

Brent Cross Cricklewood Planning Application
March 2009

BXC10 —

*Revised Addendum to the Social
Infrastructure Strategy*



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The planning application for the redevelopment of BXC is accompanied by a range of technical and supporting documents/reports. This is explained in full in the Development Specification and Framework (**Volume BXC1**). However, it may be useful, if viewing this document in isolation, to first read a short note on the 'Introduction to the Planning Application', which can be found on BXC Development Partners website (www.brentcrosscricklewood.com).



This Revised Addendum contains relevant updated pages of the March 2008 Social Infrastructure Strategy. An Addendum to the Social Infrastructure Strategy was originally submitted in November 2008 and this Revised Addendum contains further revisions beyond those submitted in November 2008. For completeness, this Revised Addendum contains all alterations since the March 2008 submission (i.e. the November 2008 and March 2009 changes), however, the March 2009 changes are identified as track changes. For a complete copy of the Social Infrastructure Strategy, the March 2008 version needs to be read alongside this March 2009 Revised Addendum.

The following pages of the March 2008 version are to be replaced (those identified in yellow are those updated as a result of the March 2009 changes):

The following pages of the March 2008 version are to be replaced:

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Introduction

Brent Cross Cricklewood is planned to become a new centre for north London.

The area stretches 2km, from Brent Cross Shopping Centre in the north to Cricklewood Lane in the south, and 1km from the Midland Mainline railway line in the west to Hendon Way in the East. It currently has an environment dominated by shops surrounded by parking, empty space, some light industrial uses, housing, three schools, leisure facilities and open space of mixed quality. Different parts are cut off from one another by the North Circular Road and other roads and railway lines.

A comprehensive application has been prepared which shows how this 151 hectare area can be transformed into a thriving location of which local residents, the Borough of Barnet and London can be proud. The new area will contain new neighbourhoods which include homes, jobs, shops, open spaces, leisure and community facilities – together with a new mainline station and improved transport.

In developing these proposals, the Brent Cross Cricklewood Development Partners have been concerned to ensure that the development of the area represents a long term, sustainable investment, and that the area needs to contain all of the things which make the difference between somewhere being a “place” and somewhere being a “community”. This has involved:

- Input to the Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework, which set out a vision and comprehensive plan for the area;
- Undertaking detailed reviews of school sites to identify how best schools can be provided and re-provided as part of the Proposals; and
- Work with LB Barnet and other partners in the area to develop models for the delivery of the range community facilities, with a particular focus on location and co-location of facilities and the management of facilities.

This strategy sets out the background to this work, the conclusions reached, describes how social infrastructure is provided in the Proposals and how it will be planned and managed as the development is implemented.

Additional Needs

In order to assess the potential impacts of the development a bespoke population and child yield model was produced as part of the development of the LCCF, Health and Education studies. Two main data sources have been used for the population modeling – the 2001 Census and the National Housing Federation CORE lettings data for social housing.

For social housing, CORE data for the London Borough of Barnet has been used to calculate overall numbers of residents and age breakdowns. This estimate takes into account the differences in occupancy between flats and houses and between homes of different sizes.

For intermediate housing, a similar approach has been used; however the sample size of existing intermediate tenure homes in Barnet is too small to form a statistically significant sample, so data from the whole of London has been used. Again this relates to size and type of dwelling.

For private housing, we undertook a multivariate regression analysis of London Census data to establish a relationship between the type and size of dwelling and the number of people likely to be housed there. This was then applied to the private dwellings in the development scenarios.

The model then identifies for each type (house or flat), tenure (private, intermediate, social rented) and size of property child yields. The regression analysis also identified a central estimate of 1.8 residents per residential unit, and an age range with a strong bias towards working age residents.

Development Scenario

These figures then need to be applied to the number of proposed units in the development of each type and tenure. The application includes a proposal for 15% affordable housing, with the affordable split on a ~~70:30~~60:40 ratio between social rented and intermediate housing. However this will be reviewed as the development happens to see whether additional affordable housing becomes commercially viable.

For this reason, in this report, we have assessed a range of affordable housing from 15% at a ~~70:30~~60:40 split to 30% at a 50:50 split to ensure that the social infrastructure provision can cope with the identified range.

The two scenarios are set out in Table 2 below. These scenarios do not include the re-provision of homes from the current Whitefield Estate as these will not generate net additional population within the development.

Table 2: Units by Tenure, Type & Size

| | 1 bed | 2 bed | 3 bed | All | Houses | | All | TOTAL |
|-------------------------|-------|-------|-------|--------------|--------|-------|------------|--------------|
| | | | | | 3 bed | 4 bed | | |
| @ 15% Affordable | | | | | | | | |
| Private | 2,210 | 2,967 | 947 | 6,124 | 126 | 63 | 189 | 6,313 |
| Intermediate | 145 | 197 | 62 | 404 | - | - | - | 404 |
| Social | 91 | 224 | 220 | 535 | - | 71 | 71 | 606 |
| Total | | | | 7,063 | | | 260 | 7,323 |
| @ 30% Affordable | | | | | | | | |
| Private | 1,782 | 2,392 | 763 | 4,937 | 126 | 63 | 189 | 5,126 |
| Intermediate | 393 | 536 | 169 | 1,098 | - | - | - | 1,098 |
| Social | 172 | 422 | 433 | 1,027 | - | 71 | 71 | 1,098 |
| Total | | | | 7,063 | | | 260 | 7,323 |

Projected Population

Table 3 below sets out the projected population on this basis.

Table 3 - Summary of Population Projection

| Age group | 15% | 30% |
|------------------------------|---------------|--------------|
| Total children (0-15) | 1,509 | 2,184 |
| Pre-school | 534 | 725 |
| Primary | 657 | 953 |
| Secondary | 319 | 507 |
| 16-59 years | 10,336 | 9,742 |
| Over 60s | 1,409 | 1,328 |
| Of which, over 65 | 1,113 | 1,050 |
| Total population | 13,255 | |

The results show a relatively low occupancy level, which is what would be expected for high-density flatted developments, which typically attract a significant proportion of small households.

They also show that the age of the children is likely to be skewed towards younger age ranges. This is also typical of flats in London, where there is a tendency for families to move away to a larger house (often out of London), as their children get older. This can be the result of a variety of factors including space requirements and the cost of housing.

The proportion of the population that is forecast to be over 60 is particularly low, and the same pattern is found for other, older age groups. In the modelling this is driven largely by the fact that new social housing (with the exception of one-bed flats), tends to be given to families as a priority, thereby significantly lowering the overall proportion of older people in a new development. It is likely to be some time (decades after occupation, rather than years) before the natural ageing of the population in the social housing eventually begins to even out this imbalance. It should however be noted that it is possible that some of the private housing will be occupied by elderly households who are “downsizing” and therefore this should be the subject of ongoing monitoring as properties are occupied.

As a result, the forecasts predict that the population of the development will be concentrated in the younger adults of working age group. It should be noted that these forecasts are made on the basis of general needs housing, within each tenure.

Population Breakdown

It has been possible to make predictions about the likely number of children and elderly people in the development as the age of residents is highly dependent on the type, tenure and size of property. However, it is harder to make firm predictions about other aspects of the population. For this, we base the forecasts on the current breakdown of the population and extrapolate this to the new population to make tentative forecasts for ethnicity and religion using four different scenarios: Barnet, London, 1km radius and new developments in Barnet.

Given the dynamic nature of population change in London it would be unwise to use these figures for detailed planning purposes but they do demonstrate that the new development will be home to an ethnically and religiously diverse population.

The ethnic breakdown by each of the different scenarios is shown in the table below.

Table 4 - Current Ethnicity

| | White | Mixed | Asian | Black | Chinese & Other |
|----------------------------|-------|-------|-------|-------|-----------------|
| LB Barnet | 74.0% | 3.0% | 12.3% | 6.0% | 4.6% |
| London | 71.2% | 3.2% | 12.1% | 10.9% | 2.7% |
| 1km Area | 64.3% | 3.5% | 16.8% | 10.0% | 5.5% |
| New Developments in Barnet | 65.0% | 4.1% | 12.2% | 12.5% | 6.2% |

Source: Census 2001

Table 5 - Current Religious Breakdown

| | Christian | Buddhist | Hindu | Jewish | Muslim | Sikh | Other religions | No religion | Religion not stated |
|----------------------------|-----------|----------|-------|--------|--------|------|-----------------|-------------|---------------------|
| LB Barnet | 47.3% | 1.1% | 6.7% | 14.8% | 6.2% | 0.4% | 1.0% | 12.8% | 9.7% |
| London | 58.2% | 0.8% | 4.1% | 2.1% | 8.5% | 1.5% | 0.5% | 15.8% | 8.7% |
| 1km Area | 42.3% | 1.2% | 8.0% | 14.3% | 11.0% | 0.2% | 0.8% | 11.9% | 10.3% |
| New Developments in Barnet | 54.3% | 0.8% | 6.4% | 5.4% | 9.3% | 0.5% | 0.9% | 14.6% | 7.8% |

Source: *Census 2001*

The religious breakdown shows that Barnet and the area within 1km of the development site have a lower proportion of Christians and those stating that they have no religion, and a higher proportion of Jews and to a lesser extent, Hindus than London as a whole. However, the occupants of the newly developed housing in the borough show a higher proportion of Christians, Muslims and those of no religion and a lower proportion of all other faiths.

The population forecasts described here all relate to the resident population of the development. However significant employment is also likely to be created by the regeneration. The Regeneration Strategy (Volume BXC 12), being submitted alongside this document estimates that around 26,830 jobs can be expected to be generated by the new development, of which around 20% will be in leisure and retail, and the bulk of the rest in office employment.

This substantial working population in the development is important in that it is likely to improve the chances of attracting and maintaining viable commercial “town-centre” providers of leisure services. This would have knock-on benefits for residents in terms of availability of services locally. The presence of additional daytime population in the area may also have an impact on demand for other services such as health facilities.

Implications of Population Projections for Education Provision

Pre-School Provision

Table 3, above, identifies between approximately 555-534 and 725 children of pre-school age. Of these we estimate that approximately one third would be three and four year olds eligible for a pre-school place – approximately 1605 to 220. Currently each of these children would be entitled to a part time place which would equate to approximately 80 to 110 full time places. This is equivalent to between 2.5 and 4 nursery classes although a proportion of these children would not attend nursery or the nursery classes within local schools.

Pre-school provision for 0 to 3 year olds is harder to estimate and to plan for as provision is not a statutory requirement. Other estimates suggest that perhaps 20 per cent of 0 to 2 year olds and 45 per cent of two to three year olds³ might require a

³ E.g. EDAW Draft Baseline for Mill Hill East based on Greenwich SOP

nursery place. This would again be likely to be on a part time basis. This would create demand for an additional ~~450~~ to 70 full time equivalent places.

In total therefore the development could create demand for between ~~1230~~ and 180 full time equivalent pre-school places in the area although these could be delivered in a number of settings including childminders, day care and day nurseries, places in Children's Centres and nursery classes in Primary Schools.

The Primary School proposals described below would provide for an additional two and a half forms of entry. If nursery classes were expanded at the same rate this would provide 75 full time equivalent primary school places. For nursery provision Government Building Bulletin 99 suggests 4.4 sqm of floorspace per nursery age child. An additional 100 FTE nursery places (over and above the expanded places in Primary Schools) would therefore require approximately 440 sqm.

Primary Provision

The population projections (see Table 3, above) suggest that there could be an additional ~~703-657~~ to 953 children of primary school age living in the area following the completion of the Brent Cross Cricklewood development. This would translate into an additional ~~3.13~~ to 4.5 forms of primary school entry. In addition, the consented scheme at West Hendon could provide demand for up to half a form of primary school entry in the north of the area. In total then there could be a peak of up to ~~1,0400~~ additional primary aged children creating demand for ~~just under 54.8~~ forms of primary school provision.

It is recognised however that even if this peak number of children were housed within the development, that not all would require additional primary school places. Work undertaken by HDS for LB Barnet suggests that, using 2001 census moving groups data, around a quarter of families with primary aged children moving into new housing move from within that ward or from a neighbouring ward. In addition, LB Barnet's child yield modeling has, in the past assumed that 11% of children might be educated outside the Borough or in private education. There is therefore the potential that total demand might be up to 35% lower than the gross maximum total or around 700 pupils.

Table 6, below, shows notional capacities if the following expansions were undertaken:

- Parkfield – increase in capacity from 1.5 to 2FE
- Childs Hill, increase in capacity from 1.5 to 2FE
- Claremont School - increase in capacity from 2 to 3FE
- St. Agnes – increase in capacity from 1.5 to 2FE

Of these proposals, the expansion of Parkfield School is already being taken forward by LB Barnet, along with the development of a Childrens' Centre on the site.

Table 6: Primary Schools, Notional Capacity and Numbers on Roll

| | Type | NOR Jan 07 | Net Capacity | Surplus | |
|--------------|------|--------------|--------------|------------|------------------|
| | | | | SN% | Available Places |
| CHILDS HILL | CFP | 288 | 420 | 27% | 132 |
| CLAREMONT | CFP | 253 | 630 | 57% | 377 |
| THE HYDE | CFP | 380 | 420 | 12% | 40 |
| PARKFIELD | CFP | 268 | 420 | 34% | 152 |
| ST. AGNES | RC | 290 | 420 | 30% | 130 |
| TOTAL | | 1,479 | 2,310 | 36% | 831 |

The implementation of these proposals will require careful planning, with reference to phasing, decanting and funding, to ensure continuity and timely provision of additional places. This is dealt with in the delivery section below.

Secondary Provision

As noted above the population projections suggest that there could be an additional ~~356-319~~ to 507 children of secondary school age living in the area following the completion of the Brent Cross Cricklewood development. In addition to this there will be demand from 16 to 18 year olds – years 12 & 13. Assuming an 80% staying on rate this would be ~~up to approximately between 56 and~~ 80 pupils per sixth form year, or ~~112 and 1160~~ in total.

A proportion of secondary school aged children, like primary school pupils, will already have a school place when they move into the development and, given distances traveled to school by children of secondary age would be likely to retain them even if they moved a relatively large distance. This could reduce “additional” demand by up to 30%.

In addition it should also be recognised that at secondary level pupils and parents wish to exercise choice over where children will attend school. These young people will be educated in a variety of settings which include:

- the state sector within the Borough; - only around a quarter of local secondary aged children who go to Barnet schools attend Whitefield School, and 40% travel more than 1.5 km to another Barnet school
- the state sector in neighbouring Local Education Authorities – around 10% of secondary aged Barnet pupils are educated outside the Borough;
- the private sector – accounting for around 13% of pupils in London

The relative impact of each of the factors described above can vary significantly depending on the relative popularity of schools at any one time and school admission policies. Therefore it would be misleading to try and apply these factors to the overall child yield to identify a “net” demand figure. However it should be recognised that, at least in the early stages of occupation the net impact on secondary rolls in the Borough will be low.

Other Services and Provision

There are a range of other services and activities which might be provided in the area that don't require dedicated provision but should influence the types of space provided and the design and specification of facilities. These include

- A new UK Online Centre (either within the library or community space);
- New community exhibition space by using facilities already being provided for other purposes – for example within a library, community centre, leisure centre or school where there is good community access
- Youth Provision: i.e. space and facilities for youth clubs/groups. This will need to be developed with youth providers as the development is taken forward.

Summary of Requirements Arising from Brent Cross Cricklewood Development

A range of provision is therefore required as a direct result of the development proposals.

First, this involves the re-provision of the Mapledown and Whitefield Schools and the Leisure Centre which are being re-located as a result of the development proposals.

Second, a range of provision is required to mitigate the impact of the development of 7,500 new housing units. This will require:

- Pre-school provision for up to 130 to 180 full time places
- ~~700-657~~ to 950 primary school places, with an additional 100 from West Hendon
- Around ~~354-319~~ to 507 secondary places, plus ~~120-110~~ to 160 sixth form places, although the net figure could be significantly lower
- An 8 GP surgery and perhaps 14 additional primary care staff (including mental health services, and 5 adult social services staff
- A 400 sqm small library facility
- Safer Neighbourhood provision for the Metropolitan Police
- Other community provision providing a range of room types, which can be used for general community use, faith provision, access to information technology, and arts and cultural uses. This has the potential to be co-located with the facilities described above and/or through multi-functional space.
- A UK Online centre probably co-located with another facility

Requirements for the Development

The Proposals for Brent Cross Cricklewood therefore need to bring together the requirements identified from the three strands described above, namely addressing problems with current provision, mitigating the impacts of the development proposals, and anticipating and incorporating major strategic requirements in creating a new centre and providing for new forms of service delivery. A summary of each element is set out below.

Current Provision

The assessment of current provision found that in quantitative terms the wider Cricklewood/Brent Cross/West Hendon area is well provided with community facilities, particularly focused on existing town centres. The physical quality of some of the current provision – particularly Mapledown and Claremont School – is poor.

The development area itself has very limited provision due, in part, to a very low residential population, and the isolated nature of the current Brent Cross Shopping Centre. One of the key challenges for the masterplan therefore is to create a public and civic focus to supplement its commercial role.

Scheme Impacts

A range of provision is required as a direct result of the development proposals.

First, this involves the re-provision of the Mapledown and Whitefield Schools and the Leisure Centre which are being re-located as a result of the development proposals. In the case of Mapledown School this offers the opportunity to address the currently poor provision.

Second, a range of provision is required to mitigate the impact of the development of around 7,500 new housing units. This will require:

- Pre-school provision for up to 130 to 180 full time places
- ~~700-657~~ to 950 primary school places, with an additional 100 from West Hendon. Barnet Council is keen to see this provision include new school buildings for the Claremont School to address current poor provision
- Around ~~354-319~~ to 507 secondary places, plus ~~1120~~ to 160 sixth form places, although the net figure could be significantly lower
- An 8 GP surgery and perhaps 14 additional primary care staff (including mental health services, and 5 adult social services staff
- A 400 sqm small library facility
- Safer Neighbourhood provision for the Metropolitan Police
- Other community provision providing a range of room types, which can be used for general community use, faith provision, access to information technology, and arts and cultural uses. This has the potential to be co-located with the facilities described above and/or through multi-functional space.
- A UK Online centre probably co-located with another facility

The Planning Application, Delivery and Implementation

The Planning Application

The proposals for Brent Cross Cricklewood are one of the most significant planning applications ever to be submitted in London, covering 151 hectares of land comprising 1.4 million sqm of development. The application therefore needs to set out in sufficient detail what is proposed for the area, whilst leaving a level of flexibility to allow the Development Partners to respond to changing circumstances.

The Development Specification and Framework (Volume BXC 1) sets out the proposed uses within the scheme. These are set out in Table 9.

Table 9 Brent Cross Cricklewood – Uses

| | TOTAL SQM (per use) |
|--|--------------------------------|
| Residential (Class C3) | 712,053 |
| Retail and related uses North of the A406 (Classes A1, A2, A3, A4 and A5) | 78,133 |
| Retail and related uses South of the A406 (Classes A1, A2, A3, A4 and A5) | 32,794 |
| Business (Class B1) | 395,297 |
| Industrial/Storage & Distribution (Classes B2 and B8) inc rail and freight | 61,314 |
| Hotel (Class C1) | 61,264 |
| Leisure (Class D2) | 26,078 |
| Private Hospital (Class C2) | 18,580 |
| Community Facilities (Class D1) | 34,615 |
| Rail & Bus Station (Sui Generis) | 2,533 |
| PFS (Sui Generis) | 326 |
| TOTAL | 1,422,987 |

Location of Uses and Inter-Relationship

The site has been divided into development zones that reflect areas of distinct character within the planning application site within which buildings and open spaces will be constructed. Table 10 below provides a summary description of each development zone.

Table 10 Summary Description of Development Zones

| Development Zone | Summary Description |
|------------------------------------|---|
| Brent Cross East | Mixed use development including retail (Classes A1-A5), residential (Class C3), business (Class B1), leisure (Class D2) , in addition to community facilities (Class D1) and enhanced public transport facilities. |
| Brent Cross West | A mainly residential development configured around a rejuvenated River Brent. |
| Market Square | Mixed use development. The principal land uses include residential (Class C3), with retail (Classes A1-A5) uses below. The zone also includes hotel accommodation, community facilities including health care and leisure floorspace. |
| Eastern Lands | Mixed use development comprising an education campus (Class D1), private health care facilities (Class D2), in addition to business (Class B1) and retail (Class A1-A5) uses. |
| Brent Terrace | New residential development (Class C3) with retail and education facilities. |
| Clitterhouse Playing Fields | Improved and enhanced existing open space, including shared education and community facilities. |
| Station Quarter | The creation of a new mainline rail station and business (Class B1) floorspace. The zone also includes residential (Class C1), as well as some retail and leisure floorspace. |
| Railway Lands | Primarily industrial (Classes B2 & B8) development, with some business uses (Class B1) |
| Cricklewood Lane | Mixed use development including residential, retail (Classes A1-A5) and health care facilities (Class D1), in addition to improvements to Cricklewood Train Station. |

Community Uses by Zone

Table 11, below, shows the proposed provision, contained within the planning application, for Social Infrastructure by Zone.⁵ This will ensure that, as a minimum, the scheme provides for the floorspace required as identified through this document. The precise timing, configuration and content of these facilities will be subject to triggers, agreed through the planning process, and through detailed planning of each facility as the part of the site in which they are located is brought forward for development.

As elements of this Application are submitted in outline, each facility is contained within a Development Zone with the precise location and issues of co-location to be addressed as detailed plans for each area are brought forward and requirements for provision are triggered.

The majority of the proposed facilities are contained within the proposed Community Campus (see section on location and co-location below) situated in the Eastern Lands. Other facilities are contained in the heart of the new Town Centre (Brent Cross East and Market Quarter) and will be brought forward as part of the first phase of development. The remaining facilities are located to ensure a broad geographical spread within the development with pre-school facilities in Brent Terrace and Station Quarter and the smaller Health Centre in the southern part of the development on

⁵ It should be noted that the total differs from that in Table 9 as the figures in that table reflect statutory planning use classes which does not incorporate all social infrastructure provision (eg. the leisure centre).

Cricklewood Lane. The expanded Claremont School will remain on its current site in Brent Terrace.

The remainder of this chapter sets out some indicative directions in relation to these issues which will be subject to negotiation as part of the consideration of the planning application.

Table 11 Community Provision by Size and Zone

| Use | Size | Zone |
|---|-----------------|------------------|
| Pre-School, Education & Learning | | |
| Claremont School | | Brent Terrace |
| Children's Centre | 558 sqm | Eastern Lands |
| Non-Statutory Pre-School (1) | 232 sqm | Eastern Lands |
| Whitefield School | | Eastern Lands |
| Library and UK Online Centre | 400 sqm | Eastern Lands |
| Mapledown School | | Eastern Lands |
| Non-Statutory Pre-School (2) | 232 sqm | Brent Terrace |
| Non-Statutory Pre-School (3) | 232 sqm | Station Quarter |
| Health | | |
| Primary Care Centre (incl. Social Services) | Up to 3,000 sqm | Eastern Lands |
| GP Surgery/ Drop In Centre | Up to 1,150 sqm | Cricklewood Lane |
| Temporary GP Surgery | Up to 300 sqm | Market Square |
| Community & Other | | |
| Multi-Use Community | 1,000 sqm | Market Square |
| Multi-Use Community | 1,000 sqm | Eastern Lands |
| Multi-Use (Training) | 500 sqm | Brent Cross East |
| Leisure (Replacement) | 2,800 sqm | Eastern Lands |
| Police Unit 1 | 75-93 sqm | Market Square |
| Police Unit 2 | 93-75 sqm | Brent Cross East |

Map 5 shows the illustrative provision of some of the main Community Facilities within the scheme. This includes the proposed provision of a Community Campus which will bring together the new Whitefield and Mapledown Schools with the Leisure Centre and Primary Care Centre. The precise configuration and relationship of these uses will be subject to detailed design when detailed development proposals for this area are brought forward.

Map 5 Illustrative BXC Masterplan Area & Core Community Facilities⁶



Key:

1. Whitefield School
2. Mapledown School
3. Lesiure Centre & Large Primary Care Centre
4. Children's Centre
5. Claremont School

⁶ Note this map is from an illustrative study and the boundary of the education campus varies slightly in the final masterplan although broad locations remain correct

Monitoring of Uptake

As noted above it is likely that overall primary provision, even for the higher end scenario, can be met by the re-development and expansion of Claremont School and the expansion of other primary schools within the area. However, it will be important for an ongoing process of monitoring to ensure that future scheme delivery will provide the necessary numbers of school places in a timely manner. Therefore a monitoring process, using post housing occupancy surveys and school roll data will be required to assess actual net additional demand generated by both the Brent Cross Cricklewood Development and that at West Hendon.

A similar process will be required in the case of secondary school places, particularly in relation to the re-provision of Whitefield School which is proposed as part of the Community Campus in the Eastern Lands zone. The site has capacity to expand the school to meet likely potential local demand arising from the Brent Cross Cricklewood development, but depending on early take of places from the PDP, and trends in school rolls may need to continue at its present size.

Mapledown School is also scheduled for re-development as part of the Eastern Lands zone. However, as a borough wide facility the replacement of the school is not affected by additional demand from the development but by the demands of the overall scheme.

In the case of pre-school provision, it would be proposed that the expansion of primary schools to meet demand should be accompanied by the expansion of nursery classes. This should deliver sufficient provision for three and four year olds. It is also proposed, as part of the Eastern Lands zone, to develop a Children's Centre as part of the community campus. In relation to private or voluntary sector nursery facilities – these are to be provided in Brent Terrace, Station Quarter and Eastern Lands.

Health Provision

The PDP would bring about demand for 1 to 2 GPs – less than a fifth of the likely final total and only around 10% of the capacity which the PCT are identifying from any new facilities. It is therefore not appropriate to bring forward a new stand alone facility as part of the PDP. If necessary the BXC partners will provide temporary space for the provision of a small GP surgery (300sqm) – perhaps for outreach from an existing practice – to address these demands.

The large scale primary care provision is therefore proposed as part of the development of the Community Campus in the Eastern Lands. As noted this would provide capacity for the entire development and the wider surrounding area. ~~Should the Eastern Lands element of the scheme not be forthcoming prior to agreed housing triggers for this centre the development partners will offer the PCT an alternative location in either the Market Quarter, Station Quarter or Brent Terrace zones.~~

The smaller centre on Cricklewood Lane, would be provided based on the development of residential units in the area and subject to the conditions described below.

Specification and Management of Social Infrastructure

It is proposed that the Estate Management Company will have ownership and will either directly deliver or contract for management of the multi-use facilities. Further definition is required of how:

- The physical content of facilities will be agreed and defined as the detailed planning proposals come forward
- What the range of programmes and activities which will be undertaken within the facilities will be
- Which groups and organisations will be able to access the facilities and at what cost

It is proposed that the Area Management Group (see below) or a sub-group of this will advise and help oversee the work of the Estate Management Company on these issues.

Area Management

The Development Partners recognise that an integrated approach to Area Management is required between the BXC Estate Management Company, Individual Estate Management Companies dealing with specific plots or groups of plots within the development and public service providers.

They therefore propose to establish a Town Centre Forum and a Community Advisory Board. These groups will, among other things:

- Advise the EMC and other partners on the co-ordination physical and environmental management including private, and public realm, open space and roads;
- Advise the EMC and other partners on the public and community service provision in the area – including the provision of community facilities;
- Provide for liaison on security, policing, community safety and CCTV.

The groups will establish sub-groups or working groups as necessary to take forward specific strands of work. This could, for example, include existing strands such as skills and employment and also potentially other issues such as Arts and Culture and Youth. In addition this should also explore the potential for incorporating LB Barnet's customer service initiatives such as One Stop Services based in libraries.

The Community Advisory Board could include representatives from:

- The Development Partners
- The Estate Management Company
- LB Barnet
- Registered Social Landlords
- Transport for London & Network Rail
- Health Providers
- Metropolitan Police
- Education and Training Providers
- Community and Voluntary Organisations

At present it is intended that the group would concentrate on liaison, advice and co-ordination rather than having executive powers.

ANNEX B

| | | | | | Houses | | | TOTAL |
|------------------|-------|-------|-------|-------|--------|-------|-----|-------|
| | 1 bed | 2 bed | 3 bed | All | 3 bed | 4 bed | All | |
| @ 15% Affordable | | | | | | | | |
| Private | 2,210 | 2,967 | 947 | 6,124 | 126 | 63 | 189 | 6,313 |
| Intermediate | 145 | 197 | 62 | 404 | - | - | - | 404 |
| Social | 91 | 224 | 220 | 535 | - | 71 | 71 | 606 |
| Total | | | | 7,063 | | | 260 | 7,323 |
| @ 30% Affordable | | | | | | | | |
| Private | 1,782 | 2,392 | 763 | 4,937 | 126 | 63 | 189 | 5,126 |
| Intermediate | 393 | 536 | 169 | 1,098 | - | - | - | 1,098 |
| Social | 172 | 422 | 433 | 1,027 | - | 71 | 71 | 1,098 |
| Total | | | | 7,063 | | | 260 | 7,323 |

CHILD YIELDS

| | Houses | | | | | | | |
|--------------|--------|-------|-------|-------|--------|--------|--------|--------|
| | 1 bed | 2 bed | 3 bed | 4 Bed | 1 bed | 2 bed | 3 bed | 4 Bed |
| Private | 0.007 | 0.100 | 0.194 | 0.288 | 0.3350 | 0.4290 | 0.5230 | 0.6170 |
| Intermediate | 0.006 | 0.248 | 0.894 | 1.400 | 0.0247 | 0.4162 | 1.2681 | 1.2857 |
| Social | 0.012 | 0.938 | 1.886 | 2.336 | 0.0101 | 1.1474 | 2.1334 | 2.5020 |

CHILDREN

| | Pre | Primary | Secondary |
|-------|-----|---------|-----------|
| @ 15% | 534 | 657 | 319 |
| @ 30% | 725 | 953 | 507 |