

**MEETING****PLANNING AND ENVIRONMENT COMMITTEE****DATE AND TIME****TUESDAY 23RD JULY, 2013****AT 6.30 PM****VENUE****HENDON TOWN HALL, THE BURROUGHS, NW4 4BG**

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting.

Item No	Title of Report	Pages
7.	INFORMATIVES - H/01054/13 - West Hendon Estate, West Hendon, London NW9	1 - 6

Maria Lugangira 020 8359 2761

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## AGENDA ITEM 7

<b>Decision Taking</b>	
1	<p>i) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.</p> <p>ii) In this case, formal pre-application advice was sought prior to submission of the application.</p>
<b>Phase Definition</b>	
2	A phase relates to strategic phase as defined within Parameter Plan 009 Parameter Plan Strategic Phasing 716_00_07_009 Rev 02 Revision P2, or construction sub-phases including detailed phases.
<b>Development areas</b>	
3	The development refers to the detailed permission and outline permission areas as identified within the hybrid planning application boundary drawing 716_00_07_001 and described within the Development Specification and Parameter Plans.
<b>Environmental Statement</b>	
5	The Environmental Statement referred to above incorporates the Environmental Statement (Document WH05 submitted March 2013) and the Environmental Statement Addendum (submitted June 2013).
<b>Development Specification</b>	
6	The Development Specification referred to above is the West Hendon Development Specification Revision A version submitted in June 2013.
<b>Design Guidelines</b>	
7	The Design Guidelines referred to above is the West Hendon Design Guidelines Revision A version submitted in June 2013.
<b>Refuse</b>	
8	Refuse collection points should be located at a ground floor level and within 10m of the refuse vehicle parking bay. Level access should be provided for the refuse collection personnel to collect the bins. The refuse collection personnel are not expected to push the bins on an inclined surface to safeguard their Health and Safety requirements. Alternatively, the dustbins will need to be brought to the edge of the refuse vehicle parking bay on day of collection. The applicant is advised that the Council's refuse collection department is consulted to agree a refuse collection arrangement.

Contaminated Land	
9	<p>In complying with the contaminated land condition parts 1 and 2:</p> <p>a) Reference should be made at all stages to appropriate current guidance and codes of practice at August 2012 this would include:</p> <ol style="list-style-type: none"> <li>1) The Environment Agency CLR model procedures;</li> <li>2) BS10175:2011 Investigation of potentially contaminated sites – Code of Practice;</li> <li>3) The Environment Agency “Guiding principles for land contamination (GPLC)”;</li> <li>and</li> <li>4) Guidance for the safe development of housing on land affected by contamination, Environment Agency R&amp;D Publication 66:2008.</li> </ol> <p>b) Clear site maps should be included in the reports showing previous and future layouts of the site, potential sources of contamination, the locations of all sampling points, the pattern of contamination on site, and to illustrate the remediation strategy.</p> <p>c) All raw data should be provided in a form that can be easily audited and assessed by the council (e.g. trial pit logs and complete laboratory analysis reports).</p> <p>d) Details as to reasoning, how conclusions were arrived at and an explanation of the decisions made should be included. (e.g. the reasons for the choice of sampling locations and depths).</p>
Acoustic Consultant	
10	<p>You are advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.</p> <p>In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.</p> <p>The council’s supplementary planning document on Sustainable Design and Construction requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 35dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements</p> <p>The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.</p> <p>The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: 1) BS 7445 (1991) Pts 1, 2 &amp; 3 (ISO 1996 pts 1-3) - Description and measurement of environmental noise; 2) BS 4142:1997 - Method of rating industrial noise affecting mixed residential and industrial areas; 3) BS 8223: 1999 - Sound insulation and noise reduction for buildings: code of practice; 4) Department of transport: Calculation of road traffic noise (1988); 5) Department of transport: Calculation of railway noise (1995); 6) Department of transport : Railway Noise and insulation of dwellings.</p>

Drainage	
11	<p>It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where a developer proposes to discharge water to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.</p>
Community Infrastructure Levy	
12	<p>The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at <a href="http://www.planningportal.gov.uk/cil">www.planningportal.gov.uk/cil</a>.</p> <p>The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed and is liable for a payment under Mayoral CIL.</p> <p>The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has been assessed at this time as being liable for a payment under Barnet CIL.</p> <p>Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.</p> <p>If affordable housing or charitable relief applies to your development then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: <a href="http://www.planningportal.gov.uk/cil">www.planningportal.gov.uk/cil</a>.</p> <p>You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.</p> <p>The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.</p> <p>If you have a specific question or matter you need to discuss with the CIL</p>

VEHICULAR ACCESS - SECTION 184 OF THE HIGHWAYS ACT (1980)	
13	<p>The applicant must submit an application under Section 184 of the Highways Act (1980) for all the proposed vehicular accesses. The proposed access design details, construction and location will be reviewed by the Development Team as part of the application. Any related costs for alterations to the public highway layout that may become necessary, due to the design of the onsite development, will be borne by the applicant.</p> <p>To receive a copy of our Guidelines for Developers and an application form please contact: Traffic &amp; Development Section –Development and Regulatory Services, London Borough of Barnet, North London Business Park (NLBP) Building 4, Oakleigh Road South, London N11 1NP</p>
LICENSESES	
14	<p>The applicant should apply for a Habitual Crossing License for construction vehicles to use any existing crossover. An application for this license could be obtained from London Borough of Barnet, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.</p>
Construction Adjacent to public Highway	
15	<p>For construction works adjacent to the public highways, the applicant must contact the council's First Contact on 0208 359 2000 for any necessary Highways Licenses.</p>
Temporary Crossover Licence	
16	<p>The applicant must apply for a temporary crossover license. An estimate for this license can be obtained from the Highways Licensing Team, London Borough of Barnet, NLBP, Building 4, Oakleigh Road South, London N11 1NP</p>
Highways Repair	
17	<p>The Highway Authority will require the applicant to give an undertaking to pay additional costs of repair or maintenance of the public highway in the vicinity of the site should the highway be damaged as a result of construction traffic movements. The construction traffic will be deemed "extraordinary traffic" for the purposes of Section 59 of the Highways Act 1980. Under this section, the Highway Authority can recover the cost of excess expenses for maintenance of the highway resulting from excessive weight or extraordinary traffic passing along the highway. It is to be understood that any remedial works for such damage will be included in the estimate for highway works.</p>
SITE DELIVERIES DURING CONSTRUCTION (TRAFFIC SENSITIVE ROAD)	
18	<p>The applicant is advised that West Hendon Broadway, Perryfield Way, Station Road, Herbert Road and Wilberforce Road are Traffic Sensitive Road; deliveries during the construction period should not take place between 8am-9:30am &amp; 4:30pm-6:30pm Mon-Fri. Careful consideration must also be given to the optimum route(s) for construction traffic and the Development and Regulatory Services should be consulted in this respect.</p>
RELOCATION OF STREET FURNITURE	
19	<p>The applicant is advised that any street furniture or lighting column affected by the proposed works would be relocated under a rechargeable works agreement by the Council's term contractor for Highway Works. You may obtain an estimate for this work from Development &amp; Regulatory Services, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.</p>
ALTERATION TO ON-STREET PARKING BAYS	
20	<p>The applicant is advised that where a proposed vehicular crossover may involve alterations to the existing on-street parking bays these alterations will be subject to a statutory consultation period. The Council cannot prejudge the outcome of the consultation process.</p>

<b>ALTERATION TO ON-STREET WAITING AND LOADING RESTRICTIONS</b>	
21	The applicant is advised that the proposed development may involve alterations to the existing on-street waiting and loading restrictions. Alterations to on-street waiting and loading restrictions will be subject to a statutory consultation period. The Council cannot prejudge the outcome of the consultation process.
<b>ALTERATION TO ON-STREET DISABLED PARKING BAYS</b>	
22	The applicant is advised that where a proposed vehicular crossover may involve alterations to the existing on-street disabled parking bays such alterations will be subject to a statutory consultation period. The Council cannot prejudge the outcome of the consultation process.
<b>STRATEGIC ROAD NETWORK (SRN) / TRANSPORT FOR LONDON ROAD NETWORK (TLRN)</b>	
23	The applicant is advised that the development is located on or will have an impact on the Strategic Road Network (SRN) / Transport for London Road Network (TLRN). The Traffic Management Act (2004) requires the Council to notify Transport for London (TfL) for implementation of construction works. The developer is expected to work with the Council to mitigate any adverse impact on public highway and would require TfL's approval before works can commence.
<b>OVERHANG OVER THE PUBLIC HIGHWAY</b>	
24	The developer is required apply to the Highway Authority for a Projection Licence under Highways Act 1980 for any overhanging over the public highway. The overhang must be a minimum height of 2.7 metres above the footway and 5.6 metres above the carriageway. Advice on projection licence can be obtained from Development & Regulatory Services, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
<b>ADOPTION OF ACCESS ROADS</b>	
25	The applicant is advised that the council may adopt the estate road(s). However, in any event if The councils refuse vehicles will be required to enter the site and therefore the estate roads must be constructed to adoptable standards. Details of the road construction requirements can be obtained from the Traffic and Development Section in Development & Regulatory Services , Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
<b>RAMP GRADIENT</b>	
26	The gradient for the proposed ramps leading to the underground parking areas should have a gradient not steeper than 1:10 or in accordance with the guidelines in IStructE Design recommendations for multi-storey and underground car parks 3 <sup>rd</sup> Edition.
<b>S278 WORKS</b>	
27	The costs of any associated works on the public highway, including reinstatement works, will be borne by the applicants and will require the Applicant to enter into a rechargeable agreement or a 278 Agreement under the Highways Act 1980.
<b>Partial Discharge of Conditions</b>	
28	Given the scale and complexity of the scheme it is accepted that conditions may be part discharged in relation to clearly identified phases, blocks or plots (for example should occupation of an identified phase occur in stages due to continuing building works).

Building Heights	
29	In condition 12 where building height is controlled this excludes lower ground floors, basement, plant and services.