silkstream Park</li> </ul>
<b>Colindale Park</b>					
	1	£500,000 - £2,000,000	S106 Pocket Parks Initiative Landfill Communities Fund	LBB Through British Library development	<ul style="list-style-type: none"> <li>Investigate potential to increase park to 2ha. / extension of park frontage with Colindale Avenue in conjunction with the redevelopment of the British Library site</li> <li>Improve entrance; furniture</li> <li>Upgrade play area</li> <li>Site kiosk at entrance</li> <li>possibility of community garden.</li> </ul>
<b>Rushgrove Park</b>					
	2	£500,000 - £2,000,000	Sport England Landfill Communities Fund	LBB	<ul style="list-style-type: none"> <li><b>Upgrade existing play facility to a NEAP standard.</b></li> <li><b>Access improvements for cycling and walking</b></li> <li>Improve/upgrade tennis courts/multi use games court</li> <li><b>Improvements to Silk Stream corridor within park including improved access to and visibility of the watercourse and vegetation management.</b></li> </ul>
<b>Woodcroft Park</b>					
	1	£500,000 - £2,000,000	Sport England Football Foundation	LBB, Orion Primary School development	<ul style="list-style-type: none"> <li><b>Provision of 1 NEAP play facility.</b></li> <li>Improvements to the existing senior pitch</li> </ul>

Project	Priority	Cost Range (depending on implementation)	Funding Source	Delivery Mechanism	Proposals
<b>Silkstream Park</b>					
	3	£150,000 - £500,000	S106 Landfill Communities Fund	LBB	<ul style="list-style-type: none"> <li>• Improvements to Silk Stream corridor within park including improved access to and visibility of the watercourse and vegetation management.</li> <li>• Increase visibility to surrounding residential streets that overlook the park.</li> <li>• Improvements to frontage with Barnfield Primary School</li> <li>• Upgrade play area</li> <li>• Investigate potential for grow area</li> <li>• Improvements to pedestrian link to Watling Avenue and Park.</li> </ul>
<b>Watling Park</b>					
	3	£500,000 - £2,000,000	Heritage Lottery Fund Landfill Communities Fund	LBB	<ul style="list-style-type: none"> <li>• Improvements to Burnt Oak Brook corridor within park including improved access to and visibility of the watercourse and vegetation management.</li> <li>• Improvements to Watling Avenue entrance and associated garden area</li> <li>• Provision of café / kiosk</li> <li>• Investigate potential for grow area.</li> </ul>
<b>The Meads</b>					
	3	£500,000 - £2,000,000	Landfill Communities Fund The Esmée Fairbairn Foundation	LBB	<ul style="list-style-type: none"> <li>• Improvements to Burnt Oak Brook corridor including improved access to the watercourse and vegetation management.</li> </ul>
<b>Lyndhurst Park</b>					
	3	0 - £150,000	Sport England	LBB	<ul style="list-style-type: none"> <li>• Upgrade existing play facility to a LEAP standard.</li> </ul>
<b>Green Ring 'Hills &amp; Dale Walk'</b>					
	1	£500,000 - £2,000,000	S106 CIL The Big Lottery Fund Sport England Business funding and sponsorships	LBB Peel Centre Development Colindale Hospital Residential Development	<ul style="list-style-type: none"> <li>• Improvements including signage for the links under the M1 / railway structures at Bunns Lane, Aerodrome Road and Crossway to improve access to the open spaces to the east</li> <li>• Improvements to connections between existing local open spaces including a bridge link to Montrose Playing Fields from Lingard Avenue / Charcot Road, the access to Montrose Playing Fields from Booth Road via the Underground underpass, a pedestrian crossing on Montrose Avenue to improve the link between Montrose Playing Fields and Silkstream Park.</li> <li>• Provide information online and in leaflet form to promote the 'Hills &amp; Dale Walk'</li> <li>• Provide trim trail facilities and distance indicators to encourage use for exercise and fitness.</li> </ul>
<b>Millennium Walk / Flight Path</b>					
	1	£150,000 - £500,000	S106 CIL Heritage Lottery Fund Business funding and sponsorships	LBB Peel Centre Development Grahame Park Estate Redevelopment	<ul style="list-style-type: none"> <li>• Provide information online and in leaflet form to promote both the 'Millennium Walk' and the 'Flight Path'.</li> <li>• Provide wayfinding and signage for both walks</li> <li>• Provide trim trail facilities and distance indicators to encourage use for exercise and fitness.</li> </ul>
<b>Public Realm Links</b>					
	1	£150,000 - £500,000	S106 CIL Pocket Parks Initiative	LBB Peel Centre Development Grahame Park Estate Redevelopment Public spaces /piazas as part of development public realm works	<ul style="list-style-type: none"> <li>• Integrate Colindale Station piazza / interchange with new frontages for Colindale Park and the Peel Centre development including an enhanced pedestrian crossing .</li> <li>• Improve public realm and pedestrian connections between Silkstream Park and Watling Park including an enhanced public space at the entrance to Burnt Oak Underground station.</li> <li>• Integrate a new open space of minimum 0.4ha with the proposed Colindale Avenue/Aerodrome Road/Grahame Park Way/Lanacre Avenue junction and public space improvements</li> <li>• Integrate Haybourne Park with the proposed new public space on Lanacre Avenue within the Grahame Park redevelopment proposals</li> </ul>
<b>Transport Connections</b>					
		X	CIL	TfL LBB	<ul style="list-style-type: none"> <li>• Include information regarding bus, Underground and rail connections to existing and proposed walks and cycle routes.</li> <li>• Promote cycle and bus connections to the open spaces located to the east of the M1/railway corridor.</li> <li>• Provide signage within the open spaces to the nearest transport connections</li> </ul>

Project	Priority	Cost Range (depending on implementation)	Funding Source	Delivery Mechanism	Proposals
<b>Green Streets</b>					
		X		LBB Peel Centre Development Grahame Park Estate Redevelopment	<ul style="list-style-type: none"> <li>• Street tree planting</li> <li>• SUD's including swales where appropriate</li> <li>• Retention of existing mature trees</li> </ul>
<b>Shared Spaces / Facilities</b>					
		X	Football Foundation Sport England	LBB Schools and Colleges	<ul style="list-style-type: none"> <li>• Investigate opportunities for community use of school playing fields and ball courts where this does not currently occur.</li> <li>• Improve existing playing fields and ball courts located in open spaces to provide suitable quality of facilities and the capacity to provide shared use with neighbouring schools.</li> <li>• Investigate opportunities for involvement of community groups with the development and management of features and facilities within open spaces eg community gardens, café or information facility.</li> </ul>
<b>Ecological Corridors</b>					
		X	S106 The Big Lottery Fund Landfill Communities Fund The Tree Council	LBB London Wildlife Trust Environment Agency London Underground National Rail	<ul style="list-style-type: none"> <li>• Develop links between the Mill Hill Old Railway Nature Reserve and local schools</li> <li>• Investigate opportunities for new sections to extend existing or create new walking and cycling routes alongside the Silk Stream</li> <li>• Consider opportunities to provide new access points to the Silk Stream as part of development proposals in Colindale.</li> <li>• Investigate opportunities to improve the landscape quality and biodiversity of areas of the Silk Stream that are not accessible to the public, due to adjacent uses or ownership in partnership with owners / those responsible for its management.</li> <li>• Consider opportunities for environmental improvements and naturalisation to the river channel that will help the river flood naturally and thereby reduce the flood risk to the wider area.</li> <li>• Consider opportunities for planting within new development areas to provide improved biodiversity and enhanced ecological connection along the Underground/National Rail lines</li> </ul>
<b>Cultural Programme</b>					
		X	Heritage Lottery Fund Business funding and sponsorships The Esmée Fairbairn Foundation	LBB Schools and Colleges Community groups Businesses	<p>This can provide a good opportunity to promote the enhancement of local open spaces and encourage greater use and engagement with them by the community. It can take many forms and could include in Colindale:</p> <ul style="list-style-type: none"> <li>• Development of a programme of events and activities in open spaces to promote the heritage and natural environment of Colindale in conjunction with local schools, colleges, businesses and organisations.</li> <li>• Consideration of permanent and/or temporary environmental art projects within open spaces to complement the intensification of play and sports facilities and provide local landmarks.</li> <li>• Art projects to encourage the community use and explore open spaces and walks.</li> <li>• A programme of creative horticulture in community gardens and allotments.</li> </ul>

**KEY**

Black text - costed items

Red text - items costed in other projects

Blue text - uncosted items. Also see note under 'delivery mechanism'.

**Bold text** - items prioritised for implementation in the short term

## 10. METHODS OF DELIVERY AND MANAGEMENT

The Council provides the lead role in the provision and management of public open space and has a key role in ensuring that all the organisations involved in its provision are co-ordinated and work towards common and agreed outcomes. This helps to ensure that the optimum progress is made towards meeting current and future local community open space needs and that progress can be monitored and reported on by the Council.

The development of open space management to achieve the vision set out in this Strategy will require working in partnership with a number of organisations. These include local schools, community groups, companies and institutions, Network Rail, Transport for London, London Underground, Environment Agency, Thames 21, London Wildlife Trust and Groundwork.

The Council already encourages and supports the development of friends of parks and volunteer groups to assist with improvements to local parks. This approach could be extended with specific parks or groups of small open spaces managed by community groups based on the model established by the Bankside Open Spaces Trust in Southwark. This could also include resident groups managing publically accessible open space within private developments similar to the model already developed in Mill Hill East

A local open space forum could be established in Colindale to assist organisations involved in parks and open spaces to come together, share knowledge, support good practice and influence the provision and development of open and public spaces across the Colindale area.

Site specific management plans help to ensure effective and efficient use of resources, support development planning, funding bids and long term sustainability particularly where improvements are undertaken in a phased way. Management plans should therefore be developed in conjunction with partner organisations as appropriate for all key local open spaces.

This Strategy has taken account of the current quantity and quality of provision, demographic and development plans, and the needs of local people as expressed through previous local consultation and research. Needs and views are expected to change over time however and in order to ensure that it can respond to changing needs and deliver opportunities where they are needed, the Council will continue to engage with the local community and regularly monitor public opinion.

## 11. FUNDING

The Council has already been active in pursuing grant funding to support improvements to the borough's open spaces. Local authority budgets for the enhancement and maintenance of open spaces, sport and recreation facilities continue to be under pressure in the current financial climate so it is essential to continue to obtain financial support for improvements to existing or for new provision wherever possible.

This section of the Strategy identifies a number different funding opportunities and mechanisms for future consideration to assist with delivery of the Strategy. These include non-sport-specific and sport-specific funding opportunities.

The main types of external funding to consider are summarised below:

- planning gain and Section 106 agreements
- Community Infrastructure Levy (CIL)
- Mayor's London Great Outdoors programme
- business funding and sponsorships
- partnerships with the voluntary sector
- lottery funding programmes
- landfill tax credit scheme
- sport-specific funding
- other small grants programmes

### **Planning gain and Section 106 agreements**

The recent SPD (April 2013) has been revised to focus on when Planning Obligations will be required, and its relationship with the Community Infrastructure Levy (CIL). The SPD sets the requirements for different scales of development as well as the procedures and processes for delivering the appropriate legal agreements. This revised SPD has been timetabled to be adopted alongside the CIL Charging Schedule in May 2013. It replaces the existing 'tariff' SPD's for Education, Libraries and Health and sets out the approach towards Planning Obligations for open spaces, transport, community facilities and environmental requirements.

This Strategy can be used as a framework for negotiating Section 106 contributions from developers and used to deliver new or improved open space. In addition to capital contributions, Section 106 agreements can be used for revenue costs. For example, the costs of Development Officer posts or the maintenance costs of new open space via a commuted sum.

## **CIL**

The purpose of Barnet's CIL is to secure capital funding to help address the gap in funding for local infrastructure. The money raised by Barnet's CIL will be used to pay for infrastructure required to mitigate the impact of development across the Borough. The money can be used to fund new or safer road schemes, schools, health and social care facilities, park improvements and leisure centres.

## **Pocket Parks Initiative**

The Pocket Park initiative is part of the Mayor's London's Great Outdoors programme to improve streets, squares, parks, and canal and riverside spaces across London. The Pocket Parks initiative aims to deliver 100 new or enhanced pocket parks. All 100 'pocket parks' are due to be delivered by March 2015 the Council has already successfully won funding from this programme and a further funding round for community based projects will open in late May 2013.

## **Business funding and sponsorships**

It is possible to use business sponsorship to fund improvements to open space, sport and recreation projects. Southampton City Council for example are currently seeking sponsorship for flower beds and open spaces. This will be subtle/subliminal branding including signs strategically placed that do not distract from natural settings, branding in information brochures from the open spaces department and branding the open spaces teams' work wear with sponsor logos. Similarly Birmingham City Council offer a 'Trees for Life' scheme to sponsor a new community woodland and tree planting in open spaces.

## **Partnership arrangements with the voluntary sector**

The voluntary sector when engaged through the formation of friends of parks groups or other community groups can also attract investment from funding bodies which may not have been accessible to the Council. An example is Bankside Open Space Trust (BOST) which was established in 2000 and successfully manages a number of green spaces in Southwark in partnership with Southwark Council attracting funding through applications to a wide range of organisations.

## **Lottery funding**

### ***Heritage Lottery Fund (HLF)***

HLF fund projects which make a lasting difference for heritage, people and communities in the UK. They offer a range of different grant programmes with grants from £3,000 to over £5million. In

assessing applications, they take account of the broad range of outcomes for heritage, people and communities that projects will achieve.

Heritage Grants is their open programme for any type of project related to the national, regional, or local heritage in the UK. It is possible apply for a grant of over £100,000.

The Young Roots programme is for projects that engage young people, aged 11 to 25, with heritage in the UK. Applicants can apply for a grant of more than £10,000 and up to £50,000. Under this programme, HLF fund partnerships of heritage and youth organisations to help young people shape and deliver their own projects in safe environments.

The Heritage Lottery Fund also provides grants for works to parks which are of outstanding interest and importance to the national heritage. Funding is provided for whole park projects, the conservation of park features or park activities. Grants for the "Parks for People" programme range from £100,000 to £5 million. Projects must involve all stakeholders and must demonstrate sustainability and the heritage value of the park.

### ***The Big Lottery Fund***

The wider Big Lottery Fund has several different potential funding sources for open space, sport, play and recreation facilities. The Reaching Communities programme assists revenue and small capital projects with funding from £10,000 to £500,000 for revenue projects and/or smaller capital projects up to £50,000 and funding of between £100,000 and £500,000 for large capital projects.

Projects should achieve one or more of the following four outcomes:

- People have better chances in life, with better access to training and development to improve their life skills.
- Stronger communities, with more active citizens working together to tackle their problems.
- Improved rural and urban environments, which communities are better able to access and enjoy.
- Healthier and more active people and communities.

The Awards for All programme offers smaller grants of between £300 and £10,000 for small projects, which involve people in their community. This programme will fund a wide range of community projects aimed at developing skills, improving health, revitalising the local environment and enabling people to become more active citizens.

More information can be found at [www.biglotteryfund.org.uk](http://www.biglotteryfund.org.uk).

### **Landfill Communities Fund**

The Landfill Communities Fund allows registered landfill operators to contribute a percentage of their annual landfill tax liability to environmental bodies approved by the organisation ENTRUST. The scheme must be used for social, environmental and community-based projects complying with specific "approved objects". These objects include the provision, maintenance or improvement of a public park or other general public amenity, the conservation of identified species or habitats and restoration and repair of buildings open to the public with historical or architectural significance. The project must be within 10 miles of a landfill or extraction operation which would apply to the Colindale area.

### **Football Foundation**

The Football Foundation is dedicated to revitalising the grass roots of football, constructing modern infrastructure and creating facilities that are fit for the game in the 21st century. There are a number of schemes available including the Facilities Scheme. This gives grants for projects that:

- Improve facilities for football and other sport in local communities.
- Sustain or increase participation amongst children and adults, regardless of background age, or ability.
- Help children and adults to develop their physical, mental, social and moral capacities through regular participation in sport.

The types of facilities include:

- grass pitches drainage/improvements
- pavilions, clubhouses and changing rooms
- artificial turf pitches and multi-use games areas
- fixed floodlights for artificial pitches.

They also provide development (revenue) grants to deliver football development associated with the new facility e.g. coaching, football development officer etc. The maximum grant available from the Foundation for each facilities project is currently £500,000.

See [www.footballfoundation.org.uk](http://www.footballfoundation.org.uk) for more information.

### **Sport England**

Sport England has funding programmes open to a wide range of organisations. These include sports clubs, voluntary or community organisations, local authorities, schools, colleges and universities. In particular the Improvement Fund will invest £45m of National Lottery funding between 2012 and 2017

into medium-sized projects that will improve the quality and experience of sport. This is being distributed via five funding rounds of £9m per annum. The Improvement Fund will award grants worth £150,000 to £500,000 into sustainable projects with a clear local need.

See [www.sportengland.org/](http://www.sportengland.org/) for more information.

### **The Tree Council**

The Tree Council supports the Community Trees Fund which funds up to 75% of all expenditure on tree planting schemes by community groups with a value of £100 to £700.

See [www.treecouncil.org.uk](http://www.treecouncil.org.uk) for more information.

### **The Esmée Fairbairn Foundation**

The Esmée Fairbairn Foundation aims to improve quality of life, particularly for people who face disadvantages. Eligible activities include the preservation and enhancement of open space and good management of woodlands, gardens and allotments.

See [www.esmeefairbairn.org.uk](http://www.esmeefairbairn.org.uk) for more information.

## 12. CONSULTATION

A consultation strategy for the Colindale Open Spaces Strategy (COSS) will facilitate engagement with LB Barnet (LBB), other key stakeholders and the community to ensure ongoing engagement and maximum use of the collective knowledge available given the work and previous consultations already undertaken. Subject to discussion with the LBB client team and an evaluation of previous consultation in the area, the following sets of stakeholders are identified for the consultation:

**Barnet Council Officers** - These would include the relevant Council departments as agreed that we will consult and liaise with to obtain data / information for the COSS development and future maintenance, to keep the appropriate Council officers informed of / provide the opportunity to contribute to the ongoing work, to provide technical inputs to the final strategy produced.

**Local Developers and Businesses** - It will be important to meet with the major businesses related to Colindale and its future regeneration during the development of the COSS to obtain information on their views of the current issues and future needs of the area.

**Key Stakeholders** - Organisations who have or could have a specific interest in the proposals to be developed would be consulted and would include – GLA, Transport for London, London Underground, Metropolitan Police, Network Rail, Environment Agency, Air Force Museum.

**Wider Community** – The COSS covers all areas in Colindale and the immediately adjoining areas and therefore a wider community public consultation should take place. Specific groups to be included would be – local businesses representative groups, local Councillors, local residents, community groups and visitors to Colindale as agreed.

### Consultation Structure

An agreed process based on the following meeting structure will form the basis of the consultation and subsequent feedback:

- Project liaison meetings on a monthly basis
- Regular meetings with the immediate Project Client Team
- Meetings / workshops with key stakeholders
- Public consultation and exhibition

### Consultation 1

Early in the proposed June consultation period we will hold discussions with all key stakeholders including local councillors and representatives from other key organisations. This would most

effectively be done by holding a half day workshop in the project area with an invited group of the key stakeholders. The objective being to present the draft COSS, clarify and refine the overall project objectives, identify any further issues/concerns of stakeholders and potential proposals to be considered in preparing the final COSS.

To ensure that we gain the views of as wide a cross section of stakeholders as possible we would also propose to attach a project information pack and short questionnaire to the invitation letters sent out to all potential workshop attendees to permit responses from those who may not be able to attend. The findings of the workshop will be used to identify the key issues / areas that need to be addressed during the final development of the COSS.

## **Consultation 2**

A wider public consultation exercise would be held later in June prior to the start of the school holidays. The public consultation would be presented through a local staffed exhibition, consultation leaflet and website content. This would present the issues identified, the options considered and the rationale developed for the preferred COSS as well as illustrations of the proposals using 2D and 3D material as appropriate and details of the way forward subject to the necessary consents and approvals.

The materials needed to undertake these consultations could include - materials for workshops / stakeholder meetings, A1 panels for public consultation, model(s) as appropriate or available, coloured leaflets, flyers, questionnaires. The actual materials used for each consultation and any cost associated with their production will be agreed once the final consultation process is agreed with the client project team.

In general we believe that the best approach is to bring stakeholders together so that conflicting or contradictory views can be explored and the approach to any difficult issues agreed to achieve ownership of the proposals. When possible, interactive sessions using drawings, models and participatory tools provide more constructive and broader feedback.

For wider public consultation again interactive exhibitions, web based techniques and the targeting of special groups provides better feedback and ultimately ownership of the proposals. We believe that this more proactive approach achieves the best results particularly given the timescale available for the consultation and development of the final COSS.

### **Consultation Report**

A report of the findings of the consultation would be prepared and made available as feedback to those who attended / contributed to the consultation.