

our ref: **BF/Q10102**
your ref: **H/01054/13**
email: ben.ford@quod.com
date: 10th June 2013



Tom Wyld
Planning Department
London Borough of Barnet
Building 2
North London Business Park
Oakleigh Road South
London
N11 1NP

Dear Tom,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION ON BEHALF OF BARRATT METROPOLITAN LLP
WEST HENDON ESTATE, WEST HENDON, LONDON NW9
ENVIRONMENTAL IMPACT REGULATIONS 2011
APPLICATION H/01054/13

Planning application reference H/01054/13 was submitted on behalf of Barratt Metropolitan LLP and validated on 18th March 2013. It comprises a hybrid planning application and seeks part detailed planning permission and part outline planning permission.

The application seeks approval for a hybrid planning application for the demolition and redevelopment of the West Hendon Estate to accommodate up to 2,000 residential units, a new 2 form entry primary school, community uses, commercial uses and associated open space and infrastructure comprising:

- Outline submission for the demolition of existing buildings and the construction of up to 1,642 new residential units (Class C3); up to 3,870m² (GEA) of D1 Class floorspace comprising nursery and primary school and community centre uses and up to 1,635m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 2 to 29 stories, associated cycle and car parking provision including basement level parking, landscaping and public realm works, interim works, associated highway works, and two pedestrian bridges across the Welsh Harp.
- Full planning submission (Phase 3 Blocks G1, G2, E1, E2, E3, E4) for the construction of 358 new residential units (Class C3), and 131m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 5 to 26 stories, cycle and car parking provision including basement level parking, associated landscaping and public realm works, associated highway works, energy centre, and interim works.

In agreement with the London Borough of Barnet, we enclose the following copies of an addendum to the original planning application submission for consultation by the London Borough of Barnet.

Accordingly, 6 paper copies and 15 electronic copies are submitted for the Council's attention.

It is agreed that the London Borough of Barnet will distribute copies of the application to the GLA and Statutory Consultees under the terms of the Planning Performance Agreement.

To ensure ease of consultation, Barratt Metropolitan LLP has also established a website www.west-hendon.com.uk at which the application documents can be viewed. It is made clear at this website that all comments must be made to London Borough of Barnet in the normal manner.

Full details of the submission and supporting documents are enclosed within Document WH4.3 Planning Statement Addendum, however a summary is set out below.

Those documents that have been updated are enclosed as reference below in green, with the updates comprising:-

- Revision – this comprises a new document; drawing or report published to replace that previously submitted
- Addendum – this comprises an additional document to be read alongside that already submitted as part of the application documentation
- Text – additional text on an issue is either provided within the Planning Statement Addendum, or has been provided between technical consultants and decision makers as part of the application negotiation and is not of sufficient material importance to warrant formal public consultation.
- New – a new document has been provided in response to comments raised and is referenced under WH6.0

Documents that have not been updated remain valid, but are not referenced in this covering letter.

Ref.	Revision	Addendum	Text	Application Document	Author
WH2.2	Rev A			Design Guidelines	A&M
WH2.4	Rev P2			Outline Application Parameter Plans	A&M
WH3.0				Drawings and Accommodation Schedule	
WH3.1				Inclusion of Maximum and Minimum Illustrative Storey Heights Plan 716_00_07_145	A&M
WH3.3	Rev02			Revision to Illustrative Masterplan – Landscape MP-PLN-00-001-02; Masterplan Levels and Gradients MP-PLN-00-002-02; York Park South Landscape Illustrative Plan YP-PLN-00-001-02; York Park South Landscape General Arrangement YP-PLN-00-003-02	HED
WH4.0				Supporting Technical Assessments	
WH4.1	Rev A			Development Specification	Quod
WH4.2		Addendum		Planning Statement	Quod
WH4.3		Addendum		Planning Policy Statement	Quod
WH4.8	Rev A			Management Strategy	LLP
WH4.10		Addendum		Statement of Community Involvement	Hard Hat
WH4.11		Addendum		Transport Assessment	Halcrow
WH4.12			Text	Flood Risk Assessment	Halcrow
WH4.13			Text	Drainage Strategy	Halcrow
WH4.14			Text	Energy Statement	Halcrow

Ref.	Revision	Addendum	Text	Application Document	Author
WH4.15			Text	Sustainability Statement	Halcrow
WH4.17			Text	Refuse Strategy	A&M
WH5.0				Environmental Statement	
WH5.0		Addendum		Environmental Statement	Halcrow

New documents have been produced for consideration as detailed below.

Ref.	New Document	Application Document	Author
WH6.0		Supporting Technical Assessments	
WH6.1	New	Tree Strategy HED-986-MP-REP-00-001	HED
WH6.2	New	Ecological Management Plan (Framework Document)	PBA
WH6.3	New	Site-wide Construction and Environmental Management Plan Rev a	LLP
WH6.4	New	Landscape Management Plan 2425-MP-01	Allen Pyke Associates
WH6.5	New	Construction Method Statement (Phase 3a) Rev A	LLP
WH6.6	New	Archaeology Written Scheme of Investigation	CGMS

We look forward to receipt of the documentation.

Yours sincerely,



Ben Ford
Director