

Comer Homes Group

Planning Application Specification Document

**North London Business Park
Oakleigh Road South N11 1NP**

August 2021

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1. Introduction

- 1.1 This Statement has been prepared in support of a planning application ('the Application') for the redevelopment of the North London Business Park ('the Site') in New Southgate, London Borough of Barnet (LB Barnet). The Application is submitted by Comer Homes ('the Applicant').
- 1.2 The Application is submitted in hybrid form in that it seeks part full planning permission and part outline planning permission, with all matters reserved except for access.
- 1.3 The purpose of this document is to act as an aid in understanding the planning application proposals in order to assist in the determination of the application. It is provided as background information for those wishing to navigate the planning application and is not submitted for approval.
- 1.4 The document explains the type of planning application that has been submitted, along with a detailed description of the documents which have been submitted in support of the planning application.

2. The Application

- 2.1 A Hybrid Planning Application ('the Application') has been prepared for the redevelopment of the North London Business Park ('the Site') and is submitted by Comer Homes ('the Applicant').
- 2.2 A Hybrid Planning Application is one that seeks Outline Planning Permission for one part and Full Planning Permission for another part of the same site.
- 2.3 Planning permission is being sought for the following ('the Proposed Development'):

"Hybrid planning application for the phased comprehensive redevelopment of the North London Business Park to deliver a residential-led mixed-use development.

The detailed element (Phases 0 and 1) comprises 461 residential units in five blocks reaching up to nine storeys, the provision of a 5 Form Entry Secondary School, a gymnasium, a multi-use sports pitch and associated changing facilities and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road.

The outline element (Phases 2 – 5) comprises up to 1,967 additional residential units in building ranging from two to twelve storeys, up to 7,148 sq m of non-residential floorspace (Use Classes E and F) and up to 20,250 sqm of public open space.

Associated site preparation / enabling works, transport infrastructure and junction works, landscaping and car parking.

This application is accompanied by an Environmental Statement."

- 2.4 The application is submitted in hybrid form, with full planning consent being sought for part of the development and outline planning consent being sought for the remainder.

Full Application

- 2.5 Full planning consent is sought for Phases 0 and 1, including the School, and Residential Blocks 1B-F, indicated by the area in the accompanying Proposed Development Zone Plan (Dwg No. 211_WS_02_01) and reproduced overleaf.
- 2.6 The proposed development comprises the provision of 461 residential units and the provision of a new 5FE secondary school, alongside a gymnasium, a multi-use sports pitch and associated changing facilities, as well as improvements to infrastructure and landscaping.

Outline Application

- 2.7 Outline Planning Permission is sought for the remainder of the Proposed Development, with all matters reserved for approval at a later date, except for access.
- 2.8 The outline element comprises Phases 2-5 of the masterplan as detailed overleaf and propose an additional 1,967 residential units, alongside the provision of substantial non-residential floorspace including a nursery, workspace, and flexible floorspace which could be utilised as further office space, retail, or community uses.

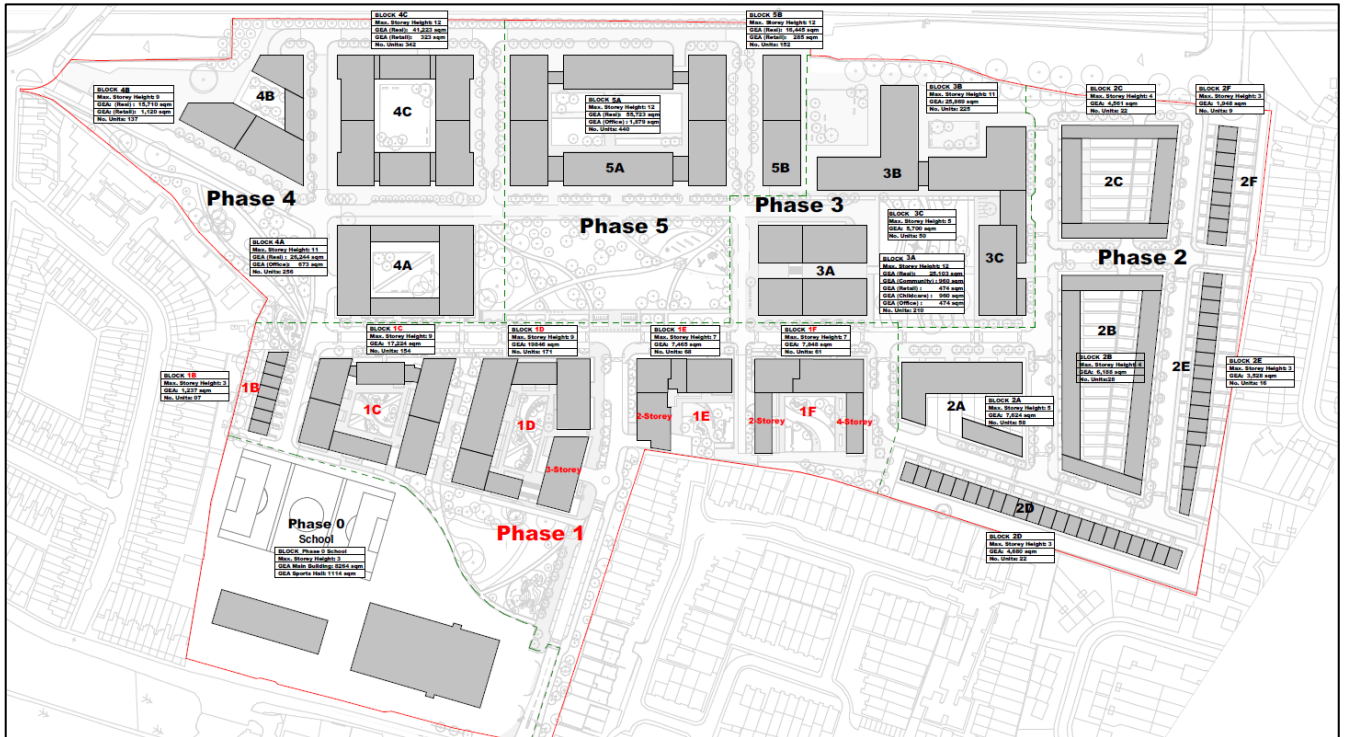


Figure 1: Development Phases and Blocks

3. The Documents

- 3.1 The Application includes a number of documents that are submitted for approval which relate to the proposed development in its entirety, whilst others only relate specifically to the Outline or Detailed components.
- 3.2 The below paragraphs explain the purpose of each document, how they inter-relate with one another and how they have been used to define the proposed development.
- 3.3 A number of documents are submitted for approval ('the Primary Control Documents'), whilst others provide background, illustrative and supporting information ('the Secondary Control Documents') to help the London Borough of Barnet (LBB) and the Greater London Authority (GLA) to reach their decision as to whether to grant planning permission for the application being made.

The Primary Control Documents

- 3.4 The document submitted for approval in respect of the entire Application is:
- **Red Line Boundary Plan**, identifying the extent of the Application Site (within which development is proposed) and the extent of land within the ownership of the Applicant.
- 3.5 The detailed component of the Application includes the following documents which are submitted for approval:
- **Detailed Plans, Sections and Elevations**, setting out in full how the detailed components will be developed, including full details on matters of layout, scale and appearance of the buildings, landscaping and access arrangements; and,
 - **Detailed Development Schedule**, setting out the quantity and mix of development proposed for the detailed components within the context of the site-wide allowable quantity and mix;
- 3.6 The outline components of the Application are set out within three Primary Control Documents, which define the Specified Parameters of the Proposed Development and are submitted for approval. These are as follows:
- **Parameter Plans**, defining the extent of the proposed routes, spaces and buildings against allowable deviations / tolerances. Each of these component parts is identified as a Development Zone which is clearly identified through a name (e.g. Northern Home Zones);
 - **Outline Development Schedule**, setting out the type (uses) and quantity of development that could be provided within each of the Development Zones (as identified in the Parameter Plans) within the context of the site-wide allowable quantity and mix; and,
 - **The Design Principles**, providing overarching guidance for future design teams involved in the preparation of Reserved Matters Applications for the development of the outline components, including buildings, landscape / public realm and routes. Future Reserved Matters Applications are likely to need to comply with the Design Principles Documents if they are to be considered acceptable. Matters that have been reserved for approval at a later date in respect to the outline components are layout, scale, appearance and landscaping.
- 3.7 Whilst these documents must be read together to understand the development potential of each Development Zone, the Design Principles Document sets out how the Application is organised and is likely to provide the most suitable starting point for the reader.

The Secondary Control Documents

- 3.8 In addition to the above, a range of other documents are submitted to provide information to help LBB and the GLA consider the proposals and determine the Application. A full suite of supporting documents is submitted which relates to both the outline and detailed components of the Application.
- 3.9 These documents are as follows:
- **Illustrative Masterplan**, providing an indication of what the overall proposed development could look like. It is not submitted for approval, but shows one way in which a development of the type and scale proposed might fit within the Specified Parameters for the outline components, for which Planning Permission is being sought;
 - **Planning Statement**, explaining how the Proposed Development responds to the planning policies of LBB and the GLA. It also sets out why the Proposed Development is being promoted and the benefits which are expected to be seen as a result;
 - **Design and Access Statement (DAS)**, explaining the design evolution of the Proposed Development (both the detailed and outline components) and explains how the amount, scale, layout, appearance, landscaping, and inclusive design and community safety issues have been developed. It includes a landscape strategy, details of the access design and the evolution of the illustrative Masterplan;
 - **The Environmental Statement (ES)** and Non-Technical Summary, containing the technical environmental assessments that have been undertaken to understand the likely significant environmental effects of the Proposed Development. These assessments are based on the Primary Control Documents and, where appropriate, also test the Illustrative Masterplan. The ES takes account of the proposed variation in layout, scale and appearance of future development, and access arrangements as allowed for in the control documents, and is based on the 'worst case scenarios', which may vary from topic to topic.
- 3.10 A number of topic based technical reports complete the suite of supporting documents, including for example the Transport Statement and Energy Statement. The table below provides a complete schedule of the documents submitted as part of the Application.

Document Title
Forms
Application Forms and Certificates
Community Infrastructure Levy Forms
Background Documents
Planning Application Specification
Existing Site Layout and Sections
Primary Control Documents
Red Line Boundary Plan
Development Schedule
Parameter Plans (Outline Components)
Design Principles Document (Outline Components)
Plans and Elevations (Detailed Components)
Landscape Drawings (Detailed Components)
Highways Drawings (Detailed Components)
Secondary Control Documents
Illustrative Masterplan
Planning Statement
Design and Access Statement, incorporating Landscape Assessment
Townscape and Visual Impact Assessment
Environmental Statement
Environmental Statement Non-Technical Summary
Transport Assessment and draft Travel Plan
Affordable Housing & Viability Statement
Energy Strategy
Overheating Assessment
Noise Assessment
Ecological Assessment
Arboricultural Assessment
Utilities Strategy
Statement of Community Involvement
Flood Risk Assessment and Hydrology Report

Table 1: Submission Documents

The Next Steps

- 3.11 LBB will formally consult on the Applicant’s proposals for a period of no less than 21 days, during which time interested parties have the opportunity to make any representations that they may wish to.

4. Parameter Plan Description

- 4.1 A set of Parameter Plans have been prepared in order to explain how the outline components of the Proposed Development should come forward and are described in greater detail below. The Parameter Plans should be read together in order to establish all of the relevant parameters for the Proposed Development and for a particular Development Zone contained within it.
- 4.2 The Parameter Plans define the extent of the proposed routes, spaces and buildings for the outline components against allowable tolerances. The Parameter Plans should be read alongside the Development Schedule and Design Principles Document (also submitted for approval) which provide further details of the allowable development parameters.

211_WS_02_00 – Red Line Boundary Plan

- 4.3 This plan shows the red line within which the development is proposed occur. Existing buildings on the site are identified alongside the two principal access roads.

211_WS_02_01 – Proposed Development Zone Plan

- 4.4 This plan identifies the Development Zones which will frame the phasing of the development. The Plan identifies the individual development blocks and their maximum heights and likely unit numbers for the outline phase.

211_WS_02_02 – Access & Circulation Plan

- 4.5 This plan identifies the routes through the Site which are anticipated to be constructed through each Development Zone. As detailed in the Design Principles Document, these routes have had significant influence from a landscaping perspective.

211_WS_02_03 – Landscape Treatment Plan

- 4.6 This plan identifies the proposed landscape treatments within the spaces and streets across the Site. The extent of the landscaped zones is subject to the horizontal limits of deviation specified on 211_WS_02_05.

211_WS_02_04 – Ground Floor Frontage Plan

- 4.7 This plan identifies the ground floor land uses fronting each route and space. The location of building frontages is subject to the horizontal limits of deviation specified on 211_WS_02_05.

211_WS_02_05 – Development Zones & Maximum Heights

- 4.8 This plan identifies the maximum heights to which buildings could be built across each of the identified Development Zones.

211_WS_02_06 – Site Plan

- 4.9 This plan shows the proposed site plan, including the development blocks across both the outline and the detailed elements.

211_WS_02_07 – Development Zones & Horizontal Lines of Deviation

- 4.10 This plan identifies the horizontal limits of deviation for Development Zones, streets, routes and open

spaces. The defined edges of each Development Zone have different limits of deviation providing a degree of tolerance and flexibility around the precise layout of buildings within the Development Zones.

- 4.11 The edges of the public open spaces also have a degree of public open spaces in association with the adjoining Development Zones and streets.

211_WS_02_08 – Proposed Site Levels and Vertical Limits of Deviation

- 4.12 This plan identifies a series of spot heights showing the proposed levels of the development. The Site levels have different limits of vertical deviation providing a degree of flexibility and tolerance around the precise ground levels.

211_WS_02_09 – Proposed Site Basement Levels & Limits of Deviation

- 4.13 This plan indicates the allowable extent and depth of basement, along with the horizontal limits of deviation.