

Agenda - MHNF - 14th January 2019



- Introductions/ Apologies
- Pentavia Retail Park - MoL has taken over!
- Our NDP - Policy Review
- The Committee
- AOB

Pentavia **RETAIL** Park



Planning Authority: Barnet

Description: Redevelopment of site including the demolition of all existing buildings and construction of 724 new Build to Rent residential units (Use Class C3) along with 949 sqm of ancillary residential facilities, 987 sqm of non-residential floorspace (Use Class A1, A3 and D1) within buildings ranging from 5 to 15 storeys, a new pedestrian access off Bunns Lane, open space, landscaping, car parking, acoustic mitigation and highway / pedestrian improvements. Stage 2 statutory referral - Mayor's final decision: The Mayor has taken over the determination of the planning application and has become the local planning authority.

You can find a copy of the reports [here](#).



Pentavia **Retail** Park



Pentavia Retail Park - WHAT ELSE?



- Mayor of London's "hearing" likely to be March
- Viability Statement- includes cost as if it were still a thriving retail site. Clearly not true today!
- Lack of "Affordable" Housing
- Density & Massing
- Legal Council's Comments - funded by MHPS
- Commissioning Review of Air Quality & Noise issues - funded by MHPS
- Requested Middlesex University - Environmental Faculty to review.
- Proposing to produce "A Day in the Life of a 9 year-old living at Pentavia"
- Flyer to be produced requesting Local people to write to MOL - DISTRIBUTION?
- Cllr Gabriel Rozenberg (LBB Head of Housing Committee) meeting James Murray Head of Housing at GLA - today
- <https://www.times-series.co.uk/news/17352644.dust-and-air-pollution-higher-on-northern-line-than-any-other-part-of-the-underground/?ref=fbshr&fbclid=IwAR1TY6KUOEu8tIrmhTmAW8BAJ7Zgd5IzGsuPYl5npDnJG654WGRjCT1uQWU>

Mill Hill Neighbourhood Development Plan



- Loss of Mike Barker is a real blow, but we have some funds to get Alison Eardley to work with us to complete Draft 2, which should be ready to formally submit to Council by April 19.
- What is missing?
- Need to extend life of MHNF past September 2019 for further 5 years. Planning application therefore to be submitted to Council by end April.
- Public Meeting to be scheduled for April to review/publicise the NDP.
- Review Policies as drafted and supporting evidence

Policy Review - “A Vision for Mill Hill”



We aim to make Mill Hill a better place to live, work and play for all. We accept that “Change is inevitable” but together we can set objectives and guidelines to make sure that the changes reflect the distinctive urban village qualities of Mill Hill and are of benefit to the community.

Our vision is for Mill Hill to be a vibrant place with a strong sense of community, that protects its character and heritage while embracing new ideas, technology and beneficial change.

Core Values



A community of communities

We value the diverse range of communities living and working in Mill Hill, all of whom contribute to our sense of place and identity

Family oriented

We are a welcoming place well-suited to families

Accessible countryside

Our green, open space sets us apart from inner London and is important to residents and visitors alike

A Suburban village in London

We aspire to being self-sufficient, providing everyday needs to our local community

A rich heritage

Celebrating our roots and our past when planning for the future

Safe, clean and quiet

Crime, nuisance and pollution of all types are deterred and limited

Early adopters of technology

We have a keenness to incorporate new technologies and are open to change

Objectives to meet the Vision



- To help deliver the vision, the following objectives have been agreed and couched under the six themes of:
- Mill Hill's Character
- Residential Development
- Transport and access
- Environment and open spaces
- Economic activity
- Community assets

Core Objective 1: Mill Hill's Character



Aim: To ensure that all development (including redevelopments) is in-keeping with the surrounding context and contributes to the vision and values for Mill Hill as an suburban village.

Sub-Objective 1: It is important that any new development relates well to the design of existing local buildings and the sense of space created by the green and open environment both within the Conservation area, but also in the parts of the area that are not afforded the same protection as the conservation area.

Sub-Objective 2: Important buildings and views should be protected.

Core Objective 2: Residential development



Aim: To provide a good mix of homes, particularly suited to families in line with the values of the plan.

Sub-Objective 3: New housing should meet the needs of Mill Hill, particularly in respect of providing larger numbers of smaller houses suitable for first-time buyers and downsizers as well as homes suited to families who are attracted to the area.

Sub-Objective 4: The provision of additional specialist homes to meet the needs of older people will be encouraged where the need is identified.

Core Objective 3: Transport and Access



Aim: To ensure that those living in Mill Hill and those wishing to visit for work or leisure can easily get here and move around. Equally to enable good access to neighbouring areas, including Central London.

Sub-Objective 5: Encourage the provision of and improvements to pedestrian and cycle routes into and around Mill Hill to reduce reliance on the car and offer healthier lifestyle options.

Sub-Objective 6: Strengthen the Broadway's role as a transport gateway to the Area, with a focus on bringing together public transport, cycling, walking opportunities to encourage greater footfall to the centre and enable easier access around Mill Hill.

Sub-Objective 7: Improve the provision of bus and rail services and infrastructure, linking into technological advances, in order to increase public transport movements and reduce noise and air pollution

Sub-Objective 8: Be early adopters of new technology such as electric car infrastructure, car sharing schemes and sensors that allow charges for parking on-street and off-street to be “on-exit” as a means of containing and ultimately reducing the use of private vehicles.

Core Objective 4: Environment and Open Spaces



Aims: To protect and enhance the green spaces in Mill Hill, all of which make a significant contribution to the character, biodiversity and quality of life of our community.

Sub-Objective 9: Green spaces of community importance should be safeguarded for future generations.

Sub-Objective 10: Enhance and maintain the public realm to create safe and welcoming community spaces.

Sub-Objective 11: Encourage the use of renewable energy which does not hasten climate change and ensure that there is a continuing obligation on all to improve our air quality

Core Objective 5: Economic Activity



The Broadway, Mill Hill - To evolve the Broadway into a vibrant destination that attracts high quality speciality retailers and restaurants, providing a better experience for all, both during the day and in the evenings.

Wider economy: To improve the availability of local jobs for local people across the workplace spectrum - including opportunities for home/hub working thus, where possible avoiding commuting time and costs.

Sub-Objective 12: Realise a vibrant retail offer at the Broadway and maintain viability of localised shopping areas

Sub-Objective 13: Encourage commercial development, including provision of office space that will provide additional employment opportunities for all within Mill Hill

Sub-objective 14: Support development designed to meet the needs of the future workforce, including home-working and co-working/hub office based activities

Core Objective 6: Community Assets



- **Aim:** To safeguard our existing assets and facilities, and ensure that any development or redevelopment of new sites contributes to the vision and values of the community
- **Sub-Objective 15:** Deliver an enhanced community centre at 80 Daws Lane.
- **Sub-Objective 16:** Increased opportunities for leisure and sport should be provided for everyone in the community.
- **Sub-Objective 17:** Encourage and support re-use or redevelopment of derelict, unused and vacant sites and buildings to enhance the character of Mill Hill

The Committee



- Secretary & Vice Chairman required
- The Challenge - Transparency?
 - Jon Klass or Jon Mark (on Facebook)
 - Motivation? Purpose? Political?
- Decision making, by the Committee?

AOB



- Next Meetings 11th February, 11th March
- Councillor Issues?
- Other AOB?

- Further Comments:
 - Millbrook Park 6 & 6B
 - IBSA - Expect outline Planning Applications - Soon
 - St Vincent's School - Landfill!
 - Sweet Tree Farm
 - Parking Review- Poets Corner - ? Outcome ?
 - Mill Hill Broadway Station - Feasibility Study - started?
 - STEP-FREE-ACCESS latest
 - Mill Hill Golf Club
 - Jeannette's at Belmont Farm