



**RESERVED MATTERS  
APPLICATION FOR PHASE 1A  
(NORTH) – OPEN SPACE**

**BRENT CROSS CRICKLEWOOD**

**EXPLANATORY REPORT**

**ON BEHALF OF BRENT CROSS  
CRICKLEWOOD  
DEVELOPMENT PARTNERS**

January 2015

Our Ref: Q20027

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## Documents

### APPENDIX 1: SUSTAINABILITY AND ENERGY COMPLIANCE

NOTE: This report has been produced to support and describe the Phase 1A North Reserved Matters Application. It is not therefore submitted for formal approval and instead provides context to the application submission.

# 1 INTRODUCTION

## a) Background

1.1 Quod has been instructed by the Brent Cross Cricklewood (“BXC”) Development Partners to prepare this Explanatory Report in support of a Reserved Matters Application (“RMA”) for the open spaces associated with Phase 1A (North) (“Phase 1A (North) Development Plots”) of the BXC development. This RMA is made pursuant to Conditions 1.2.1.A, 2.1 and part discharge of Condition 13.1 of Planning Permission Ref: F/04687/13 (“2014 Permission”) relating to details of Layout, Scale, Appearance, Access and Landscaping as appropriate.

1.2 The 2014 Permission divides the site up into a series of Phases and Sub Phases. Phase 1A (North) is defined as consisting of a number of Critical Infrastructure items and two development plots (moved from Phase 1C following a recent approval under Condition 4.2 Ref No F/05552/14). These can be separated into the following three categories:

- Phase 1A (North) Infrastructure:
  - A406 Brent Cross Ingress/Egress Junction Improvements
  - A41/A406 Junction Improvements
  - Prince Charles Drive Diversion
  - Bridge Structure B1 (Replacement A406 Templehof Bridge)
  - Bridge Structure B7 (Living Bridge) (for approval purposes only)
  - M1/A406 and A5/A406 Junction Improvements
  - A407 Cricklewood Lane/Claremont Road Junction Improvements
  - A5/A407 Cricklewood Lane Junction Improvements
  - Claremont Avenue
  - Claremont Road Junction North
  - Templehof Avenue and Templehof Link Road
  - Tilling Road West Re-alignment and Diversion (Part 1)
  - Claremont Avenue Junction with Tilling Road
  - High Street South (East Works)

- Bridge Structure B6 (M1 Junction Pedestrian and Cycle Bridge)
  - Orchard Lane
  - Brent Cross Pedestrian Underpass Works
  - Eastern River Brent Alteration & Diversion Works
  - River Brent Bridges (as relevant to the Eastern River Brent Alteration and Diversion Works)
  - Central River Brent Alteration & Diversion Works
  - River Brent Bridges (as relevant to the Central River Brent Alteration and Diversion Works)
  - Western River Brent Alteration & Diversion Works
  - River Brent Bridges (as relevant to the Western River Brent Alteration and Diversion Works)
  - Whitefield Estate Replacement Units (Part 1)
  - Bus Station Temporary Facility
- Phase 1A (North) Open Space
    - Claremont Park Improvements
    - Clitterhouse Playing Fields Improvements Part 1
    - Central Brent Riverside Park including River Brent Nature Park (NP5)
  - Phase 1A (North) Development Plots
    - Plots 53 and 54 (for provision of Whitefield Estate Replacement Units (Part 1))

1.3 This RMA deals with the Phase 1A (North) Open Space.

1.4 The Phase 1A (North) Infrastructure and Phase 1A (North) Development Plots are the subject of separate RMAs.

**b) Site Context**

1.5 The BXC site comprises an area of 151ha and is located within the London Borough of Barnet (“LBB”). The site includes Brent Cross Shopping Centre to the north, the A41 and Brent Cross London Underground Station to the east, Cricklewood Lane to the south and the A5 to the west.

1.6 The site represents a significantly underutilised area of brownfield land comprising industrial uses, former railway land and retailing premises surrounded by large areas of surface level car parking. Nevertheless, given its location at the connection between the M1 and the A406, BXC represents an underused gateway site into London. The potential of the site is reinforced by its connection with the A5 and A41, and its close proximity to the Northern Line at Brent Cross London Underground Station, the Midland mainline and Brent Cross bus station.

- In view of its location and its current poor environment and urban structure, the BXC site has been identified for over a decade within regional and local planning policy for comprehensive and strategic redevelopment. The site is identified in both the Mayor's London Plan (2011) (together with the Revised Early Minor Alterations to the London Plan 2013) and the adopted Barnet Core Strategy (2012) and saved Chapter 12 of the Barnet Unitary Development Plan (UDP) (2006) as an appropriate location to accommodate significant new homes and jobs as part of a comprehensive regeneration scheme.

1.7 In line with the London Plan, a site-specific Development Framework was produced in April 2004 as Supplementary Planning Guidance, and updated in December 2005. The document establishes a vision 'to create a new gateway for London and a vibrant urban area for Barnet'. The document also states that:

**"The regeneration area will be the heart of a new mixed use development and provide a new town centre for Barnet. The new town centre will be developed on both sides of the A406 North Circular Road, along a new High Street."** (Page 9)

c) **Purpose and Structure of the Explanatory Report**

1.8 Condition 2.1 of the 2014 Permission requires that RMAs are supported by a range of information including an 'Explanatory Report'. This states that the Explanatory Report is required to:

- respond to the requirements of Condition 1.16 ie that all RMAs be in accordance with the parameters and principles described mentioned or referred to in the Revised Development Specification & Framework ("RDSF") (including all of the Parameter Plans), the principles

described in the Revised Design and Access Statement (“RDAS”) and the Revised Design Guidelines (“RDG”); and

- demonstrate that the RMA has covered all matters identified in Condition 2.1 (as described at paragraphs 6.2, 6.15 and 6.16 of the RDSF).
- Paragraph 6.2 of the RDSF broadly describes the matters for which details will be required to be provided in the RMAs i.e. access, layout, scale, appearance and landscaping. The Town and Country Planning (Development Management Procedure) (England) Order 2010 (“DMPO”) confirms that in relation to reserved matters:
- **‘Layout’** means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and space outside the development;
- **‘Scale’** means the height, width and length of each building proposed within the development in relation to its surroundings;
- **‘Access’** means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network;
- **‘Appearance’** means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture; and
- **‘Landscaping’** means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means; the planting of trees, hedges, shrubs or grass; the formation of banks, terraces or other earthworks; the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and the provision of other amenity features.

1.9 Paragraph 6.15 of the RDSF lists the documentation that is anticipated to be provided, where necessary and appropriate, to support a RMA. This includes:

- a cover letter;
- application plans;
- an Explanatory Report;
- a Reserved Matter Transport Report;
- a Statement of Community Involvement;
- an up-to-date Illustrative Reconciliation Plan (where the details approvals sought include or affect the layout); and
- any other drawings or materials necessary to demonstrate how the proposed details are consistent with the parameters and principles under the planning permission.

1.10 This Explanatory Report for the Phase 1A (North) Open Space should therefore be read in conjunction with the other documents that support the RMA submission as set out in **Table 1.1** below.

**Table 1.1: Phase 1A (North) Open Space RMA Submission Documentation**

Volume	Document Title
Volume 1	Cover Letter
	Application Form
	Community Infrastructure Levy (CIL) Form
Volume 2	Explanatory Report
Volume 3	Non-Technical Summary
	Environmental Statement Further Information Report
	Environmental Statement Further Information Report – Figures
	Environmental Statement Further Information Report – Appendices
Volume 4	Application Drawings/Documents

Volume	Document Title
<p><b>Volume 5</b></p>	<p>Clitterhouse Playing Fields Design Development Report</p> <ul style="list-style-type: none"> <li>- Landscape and Ecology Management Plan (submitted to discharge Condition 29.7 with respect to CPF).</li> <li>- Specification for Soft and Base Landscape Works</li> <li>- Hard Landscape Specification</li> <li>- Performance Specification for Natural Grass Pitches and All Weather Games Courts</li> </ul>
	<p>Claremont Park Design Development Report</p> <ul style="list-style-type: none"> <li>- Landscape and Ecology Management Plan -(submitted to discharge Condition 29.7 with respect to Claremont Park)</li> <li>- Specification for Soft and Base Landscape Works</li> <li>- Hard Landscape Specification</li> </ul>
	<p>Central Brent Riverside Park Design Development Report</p> <ul style="list-style-type: none"> <li>- Landscape and Ecology Management Plan (submitted to discharge Condition 29.7 with respect to CBRP)</li> <li>- Specification for Soft and Base Landscape Works</li> <li>- Hard Landscape Specification</li> </ul>
	<p>Illustrative Reconciliation Plan</p>
	<p>Statement of Community Involvement</p>

1.11 Paragraph 6.16 of the RDSF sets out the intended scope of the Explanatory Report, the contents of which are addressed in this report.

1.12 Condition 2.1 also sets out a wider list of requirements which are to be considered for each RMA (or Other Matters Application), unless otherwise agreed in writing with LBB. The scope of this RMA has been discussed and agreed with LBB during pre-application engagement and a table which

summarises the agreed scope in the context of Condition 2.1 is provided in Section 2 (Table 2.4) of this Explanatory Report.

1.13 In summary, the purpose of the Explanatory Report is to demonstrate that this RMA for the Phase 1A (North) Open Space:

- Is in accordance with the relevant parameters, principles and other controls included in the 2014 Permission;
- Complies with the EIA Directive;
- Achieves high standards of urban design, landscaping and environmental mitigation; and
- Provides a clear written record of these matters.

1.14 This RMA seeks to provide sufficient information and detail for LBB to make a decision on the matters to be discharged under Conditions 1.2.1A, 2.1 and part discharged under Condition 13.1 of the 2014 Permission and demonstrate conformity, where relevant, with the following documents:

- Conditions attached to the 2014 Permission;
- Section 106 Agreement ("S106 Agreement) of the 2014 Permission;
- RDSF;
- RDAS;
- RDG;
- PROSS; and
- Details approved under the Phase 1A (North) pre-RMA conditions.
- An Environmental Statement Further Information Report (Volume 3) has been prepared to consider whether the Environmental Statement (BXC03) submitted in support of the 2014

Permission remains adequate for decision making and provides further environmental information where relevant.

1.15 The remaining sections of this Explanatory Report are structured to respond to the requirements of Condition 2.1 (as agreed with LBB) as follows:

- **Section 2** - 2014 Permission
- **Section 3** – Clitterhouse Playing Fields (Part 1)
- **Section 4** – Claremont Park
- **Section 5** – Central Brent Riverside Park
- **Section 6** – Sustainability and Energy
- **Section 7** - Environmental Compliance
- **Section 8** - Conclusions

## 2 THE 2014 PERMISSION

2.1 The 2014 Permission provides for the comprehensive regeneration of the BXC site, and is described as follows:

**“Development of land without complying with conditions subject to which planning permission ref. C/17559/08 (dated 28 October 2010) was granted for the Comprehensive mixed use redevelopment of the Brent Cross Cricklewood regeneration area comprising residential uses (Use Class C2, C3 and student/special needs/sheltered housing), a full range of town centre uses including Use Classes A1 – A5, offices, industrial and other business uses within Use Classes B1 - B8, leisure uses, rail based freight facilities, waste handling facility and treatment technology, petrol filling station, hotel and conference facilities, community, health and education facilities, private hospital, open space and public realm, landscaping and recreation facilities, new rail and bus stations, vehicular and pedestrian bridges, underground and multi-storey parking, works to the River Brent and Clitterhouse Stream and associated infrastructure, demolition and alterations of existing building structures, CHP/CCHP, relocated electricity substation, free standing or building mounted wind turbines, alterations to existing railway, Cricklewood railway track and station and Brent Cross London Underground station, creation of new strategic accesses and internal road layout, at grade or underground conveyor from waste handling facility to CHP/CCHP, infrastructure and associated facilities together with any required temporary works or structures and associated utilities/services required by the Development.”**

2.2 The 2014 Permission is subject to a S106 Agreement which, along with the Planning Conditions, provides an overarching framework of control for the implementation of the development.

2.3 In particular, Condition 1.16 requires all RMA to be in accordance with the parameters and principles contained in the RDSF, RDAS and RDG, and these documents therefore provide a further layer of control:

- The RDSF provides a detailed specification of the key components of the development (the primary structural elements of the application with regard to access, movement, scale, use, and urban structure and hierarchy) together with a framework to guide its implementation. It also specifies the parameters, principles, constraints and restrictions within which the ‘flexible’ elements of the scheme are contained. The principal aim of the document is to guide the

physical aspects of the development in order to create a high quality scheme which is within the scope of what has been assessed through the Environmental Impact Assessment process;

- The RDAS describes how the primary structural elements combine to establish the character and identity of the development and the way in which development zones come together to form an integrated, diverse, new town centre. It provides a general understanding of the intended character and identity of the development. Many aspects of the RDAS are noted to be for illustrative purposes only; and
- The RDG are a working tool that can be used to inform the design process; shaping the way in which BXC evolves over time. It provides a thorough inventory of the key ordering elements that will combine to form the character and identity outlined in the RDAS.

**a) Implementation of the 2014 Permission**

2.4 The planning conditions and S106 Agreement attached to the 2014 Permission require that a number of strategies / reports / feasibility studies etc. are submitted to LBB prior to submission of RMA for a Phase or Sub-Phase. These are referred to as ‘pre-RMA Conditions’.

2.5 The relevant pre-RMA Conditions for Phase 1A (North) are identified in Table 2.1, together with a status update on each e.g. submitted, discharged etc. The RMA now submitted have had regard to this detail as necessary and appropriate.

**Table 2.1: Phase 1A (North) Pre-RMA Conditions**

Condition Ref	Condition Requirement	Date of Registration	LBB Reference	Status
1.9	Submission and approval of CCC Feasibility	14/11/14	14/07508/CON	Pending Determination (Expected 30/01/15)
1.17	Submission of Illustrative Reconciliation Plan	29/01/2015 (Submission)	T.B.C	Pending Determination (Expected T.B.C)

Condition Ref	Condition Requirement	Date of Registration	LBB Reference	Status
1.18	Establishment of the Access Forum	09/12/14	14/07889/CON	Pending Determination (Deadline - 03/02/15)
1.19	Establishment of the Energy Panel	09/12/14	14/07890/CON	Pending Determination (Deadline - 03/02/15)
1.20	Submission of the Area Wide Walking and Cycling Study	19/12/14	14/08105/CON	Pending Determination (Deadline - 13/02/15)
1.21	Submission of the Framework Servicing and Delivery Strategy	17/12/14	14/08112/CON	Pending Determination (Deadline - 11/02/15)
1.22	Submission of the Phase 1AN Servicing and Delivery Strategy	17/12/14	14/08111/CON	Pending Determination (Deadline - 11/02/15)
1.23	Submission of Public Consultation Strategy	09/12/14	14/07891/CON	Pending Determination (Deadline - 03/02/15)
1.24	Submission of Vacuum Waste Collection Feasibility Study	05/02/15	14/07961/CON	Pending Determination (Deadline - 05/02/15)
1.25	Submission of BXC Mobility Feasibility Study	11/12/14	14/07955/CON	Pending Determination

Condition Ref	Condition Requirement	Date of Registration	LBB Reference	Status
				(Deadline - 05/02/15)
1.26	Submission of Inclusive Access Strategy	11/12/14	14/07957/CON	Pending Determination (Deadline - 05/02/15)
2.2	Submission of Clitterhouse Mobility Scheme	11/12/14	14/07960/CON	Pending Determination (Deadline - 05/02/15)
2.3	Submission of Site measure of open space	09/12/14	14/07888/CON	Pending Determination (Deadline - 03/02/15)
2.7	Submission of A5 Corridor Study	11/11/14	14/07402/CON	Pending Determination (Deadline - 06/01/15)
2.8	Submission of Pedestrian & Cycle Strategy	17/12/14	14/08110/CON	Pending Determination (Deadline - 11/02/15)
7.1	Submission of Estate Management Framework	29/01/2015 (Submission)	T.B.C	Pending Determination (Expected T.B.C)
10.1	Submission of Skills and Development Method Statement	09/12/14	14/07892/CON	Pending Determination (Deadline - 03/02/15)
11.1	Submission of Car Parking Management Strategy	17/12/14	14/08109/CON	Pending Determination

Condition Ref	Condition Requirement	Date of Registration	LBB Reference	Status
				(Deadline - 11/02/15)
11.2	Submission of Phase Parking Standards and Strategy	17/12/14	14/08108/CON	Pending Determination (Deadline - 11/02/15)
27.1	Submission of Existing Landscape and Mitigation Measure	09/12/14	14/07897/CON	Pending Determination (Deadline - 03/02/15)
27.2	Submission of Tree Protection Method Statement	09/12/14	14/07896/CON	Pending Determination (Deadline - 03/02/15)
27.8	Submission and approval of Invasive Plants	20/08/14	F/04565/14	Decided (12/12/2014)
29.1	Submission of Acoustic Design Report	29/01/2015 (Submission)	T.B.C	Pending Determination (Expected T.B.C)
31.1	Submission and approval of Remediation Zones	14/11/14	14/07509/CON	Pending Determination (Deadline - 09/01/15)
33.3	Submission of Telecoms Statement	09/12/14	14/07895/CON	Pending Determination (Deadline - 03/02/15)
35.3	Submission of RDF Feasibility Study	09/12/14	14/07893/CON	Pending Determination (Deadline - 03/02/15)

Condition Ref	Condition Requirement	Date of Registration	LBB Reference	Status
35.4	Submission of Further Feasibility Report	11/12/14	14/07959/CON	Pending Determination (Deadline - 05/02/15)
35.6	Submission of Revised Energy Strategy	17/12/14	14/08106/CON	Pending Determination (Deadline - 11/02/15)
37.1/37.3	Submission of Submission of Phase Transport Report Scope	14/11/2014	14/07506/CON	Pending Determination (Deadline - 09/01/15)
37.2/37.4	Submission of Phase Transport Report	30/01/2015 (Submission)	T.B.C	Pending Determination (Expected T.B.C)

2.6 Conditions 2.4 and 2.5 of the 2014 Permission provide the ability for minor revisions to be made to the RDSF, the RDAS and the RDG to be submitted and approved by the LBB, subject to confirmation that no significant adverse environmental effects will be brought about by such changes.

2.7 Aligned to this RMA, an application under Condition 2.4 and Condition 2.5 (have been made to seek minor variations to the specification of Clitterhouse Playing Fields (Part 1) and Claremont Park and Nature Park NP5 and Nature Park NP4 (with the latter being provided in Phase 1 B (North)) to be provided in order to meet the requirements of the LBB and local residents. Furthermore, minor variations have been made to Nature Park NP5 following pre-application engagement. These minor variations are explained in detail in the Explanatory Report that supports the submission under Conditions 2.4 and 2.5. An associated Section 96A application is also to be submitted for related changes to the definitions in the 2014 Permission.

**b) Development which is the subject of this RMA**

2.8 As described above, the content of Phase 1A (North) has been separated into three categories for the purposes of making RMAs. This RMA relates to the Phase 1A (North) Open Space only as show in Table 2.2.

**Table 2.2: Phase 1A (North) Open Space subject to this RMA**

Open Space Work and description	Approved Plan
<p><b>Claremont Park Improvements</b> Improvement and modifications works to the existing park located in the Market Quarter Zone with a total area of 1.95 hectares</p>	Parameter Plan 003
<p><b>Clitterhouse Playing Fields Improvements Part 1</b> Improvement works to the existing Clitterhouse Playing Fields located in the Clitterhouse Playing Fields Zone with a total area for Part 1 and Part 2 (excluding the Clitterhouse Stream Nature Park) of 18.2 hectares</p>	Parameter Plan 003 Parameter Plan 012
<p><b>Central Brent Riverside Park</b> Creation of the new Brent Riverside Park (including Nature Park NP5) located mainly in the Brent Cross East Zone (and generally co-extensive with the Central River Brent Alteration and Diversion Works) directly adjacent to the realigned River Brent between the western edge of the eastern roundabout of the realigned Prince Charles Drive and the eastern edge of the River Brent Nature Park</p>	Parameter Plan 011

2.9 The general location and parameters for the, Phase 1A (North) Open Space has been established and approved under the 2014 Permission through the relevant Parameter Plans in the RDSF. The key Parameter Plans are listed below, and the supporting text to the Parameter Plans (Appendix 2 of the RDSF) explains how the limits of deviation apply to the infrastructure:

- **Parameter Plan 003 (Public Realm and Urban Structure)** – identifies a network of new and existing public spaces and public realm; and routes between them for pedestrians and cyclists.
- **Parameter Plan 006 (Proposed Finished Site Levels)** – shows the proposed finished site levels (in metres AOD) for infrastructure and public realm.
- **Parameter Plan 011 (River Brent)** – identifies the proposed zone for the re-aligned river corridor.
- **Parameter Plan 012 (Clitterhouse Playing Fields)** – identifies the general location of uses within Clitterhouse Playing Fields.

- 2.10 Parameter Plan 015 (Indicative Layout Plan) illustrates one way in which the BXC development could be configured based on the parameters and principles of the Parameter Plans. RMAs are not required to comply with this plan, provided that they comply with the other parameters. However, this plan does form the base plan for the ‘Reconciliation Process’ and preparation of an Illustrative Reconciliation Plan (Condition 1.17), which is to demonstrate how the scheme will gradually evolve to a comprehensive development of the whole site within the terms of the parameters and principles approved under the 2014 Permission.
- 2.11 In response to Condition 1.16, Table 2.3 below provides a summary of the key requirements applying to the Phase 1A (North) Open Space which are contained in the RDSF, RDAS and RDG. It also details where Planning Conditions and obligations in the S106 Agreement are relevant.

**Table 2.3: RDSF, RDAS, RDG, Planning Condition and Other Requirements**

Open space works	Revised Design Specification and Framework (RDSF) and Parameter Plans (PP)	Revised Design and Access Statement (RDAS)	Revised Design Guidance (RDG)	Planning Conditions (where relevant to content of RMA)	S106 Agreement and other relevant planning application documents
<b>Claremont Park Improvements</b>	Paragraph 5.32 Parameter Plan 003 Parameter Plan 006 Table 5 (page 43) Indicative Zonal Layout PP 020	Section A2.6.2 (Open Space Hierarchy) Section A2.6.3 (Play Space Strategy)	Section B3.2 (with an illustrative space typology at B3.2.2) Section B4.3.1 (Component Schedule)	Condition 1.16 (compliance with RDSF, RDAS, RDG) Condition 2.1 (content of RMA) Condition 27.4 (Planting Details) Condition 27.6 (Landscaping Works) Condition 34.1 (Wind Tunnel Assessment)	S106 Schedule 28, Part 2 (design principles). Public Realm and Open Space Strategy (PROSS) text at page 116 (BXC7)
<b>Clitterhouse Playing Fields Improvements Part 1</b>	Paragraphs 5.67 to 5.70 Parameter Plan 003 Parameter Plan 012 and supporting paragraphs	Section A2.6.2 (Open Space Hierarchy) Section A2.6.3 (Play Space Strategy) Section A3.8 (Clitterhouse Playing Fields) Section	Section B3.2 (with an illustrative space typology at B3.2.1) Section B4.3.1 (Components Schedule)	Condition 1.16 (compliance with RDSF, RDAS, RDG) Condition 2.1 (content of RMA) Condition 2.2 (Clitterhouse Mobility Scheme) Condition 27.4 (Planting Details)	S106 Schedule 28, Part 1 (specification for community facilities). (Revisions to be made to the Schedule). PROSS, description and principles at page 111-113 (BXC7)

Open space works	Revised Design Specification and Framework (RDSF) and Parameter Plans (PP)	Revised Design and Access Statement (RDAS)	Revised Design Guidance (RDG)	Planning Conditions (where relevant to content of RMA)	S106 Agreement and other relevant planning application documents
	Table 5 (page 43)  Indicative Zonal Layout Parameter Plan 026  Table 11 (page 147) (relating to community facilities)			Condition 27.6 (Landscaping Works)  Condition 34.1 (Wind Tunnel Assessment)	
<b>Central Brent Riverside Park and NP 5</b>	Paragraphs 3.24-3.26  Parameter Plan 003  Parameter Plan 011  Table 5 (page 43)  Indicative Zonal Layout Parameter Plans 27 & 28	Section A2.6.2 (Open Space Hierarchy)  Section A3.9 River Brent (Brent Riverside Park)	B3.2.3 (illustrative space typology)  Section B4.3.1 (Components Schedule)	Condition 1.16 (compliance with RDSF, RDAS, RDG)  Condition 2.1 (content of RMA)  Condition 27.4 (Planting Details)  Condition 27.6 (Landscaping Works)  Condition 34.1 (Wind Tunnel Assessment)	PROSS, text at page 125 (BXC7)

2.12 Table 2.4 below shows which of the requirements set out in Condition 2.1 apply to the Phase 1A (North) Open Space which form part of this RMA. This has been agreed with LBB prior to the submission of this RMA

**Table 2.4: Details required by Condition 2.1 to support Phase 1A (North) Open Space**

Condition 2.1 General RMA Requirements - Short title	Claremont Park Improvements	Clitterhouse Playing Fields Improvements Part 1	Central Brent Riverside Park and Nature Park NP5
<b>a) Explanatory Report</b>			
Statement to demonstrate compliance with RDSF, DAS and DG	Y	Y	Y
Statement to demonstrate compliance with submission of RM, supporting reports and content of ER	Y	Y	Y
<b>b) Land Uses</b>			
Statement demonstrating compliance of land uses and mix of uses	N/a	Y	N/a
Statement demonstrating compliance of affordable housing proposals	N/a	N/a	N/a

Condition 2.1 General RMA Requirements - Short title	Claremont Park Improvements	Clitterhouse Playing Fields Improvements Part 1	Central Brent Riverside Park and Nature Park NP5
<b>c) Layout</b>			
RESERVED DETAILS OF LAYOUT	Y	Y	Y
Report demonstrating compliance of internal noise standards	N/a	N/a	N/a
Updated Illustrative Reconciliation Plan	Y	Y	Y
<b>d) Scale and design standards</b>			
RESERVED DETAILS OF SCALE	N/a	Y	N/a
Statement etc. demonstrating compliance of scale with RDSF, RDAS & RDG	N/a	Y	N/a
Statement demonstrating compliance of design standards for housing	N/a	N/a	N/a
<b>e) Access</b>			
RESERVED DETAILS OF ACCESS	Y	Y	Y
Statement etc. demonstrating compliance of access with RDSF, RDAS & RDG	Y	Y	Y
Statement demonstrating compliance of car parking	N/a	Y	N/a
Individual Travel Plan	N/a	N/a	N/a
Details of electric vehicle charging points	N/a	N/a	N/a
Details of the relevant bus priority measures	N/a	N/a	N/a
Statement confirming finished floor levels and threshold levels	N/a	N/a	N/a
<b>f) Materials</b>			
RESERVED DETAILS OF APPEARANCE	N/a	Y	N/a
Full details of materials to be used on all external surfaces (including hard landscaping)	Y	Y	Y
Statement demonstrating compliance in the selection of construction materials	Y	Y	Y
<b>g) Landscaping</b>			
RESERVED DETAILS OF LANDSCAPING	Y	Y	Y
Statement etc. demonstrate compliance of landscaping with RDSF, DAS & DG	Y	Y	Y
Summary of existing tree details	Y	Y	Y
Specification for surface changes	Y	Y	Y
Post construction landscaping near trees	Y	Y	Y
Tree planting	Y	Y	Y
Details of proposed green or brown roofs	N/a	Y	N/a
<b>h) Sustainability</b>			
Sustainability/energy statement to demonstrate compliance with sustainability standards and carbon saving targets	N/a	Y	N/a
Statement demonstrating feasibility of linking into CHP and District Heating	N/a	N/a	N/a
Details for linking into the Vacuum Waste Collection System	N/a	N/a	N/a
Statement demonstrating compliance with the Revised Energy Strategy	N/a	N/a	N/a

2.13 The following sections of this report consider the above in more detail and describe the RMA response to the parameters of the 2014 Permission.

### 3 CLITTERHOUSE PLAYING FIELDS IMPROVEMENTS (PART 1)

#### a) Planning Requirements

- 3.1 Clitterhouse Playing Fields is a significantly under-utilised resource located to the east of Claremont Road which is identified as Metropolitan Open Land (“MOL”). The area currently comprises extensive areas of undulating grassland, however due to poorly defined and lit access points it is underutilised by local residents. Furthermore, although a number of sport pitches are currently provided, they are also significantly under-utilised due to poor drainage and marking out, in addition to a lack of changing facilities. A number of farm buildings are located in the south western corner of the playing fields.
- 3.2 Clitterhouse Playing Fields is to be significantly enhanced as part of the comprehensive regeneration of the BXC site. Clitterhouse Playing Fields Improvements (Part 1) is being brought forward as part of Phase 1A North, is defined in the 2014 Permission as follows:

**"Clitterhouse Playing Fields Improvements (Part 1)" means that part of the improvement works to the existing Clitterhouse Playing Fields (the whole of which comprises 18.2ha) to be carried out as part of Phase 1A (North) in accordance with the relevant Phase 1A (North) Details and the relevant parameters and principles contained in (a) Parameter Plan 012 and paragraphs 5.67 to 5.70 and Table 5 (page 43) of the DSF and the explanatory notes to Parameter Plan 12 in Appendix 2 to the DSF (b) the description and principles at pages 111 - 112 of the PROSS and (c) in accordance with Section 3.2, with an illustrative space typology shown in Section 3.2.1, of the Design Guidelines (in respect of which the indicative layout on Indicative Zonal Layout Parameter Plan 26 shows how such works could be carried out as part of the Clitterhouse Playing Fields Zone in accordance with the parameters and principles approved under this Permission) and the works specifically comprised in the Clitterhouse Playing Fields Improvements (Part 1) shall accord with the design principles and specification contained in Part 1 of Schedule 28 to the S106 Agreement (unless otherwise agreed in writing in accordance with clauses 4.7 – 4.9 of the S106 Agreement between the developer of the Northern Development and the LPA)".**

#### *i. Land Use and Layout*

- 3.3 Clitterhouse Playing Fields is identified as being a Community Park (CP1) on Parameter Plan 002. Parameter Plan 012 spatially sets out principles for the proposed works at Clitterhouse Playing Fields. It illustrates diagrammatically the land uses and layout that is proposed within the open space in the

completed development. The proposed area of the Clitterhouse Playing Fields (including the Clitterhouse Stream Nature Park) is 18.20 hectares (Table 11 of the RDSF). The improvements are to be undertaken in two parts, Clitterhouse Playing Fields Improvements (Part 1) (which form part of the Phase 1A North RMA submission) and Clitterhouse Playing Fields Improvements Part 2.

3.4 Schedule 28 to the S106 Agreement specifies which of the proposed works are 'Part 1' works to be provided as part of Phase 1A (North) which are the subject of this RMA submission. These broadly comprise Park Facilities, Maintenance Store and Offices, a Car Park, and a range of recreation and leisure facilities. Following detailed pre-application discussions it has been agreed to revise the specifications within Schedule 28 of the S106 Agreement to reflect the needs of the local population.

3.5 The key principles identified within the RDSF, RDAS, RDG and revised Schedule 28 of the S106 Agreement relating to the land use and layout of Clitterhouse Playing Fields Improvements Part 1 are as follows:

- **Park Facilities:** Park Facilities as located on Parameter Plan 012 maybe provided within 2 separate buildings as shown on the Parameter Plan 012. The RDAS states that this facility will be located on the highest point of the park, which is in a central position. The park facilities should include the changing accommodation for the sports pitches which will be developed once the final pitch provision is agreed. The size of the changing rooms will be commensurate to the final sports pitch provision, and based on the current Sport England guidance. The park facilities are to be provided within a pavilion and the schedule of accommodation as agreed with LBB is to include:
  - Café Kiosk minimum 20m<sup>2</sup> to include food preparation and servery;
  - External seating area – terrace min. 5m wide;
  - Disabled WC minimum including baby changing facilities;
  - Un Male WC ;
  - Female WC;
  - Store 30m<sup>2</sup> minimum;
  - 5 no. Sports Changing rooms (26 person, incl. showers and WC); and
  - 1no Accessible Changing room (incl. shower and WC)

- 1no. official's changing room.

Table 11 of the RDSF permits 251m<sup>2</sup> of Community Facilities (Class D1) in Clitterhouse Playing Fields Development Zone. However, following discussions with the Council an application under Condition 2.4 has been submitted to amend the RDSF to increase the Class floorspace within the zone to 325m<sup>2</sup> to allow for slightly larger facilities. The RDAS states that the 'pavilion' will be part of a central square which provides a view over the sports pitches, park and wider development (page 118).

- **Maintenance Store and Offices:** A maintenance store and office accommodation is to be provided. The Clitterhouse Farm Buildings are currently identified as being demolished on Parameter Plans 012 and 016 in order to make way for a Maintenance Store & Office and Car Parking Zone. However, following discussions with the Council the Maintenance Store & Office is to be accommodated within part of the retained Clitterhouse Farm buildings and Parameter Plan 012 and Parameter Plan 016 are to be revised through Condition 2.4.
- **Car Park:** minimum of 15 spaces to be provided, including DDA compliant provision close to a main entrance to the park, but not to compromise main routes into the park. The RDAS states that the car park should be in the south west corner of the site adjacent to Claremont Road (page 118).
- **Recreation and Leisure Facilities:** to include Cycle Parking, Green Corridors, Network of Pathways, Sports Pitches, Play Provision, Public Gardens and Informal Recreation Facilities
- **Cycle Parking:** Secure cycle parking to be provided at a number of key locations throughout the park e.g. café/entrances etc. Minimum of 30 cycle stands in total.
- **Green Corridors:** Green Corridors GC3, GC4 east/west section only and GC5 shown on Parameter Plan 003. The Green Corridors will provide a minimum 5m width of native hedge and woodland edge planting along the boundary edges as shown on Parameter 003, and/or improvements to existing boundary planting in these areas.
- **Network of Pathways:** Provision of a clear network of pathways across the park to link park entrances and key facilities, as indicated on Parameter 003 and 012. The network to be

developed in parallel with the proposals for sports pitches to ensure compatibility between the two elements.

- **Sports Pitches:** Sports pitch provision should be a minimum of 6.23ha across Clitterhouse Playing Fields Improvements Part 1 and Part 2. In developing the layout of both the artificial and natural turf pitches, there will be a focus on refining the ground modelling to ensure the new sports provision delivers a solution that is more robust than the current situation, and in accordance with good practice. The synthetic turf pitches currently identified on Parameter Plan 012 have a defined Limit of Deviation (“L.O.D”) of +/- 20m. The Council have requested these pitches be replaced with tennis courts/MUGA which will sit slightly beyond the identified L.O.D., and Parameter Plan 012 is to be amended through Condition 2.4 to reflect this.
- **Play Provision:** Provision of a “destination play area” to be a minimum of 5,000 m<sup>2</sup> in total. Provision to be made for 3 age groups, either in 1 single location, or separate locations as indicated on Parameter Plan 012. Further details on the specification for the Play Provision is provided below. The play facilities are currently identified as being located to the north of the former Hendon Football Club. Following discussions with LBB, it has been agreed that play facilities and provision for youth activities are located to the east of the former Hendon Football Club and Parameter 012 and the associated explanatory text are to be revised through Condition 2.4 to reflect this.
- **Public Gardens:** Provision to be made for public gardens to provide space for quiet recreation, separate from intensive sports provision. To include areas of seasonal and attractive planting, trees for shelter, pathways and seating. Minimum of 3 areas of minimum area 500m<sup>2</sup> to be provided close to entrances, or along primary routeways.
- **Informal Recreation Facilities:** Provision to be made for a variety of informal recreation facilities across the park.

ii. Scale

- 3.6 There are potentially two built facilities within the playing fields: the Park Facilities (which itself may be provided in one or two buildings) and the Maintenance Store and Offices. The scale threshold for

the pavilion within Appendix 10 of the RDSF identify a building with a maximum and minimum height of 6m and 3m respectively, a maximum length of 30m and minimum of 10m and a maximum width of 12m and minimum of 6m. An application is being submitted under Condition 2.4 to increase the maximum length to 31.5m.

*iii. Access*

- 3.7 Parameter Plan 003 indicates the location of one North West – South East route and one North East – South West route (staggered) on the Secondary Pedestrian and Cycle Network. Clitterhouse Playing Fields is also shown as having one North- South route on the Tertiary Pedestrian and Cycle Network. The secondary and tertiary routes connect with the existing London Cycle Network paths to the east and west of the playing fields.
- 3.8 Parameter Plan 012 defines six access points to the playing fields each of which connects with the Secondary or Tertiary Pedestrian and Cycle Network or Existing London Cycle Network. These Access Points have a limit of deviation of +/-20m. In addition, there are two Links to School which are illustrative only. One is to Claremont Junior School to the south-east, and the other is to the Education Campus to the north.
- 3.9 The RDG contains an illustrative space typology for the playing fields which defines two additional connections that are to be made – one to the Clitterhouse Stream Nature Park and one to Claremont Park, and additional routes through the playing fields that are to be provided (Section B3.2.2).
- 3.10 The supporting text to Parameter Plan 012 states that the works intend to improve an existing access route into the east of the site. The works will involve a cosmetic upgrade to the existing A41 pedestrian underpass (as shown on Parameter Plan 002 as U4).

*iv. Appearance and Materials*

- 3.11 Paragraph 5.69 of the RDSF suggests that the Park Facilities may be provided in the style of a pavilion. The supporting text to Parameter Plan 012 (paragraph 4) suggests that the café may be provided in the style of a kiosk.
- 3.12 The RDAS states that a bandstand may be provided alongside the pavilion and/or café.

v. Landscaping

- 3.13 The text within Section B3.2.1 of the RDG states that the facilities proposed should be set within a simple landscape framework of open grass spaces and avenue planting, enriched with areas of woodland planting, flower beds and meadow grassland. The proposed levels for the park are set out on Parameter Plan 012. These levels have a limit of deviation of +/-1m. Through design development with LBB, the sports pitches currently proposed to the south east will be altered to have a Sport England compliant gradient. This proposal will result in a slight deviation from the AOD levels shown on Parameter Plan 012 (46m AOD to 47m AOD). Parameter Plan 012 is to be revised through Condition 2.4 to reflect this minor amendment.
- 3.14 Section B4.3.1 of the RDG contains a component palette for Clitterhouse Playing Fields which sets out a range specifications relating to planting, hard surfaces, street furniture, public art, fences and facilities to inform the design of the park.
- 3.15 Where Schedule 28 contains further specific details of landscaping, these are detailed below:
- The boundary of the playing fields will be marked by fencing, bollards etc. and will have lockable gates at all entrance points so as to secure the park with a specification to be approved.
  - Key pathways will be lit with a lighting specification to be approved.
  - There will be a minimum of 40 seats of type Taylor Made RN6 or similar.
  - **Sports Pitches:** The pitch sizes proposed comply with the relevant Sport England or relevant governing body guidance, and will have the necessary bespoke sports pitch drainage to deliver a more robust surface for increased use to suit the final surface that is selected. A drainage plan for the sports pitches is to be developed by a specialist in sports pitch drainage (such as a turf agronomist) to ensure the playing surface is fit for purpose. The final combination has been agreed with the LPA following consultation and are detailed in the section below.
  - **Play Provision:** The minimum requirements are as follows:

- Under 5 years old – Min 1,000 m2, provide a minimum of 6 pieces of play equipment to include but not limited to:
  - 1 no. Swings, with a minimum of 4 bays – 3 Toddler swings and 1 no DDA compliant swing
  - Springers
  - 1 no. Spinning seats/roundabout
  - 1 no. Climbing tower unit with a series of play features, access points and slides
  - 1 no. Sand play area with diggers etc min 30sqm
  - 1no. junior or toddler slide
  - 3 no. seats min
  
- 5 to 11 year olds – Minimum 2,000 m2, provide a minimum of 7 pieces of play equipment to include but not limited to:
  - 1 no. 4 bay junior swing to include 1 no mirage (DDA compliant) swings
  - 1 no. 2 bay basket swing
  - 1no. Aerial Cable-way
  - Rotating discs
  - Cone climber or similar,
  - 1 no. Rope net or climber
  - 1 no. Climbing Tower a series of play features such a climbing, hanging and traversing etc, slides, and access points.
  - 1 no seesaw
  - 1 no slide (DDA compliant)
  - 3 no seats min
  
- 12 + years – 2000 m2, provided as a skate park/parkour and table tennis, passive seating and spectator area, trees for shade and shelter, provision of challenging activity/sports equipment and basket swings and a minimum of 3 no seats.

- Landforms to be provided to form part of the play experience. Planting to be kept to a minimum in the play area, with clear stem trees providing definition to different play zones and shelter for seating beneath. Min of 3 no seats
- Picnic area to be provided - a minimum of 5 no picnic tables and seats in close proximity to the under 5's play area - minimum area 200m2.
- **Informal Recreation Facilities:** There will be adequate seating and rubbish bins distributed to ensure there is sufficient coverage along the primary circulation routes and increased numbers at natural gathering points such as the gateways, play area and pavilion. The seating will be specified to accommodate a wide range of users with seating at different heights and designs in accordance with good practice. Informal recreation facilities to be provided having regard to pages 111 and 112 of the PROSS.

3.16 The supporting text to Parameter Plan 012 states that the lighting columns in Clitterhouse Playing Fields are to be a maximum height of 15m and the exact location will need to be defined in the RMA.

**b) Compliance**

3.17 The location of the land uses and layout of the RMA proposals are consistent with the parameters and principles for Clitterhouse Playing Fields Improvements (Part 1) detailed above. As identified on Drawings Ref 1065-8-012 to 1065-08-025 and within the Clitterhouse Playing Fields Design Development Report:

- **Park Facilities:** As detailed in the Clitterhouse Playing Fields Design Development Report, the pavilion is situated within the approximate location identified on Parameter Plan 012 and extends to 325m2 in accordance with the Zonal Floorspace Schedule and Table 11 in the RDSF (as to be amended through Condition 2.4). The accommodation within the pavilion has been agreed with the Council through consultation and the RMA proposals are consistent with the schedule as described above and in Schedule 28 of the S106 Agreement (to be revised) (as identified on Drawing Ref X and Section X of the DD. The pavilion is also within the defined scale thresholds (as amended through Condition 2.4). The pavilion to be constructed of brick for robustness and longevity. The roof structure is formed from insitu cast concrete to allow

for the cantilevered canopy over the cafe area. The building will meet BREEAM Very Good and will have a grass roof.

- **Maintenance Store and Offices:** A maintenance store and office accommodation, extending up to 269m<sup>2</sup>, is to be provided within part of the farm outbuildings and yard as identified on Parameter Plan 012. The part of the existing buildings to be refurbished as per in line with the schedule of accommodation in Schedule 28 of the S106 Agreement (to be revised) are to provide space for an office and changing area (27m<sup>2</sup>), an internal store of 111m<sup>2</sup> an external area extending to 131m<sup>2</sup>. The exact location of the maintenance store within the farm buildings is to be agreed with the LPA under a suitably worded condition on the RMA decision notice.
- **Car Parking:** The car parking zone is proposed within the 20m L.O.D as identified on Parameter Plan 012. The car parking area provides 20 no. spaces and 6no. accessible spaces and is situated adjacent to the play area.
- **Cycle Parking:** Secure cycle parking is to be provided at a number of key locations throughout the park, in particular at the pavilion and key entrances to the park. 50 cycle stands are proposed in total.
- **Green Corridors:** In accordance with Parameter Plan 003 Green Corridors (GC3, GC4 east/west section only and GC5 shown on Parameter Plan 003) are proposed. The Green Corridors will provide 5m width of native hedge and woodland edge planting along the boundary edges.
- **Network of Pathways:** As indicated on Parameter 003 and 012 the provision of a clear network of pathways across the park to link park entrances and key facilities is proposed.
- **Sports Pitches:** As identified in Section 4.11 of the Clitterhouse Playing Fields Design Development Report, a number of sports pitches including formal grass and synthetic pitches. The details of these sports pitches are as follows:
  - 3 no. senior pitches 110x74m;
  - 2 no. junior pitches (9 aside) 80x50m;

- 2 no. mini soccer pitches (7 aside) 60x40m;
  - 2 no. mini soccer pitches (5 aside) 40x30m;
  - 6 no. tennis/MUGA 37x18.5m each. The courts will be laid out as 2 number separately fenced courts, and 2 no pairs of courts. The fencing will be a minimum of 3.0m increasing to 4.5m where the court layout demands; and
  - Informal level grass pitch area to accommodate 2 no. mini soccer pitches sizes 32x50m.
- **Play Provision:** As detailed in Section 4.11 of the Clitterhouse Playing Fields Design Development Report, it is proposed to provide play provision for 3 age groups within three separate yet interlinked locations. The provision will be in accordance with the specifications detailed above. Further detailed design of the play areas and activity areas will be undertaken in consultation with LBB and following appointment of a specialist play consultant and the details submitted via suitably worded condition attached to the RMA decision notice.
  - **Public Gardens:** A public garden is proposed adjacent to the farm buildings.
  - **Informal Recreation Facilities:** It is proposed to provide informal recreation facilities across the park. It is proposed to provide a picnic area within a Central Square, while benches and seating and rubbish bins across the park.
- 3.18 As detailed in Section 4.5 of the Clitterhouse Playing Fields Detailed Design Report, in line with Parameter Plan 012 the RMA details proposes 6no. main access points to the playing fields each of which connects with the Secondary or Tertiary Pedestrian and Cycle Network or Existing London Cycle Network. These access points are within the deviation of +/-20m. The finished ground levels are also in accordance with those to be revised through Condition 2.4.
- 3.19 A shared pedestrian and cycle path leads from south to north from Clitterhouse Crescent to the Claremont Avenue junction, with this pathway linked to the path around the which sports pitches which is linked to the entrances at Hendon Way and Wallcote Avenue. A tree lined boulevard provides pedestrian and cycle links into the park from Claremont Road, while a pathway provides access from Claremont Road to Central Square.

- 3.20 Vehicular access is provided from Claremont Road and a separate road way provides access to the car park.
- 3.21 As identified on Drawings Ref 1065-8-001, the proposed facilities are set within a simple landscape framework of open grass spaces and avenue planting, enriched with areas of woodland planting, flower beds and meadow grassland. The hard surfaces proposed are also a mixture of asphalt, consolidated concrete and concrete with exposed aggregate as identified in Section 4.6 of the Clitterhouse Playing Fields Detailed Design Report.
- 3.22 It is proposed for the boundary of the playing fields to be marked by fencing (Section 4.8 of the Clitterhouse Playing Fields Detailed Design Report). The key entrances from Claremont Road and Claremont Avenue will have lockable gates and motorcycle barriers are proposed at the other entrances. The key pathways will be lit with a lighting specification to be approved.
- 3.23 There will also be a variety of seating options provided for throughout the park.
- 3.24 Therefore, the detailed design of Clitterhouse Playing Fields (Part 1) is therefore in accordance with the parameters and principles of the 2014 Permission (as amended).

## 4 CLAREMONT PARK IMPROVEMENTS

### a) Planning Requirements

4.1 The 2014 Permission defines the Claremont Park Improvements as follows:

**"Claremont Park Improvements" means the improvement and modifications works to be carried out in accordance with (a) paragraph 5.32 and Table 5 (page 43) of the DSF to Claremont Park with a total area of 1.95 ha to be carried out as part of Phase 1A (North) and (b) in the text at page 116 of the PROSS and (c) Section B3.2, with an illustrative space typology shown in Section B3.2.2, of the Design Guidelines (in respect of which Parameter Plan 20 shows one way how such park could be carried out as part of the Market Quarter Zone in accordance with the parameters and principles approved under this Permission) and which improvements shall accord with the design principles contained in Part 2 of Schedule 28 to the S106 Agreement (unless otherwise agreed in writing in accordance with clauses 4.7 – 4.9 of the S106 Agreement between the developer of the Northern Development and the LPA);**

#### *i. Land use and Layout*

4.2 The 2014 Permission provides for enhancements to existing Claremont Open Way to create Claremont Park which is identified as a Neighbourhood Park (NH3) on Parameter Plan 003. The proposed area of the Claremont Park should be no less than 1.95 hectares (S106, Schedule 28, Part 2 and Table 11 of the RDSF). The park is to have a woodland character and provide play facilities for children.

4.3 A more detailed written specification for the Park is provided in the S106 Agreement (Schedule 28, Part 2). This comprises:

- **Buffer Planting:** Provision of buffer planting to the southern boundary of the park to form a screen between existing residential properties and the new park area. Buffer planting to be a maximum of 5m width of native hedge and woodland edge planting along the boundary, and/or improvements to existing boundary planting in these areas.
- **Network of Pathways:** Provision of a clear network of pathways through the park to link park entrances and key facilities. The pathways to be a minimum of 4m wide to accommodate a number of users and maintenance vehicles. Primary routes to be DDA compliant.

- **Play Provision:** Provision of a Neighbourhood Play Area to be a minimum of 2,000m<sup>2</sup> in total. Provision to be made for 3 age groups, either in one single location, or separate locations. Planting, landforms and picnic area (minimum 200 m<sup>2</sup>) with at least 3 picnic tables and benches to also be provided.
- **Informal Recreation Facilities:** Provision to be made for informal recreation facilities provided in open grass areas, minimum of 1,000m<sup>2</sup> and seating through the park.

ii. Scale

4.4 The development of Claremont Park does not involve any built structures.

iii. Access

4.5 Parameter Plan 003 does not indicate any defined walking and cycling routes through Claremont Park.

iv. Landscaping, Appearance and Material

4.6 Section B4.3.1 of the RDG contains a component palette for Claremont Park which sets out a range specifications relating to planting, hard surfaces, street furniture, public art, fences and facilities to inform the design of the park.

4.7 The proposed levels for the park are identified on Parameter Plan 006, which the landscaping will have to tie in with. These levels have a limit of deviation of +/-1m. It is proposed that the level on Claremont Park Road will increase beyond the current AOD, as specified in Parameter Plan 006, from 48.00m to an AOD of 49.51m (an increase above the L.O.D of 0.51m) and this is to be revised through Condition 2.4.

4.8 Section B3.2.2 of the RDG states that the park should have a woodland character, with existing trees retained where appropriate. It also states that the level change across the park should be exploited to create drama and visual interest and optimise space provision.

4.9 Where Schedule 28 contains further specific details of landscaping, these are detailed below:

- The boundary of the park will be marked by fencing, bollards etc. and will have lockable gates at all entrance points so as to secure the park with a specification to be approved.
- Key pathways will be lit with a lighting specification to be approved.
- There will be a minimum of 15 seats of type Taylor Made RN6 or similar.
- There will be a minimum of 15 litter of type Trevor Isles night close topped galvanised lockable bins or similar.
- **Network of Paths:** A variety of surface finishes should be provided such as tarmacadam or bonded gravel etc. reflecting the status of the footpath. All entrances to be clearly defined and with no obstructions and to be designed in parallel with other park facilities to ensure compatibility of uses and optimum design. The entrances and boundary treatment to prevent unauthorised vehicular access with the detail of this treatment to be approved.
- **Play Provision:** All play areas should conform with GLA best practice and be appropriately fenced with self-closing gates, safety surfacing in all appropriate areas and be fully wheelchair and pram accessible. Minimum requirements as follows:
  - Under 5 years old – minimum 500 m2, provide a minimum of 5 pieces of play equipment to include but not limited to:
    - Swings, with a minimum of 2 bays – to include 1 no Toddler swing and 1 no DDA swing
    - Springers
    - 1 no see-saw
    - Roundabout
    - Spinning seats
    - 1 no junior or toddler slide or similar approved
    - Multi-Platform tower unit with a series of play features, access points and slides
    - no seats min
  - 5 to 11 year olds – Minimum 1000 m2, to provide a minimum of 5 pieces of play equipment to include but not limited to:

- Swings and/or Basket swings with a minimum of 4 bays – 3 no Junior and 1 no DDA compliant swings
  - Roundabout/Rotating disc
  - 1 no cone climber
  - 1 no rope net for climbing
  - Multi-Platform tower unit with a series of play features such a climbing, hanging and traversing etc, slides, and access points.
  - 2 no seats min
- o 12 + years – minimum 500 m2, provided as a kickabout area, or with basketball hoop and basket swing, and agility /high energy sports equipment 3no seats min
  - o Landforms to be provided to form part of the play experience.
  - o Picnic area to be provided - a minimum of 3 no picnic tables and seats in close proximity to the under 5's play area - minimum area 200m2.
- **Informal Recreation Facilities:** Seating and rubbish bins to be distributed to ensure there is sufficient coverage along the primary circulation routes and increased numbers at natural gathering points such as the gateways, play and activity areas The seating will be specified to accommodate a wide range of users with seating at different heights and designs in accordance with good practice

**b) Compliance**

4.10 As detailed in the Claremont Park Design Development Report, the park is to be enhanced to provide for a greater range of activities than at present, with a clear hierarchy of routes and gateways, activity and play areas. Level areas are to be created to provide for a variety of play and activity, with generous seating areas, and terracing.

4.11 As identified on Drawing Ref No 1065-04-001 it is proposed to provide a clear network of pathways through the park linking the entrances at Brent Terrace and Claremont Road and those along the proposed Claremont Park Road. The pathways will allow for pedestrians and cyclist movements, in addition to maintenance vehicles.

- 4.12 As detailed in Section 4.1 of the Claremont Park Design Development Report, it is proposed to provide buffer planting to the southern boundary of the park to form a screen between existing residential properties and the new park area. The buffer planting proposed consists of native hedge and woodland edge.
- 4.13 In line with the specification detailed above and identified within Section 4.15 of the Claremont Park Design Development Report, a community play area (catering to under 5's and 5 – 11 years) and a youth play area is also proposed along the frontage with the proposed Claremont Park Road (Drawing Ref No 1065-04-001). Further detailed design of the play area will be undertaken in consultation with LBB and following appointment of a specialist play consultant and the details submitted via suitably worded condition attached to the RMA decision notice.
- 4.14 It is also proposed to provide a picnic area with open grass areas allowing for informal recreation with seating through the park.
- 4.15 In line with the RDG it is proposed to provide two key entrances to the park, from Brent Terrace and Claremont Road with a network of paths linking two key routes through the park. As identified in Section 4.6 of the Claremont Park Design Development Report the proposed surface materials are proposed to be a mixture of feature paving, consolidated gravel and concrete.
- 4.16 The proposed park will have a woodland character, with existing trees retained where appropriate. The park also has a level change across the park creating drama and visual interest and optimise space provision. In this manner the network of paths are laid out with a gradient of between 1:20 and 1:60. The proposed new ground level to the south of the park is in line with parameters.
- 4.17 The detailed design of Claremont Park is therefore considered to be in accordance with the parameters and principles of the 2014 Permission (as amended).

## 5 CENTRAL BRENT RIVERSIDE PARK AND NATURE PARK NP5

### a) Planning Requirements

5.1 The 2014 Permission defines the Central Brent Riverside Park as follows:

**“Central Brent Riverside Park” means that part of the new Brent Riverside Park located mainly in the Brent Cross East Zone (and generally co-extensive with the Central River Brent Alteration and Diversion Works) directly adjacent to the realigned River Brent between the western edge of the eastern roundabout of the realigned Prince Charles Drive and the eastern edge of the River Brent Nature Park to be constructed and provided in accordance with (a) Paragraphs 3.24-3.26 and Table 5 (page 43) of the DSF and the parameters and principles shown on Parameter Plan 011 (and on the Indicative Zonal Layout Parameter Plans 27 & 28 showing how this part of the Riverside Park could be carried out within the Brent Cross East Zone and Brent Cross West Zone in accordance with the parameters and principles approved under this Permission) (b) in the text at page 125 of the PROSS (c) Section A2.6 of the Design & Access Statement and (d) as part of Phase 1A (North) in accordance with the Primary Development Delivery Programme pursuant to the Overarching Delivery Obligations.**

#### i. Layout

5.2 The proposed Central Brent Riverside Park forms the central section of the Brent Riverside Park, which in total is to extend to 3.18ha. The wider Riverside Park is identified on Parameter Plan 003 and Parameter Plan 011, and the Central part is located adjacent to the realigned River Brent between the eastern and western roundabouts.

5.3 The supporting text to Parameter Plan 011 states that the central reach will be characterised by a relatively steeper channel gradient and improved riparian extent (paragraph 10). Paragraph 13 continues to state that the overall channel width will be typically 22m, unless detailed design shows otherwise and the low flow channel will extend through this reach. Section 2.6 of the RDAS sets out the approach to Landscape and Public Realm and identifies the Brent Riverside Park as being a Medium Open Space.

5.4 The text within Section 3.2.4 of the RDG states that Brent Riverside Park is to be developed to provide a valuable recreational and ecological resource. The central section is recognised as having an urban

environment. The PROSS at p.125 identifies the key features of the central section as follows two stage channel profile with in-stream restoration features, naturalised revetments where possible, native riparian planting/seeding and footpath/Cycleway.

ii. Scale

5.5 The development of Central Brent Riverside Park does not involve any built structures.

iii. Access

5.6 A pedestrian and cycle path will run the length of the northern side of the river, and will be a minimum of 6m wide.

iv. Landscaping, Appearance and Materials

5.7 Section 3.2.4 of RDG states that where appropriate planting design should be chosen to reflect the riparian character of the park's setting and species should be native and/or wildlife friendly to provide valuable ecological habitat.

5.8 Parameter Plan 003 identifies the area within the western internal roundabout is identified as being a Nature Park - NP5. The RDAS and Section 3.1 of the RDG identifies NP5 as being River Brent Nature Park 2 which is situated within the western roundabout. The detailed design of the western internal roundabout within Brent Cross East Development Zone which links to the replacement A406 Templehof Bridge has resulted in the area of NP5 from 0.2ha to 0.12ha. The area of Nature Park to be lost (0.08ha) is to be relocated to the Nature Park NP4 (Phase 1B (North)) to the west of the River Brent corridor, adjacent to the M1/A406 junction. NP4 will therefore increase in area from 0.3ha to 0.38 ha. An application is being submitted under Conditions 2.4 and 2.5 to reflect these revisions.

5.9 Section B.3.2.3 states that provision should be made for the Nature Parks to be an educational facility and there should be an emphasis on using reclaimed and recycled materials and planting species should be native and/or wildlife friendly. Section B4.3.1 of the RDG contains a component palette for Brent Riverside Park which sets out a range of specifications relating to planting, hard surfaces, street furniture, public art, fences and facilities, to inform the design of the park. Section B4.3.1 also contains a component palette to inform the design of Brent Riverside Nature Park 2.

**b) Compliance**

- 5.10 As stated within the Section 3.3 of the Central Design Development Report, the Central Brent Riverside Park aims to achieve a significant re-naturalisation of the river channel, with geomorphology recreating natural flows, riparian planting providing habitat for local flora and fauna and the creation of a new nature park.
- 5.11 A northern route (measuring 6m) alongside the river channel (measuring between 18m and 24.5m) is proposed (Drawing Ref 1065-03-003 to 1065-03-06) and will accommodate Environment Agency maintenance vehicle access as well as pedestrians and cyclists. A concrete finish has been selected as the main surface finish as a robust material, with a proven record of performance in similar case precedents. There will be four locations where steps from the upper level path (to be developed in a later phase) dropping down to meet the lower level pedestrian and cycle path.
- 5.12 As identified in Section 5 of the Central Brent Riverside Park Design Development Report on the Drawing Ref 1065-03-203 to 1065-03-206 planting strategy aims to create a diverse replication of the indigenous aquatic / marginal / terrestrial habitat typical of the River Brent with flowing swathes of new tree planting and a combination of native marginal / aquatic planting and meadow mixtures to evoke a waterside character that continues along the whole of the stretch of the River Brent as a continuous habitat.
- 5.13 The proposed Nature Park NP5 is identified on Drawing Ref No 065-03-006 and has been designed as an area of ecological enhancements & backwater, with seating provided on the northern bank. The planting is to be of native species.
- 5.14 Therefore, the detailed design of Central Brent Riverside Park and Nature Park NP5 is in accordance with the parameters and principles of the 2014 Permission (as amended).

## 6 SUSTAINABILITY AND ENERGY

- 6.1 The proposals for the redevelopment of BXC are founded on a variety of sustainability features which will guide the implementation of the scheme which are categorised in the RDSF as being provided site wide (the most pertinent of which are summarised in Table 8 of the RDSF) and those provided by developers of each plot/stage of the development (the most pertinent of which are summarised in Table 9 of the RDSF).
- 6.2 Please find the proposed sustainability and energy measures associated with the Phase 1A (North) Open Space RMA submission attached at **Appendix 1** and their compliance with the requirements of the RDSF.

### APPENDIX 1

## 7 ENVIRONMENTAL COMPLIANCE

- 7.1 The 2014 Permission was subject to an Environmental Impact Assessment (EIA) process undertaken in line with The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the 'EIA Regulations') and were reported in the Environmental Statement (ES) dated October 2013 (BXC02).
- 7.2 The ES Further Information Report (Volume 3) has been prepared to provide, where necessary, further environmental information pursuant to the October 2013 ES as considered necessary to inform the granting of RMA.
- 7.3 Please refer directly to the report at Volume 3 for the environmental compliance of the various Phase 1A North Open Space elements

## 8 CONCLUSIONS

- 8.1 This Explanatory Report demonstrates that the RMA details for the Phase 1A (North) Open Space is in accordance with the relevant parameters, principles and other controls included in the 2014 Permission (as amended by Condition 2.4 and Condition 2.5).



## APPENDIX 1

## PHASE 1A OPEN SPACE

### SUSTAINABILITY & ENERGY

#### **(a) Planning Requirements**

The proposals for the redevelopment of BXC are founded on a variety of sustainability features which will guide the implementation of the scheme which are categorised in the RDSF as being provided site wide (the most pertinent of which are summarised in Table 8 of the DSF) and those provided by developers of each plot/stage of the development (the most pertinent of which are summarised in Table 9) of the DSF.

The key sustainability commitments for the development of the open space and landscaping, including the sports pavilion on Clitterhouse playing fields, are identified as follows:

#### **Materials**

- Implement Construction Environmental Management Plans;
- Undertake pre-demolition audits for all buildings;
- Reuse at least 70% demolition arisings, audited using ICE Demolition Protocol;
- Adhere to the Code of Construction Practice;
- Register each contract under the Considerate Constructors Scheme
- 90% of timber to be obtained from a sustainable source Forest Stewardship Council (FSC);
- Use no peat or natural weathered limestone;
- Use materials selected from A to C options in the BRE's Green Guide to Specification (BRE, 2009).
- Construction materials will have at least 10% recycled content (by value);
- Avoid using materials that deplete the Ozone layer and that contribute to global warming;

#### **Operational waste**

- All residential buildings will be designed, and infrastructure provided, to allow for recycling or composting of at least 40% of household waste;
- Non-residential buildings will include storage space for segregated waste enabling waste producers and contractors to recycle this as easily as possible;
- The design of waste storage and management infrastructure will be in accordance with 'best practice' design and the Council's 'Information for Developers and Architects';
- Compostable waste will be segregated for composting. Green waste from parks, gardens and open spaces will be composted locally, and used beneficially on site;

#### **Energy and carbon emissions**

- Non-domestic elements to achieve a 25% CO<sub>2</sub> reduction compared to a Building Regulations Part L 2010 compliant scheme;
- Connect non-domestic buildings to the district heat network, if elected, subject to feasibility and viability;
- All elements to comply with relevant version of Part L as appropriate at the point of design construction (e.g. Part L 2013, 2016);

#### **Water resource efficiency**

- Water use in residential buildings to be less than 105 litres per person per day;
- Install water metering in all buildings;
- Install low-water-use fittings / appliances, where fitted by the developer;
- Install A-rated appliances (white goods), where fitted by the developer;
- Provide water butts in residential buildings with gardens or suitable balconies;

## Drainage

- Sustainable Urban Drainage Strategy using attenuation basins and tanks and porous paving to achieve a 25% reduction of the current 1:100 year return flow plus 30% for climate change compared to that for the existing site.

## Building Environmental Performance Targets

- Residential buildings to achieve at least Code for Sustainable Homes 4\* with an aspiration for higher;
- All non-residential buildings to achieve at least BREEAM 'Very Good' rating, with an aspiration for higher;
- All residential development should meet Lifetime Home standards and 10% of units across the whole BXC site should meet wheelchair accessibility standards;
- Residential development to achieve BS 8233:1999 'good' standard for external to internal noise where practicable, 'reasonable' standard elsewhere. Residential development to improve on Building Regulations (2003) Part E for internal sound transmission standards by 5dB (as defined in the Code for Sustainable Homes) except where unavoidable external noise intrusion renders this of no additional value;

## Open Space Public Realm

- Provide brown or green roof on at least 10% of available roof area where these secure ecological amenity value;

## Transport

- Provide facilities for bicycles (storage)
- Building / occupier-specific Travel Plan

### b) Proposed Sustainability Measures

TOPIC	PROPOSED SUSTAINABILITY MEASURE
<b>Materials</b>	
Implement Construction Environmental Management Plans;	The CEMP will be finally developed during detailed design after planning permission has been granted and implemented by the contractor who is yet to be appointed.
Undertake pre-demolition audits for all buildings;	Pre-demolition audits will be undertaken for all buildings demolished, and the results used to inform / contribute to the reuse of materials (following topic) and the requirement to use more than 10% recycled content materials in new construction;
Reuse at least 70% demolition arisings, audited using ICE Demolition Protocol;	This requirement addresses both demolition arisings and excavated material, as detailed in the Demolition Protocol. This will be undertaken and documented by the contractor(s) when work begins on site.
Adhere to the Code of Construction Practice;	The CoCP will be finally developed during detailed design after planning permission has been granted and implemented by the contractor who is yet to be appointed.
Register each contract under the Considerate Constructors Scheme	This will be undertaken by the contractor when work begins on site.

<p>90% of timber to be obtained from a sustainable source Forest Stewardship Council (FSC);</p>	<p>This includes timber used in final construction as well as timber for temporary works and falsework. 90% of such timber should be reclaimed, re-used or responsibly sourced. It is now generally accepted that a 'green supply chain' can allow timber from a Forest Stewardship Council (FSC) accredited source <i>or an equivalent</i>. This is detailed in Code for Sustainable Home guidance (<i>Table: Cat 3.1 Tier Levels</i>), as follows:</p> <p>"FSC, CSA, SFI with CoC, PEFC, Reused Materials, Schemes compliant with BES6001:200861 (or similar) Excellent and Very Good Performance Ratings"</p> <p>(CSA - Canadian Standards Association; SFI with CoC - Sustainable Forestry Initiative with Chain of custody; PEFC - Programme for the Endorsement of Forest Certification Schemes)</p> <p>Timber used in construction will be sourced in accordance with guidance provided in Code for Sustainable Home guidance in <i>Checklist Man 3: Construction Site Impacts</i>. Appropriate timber will be specified during detailed design stage, and sourced and installed by the contractor as construction progresses. The contractor will provide appropriate verification of the sourcing of timber.</p>
<p>Use no peat or natural weathered limestone;</p>	<p>No peat or weather limestone will be used.</p>
<p>Use materials selected from A to C options in the BRE's Green Guide to Specification (BRE, 2009).</p>	<p>N/A for landscaping / open space construction.</p>
<p>Construction materials will have at least 10% recycled content (by value);</p>	<p>Materials for new construction will have a recycled content of at least 10%. Suitable materials will be specified during detailed design stage and implemented by the contractor as construction progresses. The recycled content will be verified using the Net Waste Tool available from, and run by WRAP (Waste and Resources Action Programme).</p>
<p>Avoid using materials that deplete the Ozone layer and that contribute to global warming;</p>	<p>With regard to infrastructure this requirement addresses the use of expanded polystyrene inserts in formwork for concrete, which must not be manufactured using materials which contribute significantly to Global warming. The permitted materials are given in Code for Sustainable Homes guidance for Category 6 Pollution in <i>Table: Cat 6.2: Blowing agents deemed to satisfy the issue requirements and/or believed to have a GWP of less than 5</i>.</p>
<p><b>Operational waste</b></p>	
<p>All residential buildings will be designed, and infrastructure provided, to allow for recycling or composting of at least 40% of household waste;</p>	<p>N/A for landscaping / open space construction.</p>

Non-residential buildings will include storage space for segregated waste enabling waste producers and contractors to recycle this as easily as possible;	The sports pavilion will include areas dedicated to storing separated waste streams to ensure at least 40% of waste will be recycled or composted;
The design of waste storage and management infrastructure will be in accordance with 'best practice' design and the Council's 'Information for Developers and Architects';	The waste storage and management infrastructure will be designed in accordance with 'best practice' design and the Council's 'Information for Developers and Architects';
Compostable waste will be segregated for composting. Green waste from parks, gardens and open spaces will be composted locally, and used beneficially on site;	Compostable waste will be segregated for composting. Green waste from parks, gardens and open spaces will be composted locally, and used beneficially on site;
<b>Energy and Carbon Emissions Strategy</b>	
Non-domestic elements to achieve a 25% CO <sub>2</sub> reduction compared to a Building Regulations Part L 2010 compliant scheme;	The carbon-reduction target will be met by a combination of reducing energy demand, and using energy efficient / low-carbon appliances. Details of how this will be achieved will be decided during detail design after planning permission has been granted. These measures will ensure the sports pavilion on Clitterhouse playing fields will achieve the energy credits required to get a BREEAM rating of at least 'Very Good'.
Connect non-domestic buildings to the district heat network, if elected, subject to feasibility and viability;	N/A for landscaping / open space construction.
All elements to comply with relevant version of Part L as appropriate at the point of design construction (e.g. Part L 2013, 2016);	N/A for landscaping / open space construction.
<b>Water resource efficiency</b>	
Water use in residential buildings to be less than 105 litres per person per day;	N/A for landscaping / open space construction.
Install water metering in all buildings;	All buildings in Phase 1A will have water meters
Install low-water-use fittings / appliances, where fitted by the developer;	Low-water-use fittings as well as washing machines / dishwashers will be fitted in the pavilion on Clitterhouse Fields.
Install A-rated appliances (white goods), where fitted by the developer;	All white goods (refrigerators, washing machines, dishwashers) fitted in the pavilion on Clitterhouse Fields will be A-rated.
Provide water butts in residential buildings with gardens or suitable balconies;	All water falling on the roofs will be collected in water butts in gardens until they are full, after which excess water will be diverted to the surface water drainage system.
<b>Drainage</b>	
Sustainable Urban Drainage Strategy using attenuation basins and tanks and porous paving to achieve a 25%	The water management strategy for hard landscape areas within CPF is as follows:

<p>reduction of the current 1:100 year return flow plus 30% for climate change compared to that for the existing site.</p>	<ul style="list-style-type: none"> <li>• A rain garden/ swale along the primary pedestrian axis into the park from Claremont Road will provide capacity for run off from the proposed MUGA and play areas.</li> <li>• Local depressions and swales in the vicinity of the car park will provide capacity for runoff from the parking area, and northern sections of the play area.</li> <li>• Surface water run off from the Central Square and pavilion will be piped to a swale/depression provided along the southern boundary of the proposed orchard.</li> <li>• Run off from the grass sports pitches will be held in swales and depressions along the eastern boundary of the pitches.</li> <li>• Surface water runoff from the northern gateway area will be managed through the provision of permeable paving and underground crates in this location, as levels prohibit draining to adjacent landscape areas.</li> </ul>
<p><b>Building Environmental Performance Targets</b></p>	
<p>All non-residential buildings to achieve at least BREEAM 'Very Good' rating, with an aspiration for higher;</p>	<p>The sports pavilion on Clitterhouse playing fields will achieve a BREEAM rating of at least 'Very Good'. Details of how this will be achieved will be decided during detail design after planning permission has been granted.</p>
<p>All residential development should meet Lifetime Home standards and 10% of units across the whole BXC site should meet wheelchair accessibility standards;</p>	<p>N/A for landscaping / open space construction.</p>
<p>Residential development to achieve BS 8233:1999 'good' standard for external to internal noise where practicable, 'reasonable' standard elsewhere. Residential development to improve on Building Regulations (2003) Part E for internal sound transmission standards by 5dB (as defined in the Code for Sustainable Homes) except where unavoidable external noise intrusion renders this of no additional value;</p>	<p>N/A for landscaping / open space construction.</p>
<p><b>Open Space Public Realm</b></p>	
<p>Provide brown or green roof on at least 10% of available roof area where these secure ecological amenity value;</p>	<p>A brown/green roof will be provided for the sports pavilion.</p>
<p><b>Transport</b></p>	
<p>Provide facilities for bicycles (storage)</p>	<p>30 No. bicycle stands will be provided for the sports pavilion on Clitterhouse playing fields</p>
<p>Building / occupier-specific Travel Plan</p>	<p>N/A for landscaping / open space construction.</p>