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Contact: Anna Morell
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Date: 27 August 2014

Dear Mark

The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014

Re: Your clients: A Keller & Sons (Holdings) Ltd, Plot no. 33, of 181 The Broadway West Hendon)

Following my letter dated 28th July 2014, the Council has now had an opportunity to consider your clients' objection and I have set out the Council's response to each heading of objection below.

The Council is keen to address your clients' objection and resolve their concerns, if this is possible. Once you and your client have had an opportunity to consider the responses below, we would be very happy to arrange a meeting to discuss these concerns if you think this would be helpful.

A. Objection: Land not required to deliver scheme

Response:

The Council, London Borough of Barnet (LBB) and its development partner Barratt Metropolitan Limited Liability Partnership (BMLLP) have worked together with their advisers to design a scheme which achieves the regeneration of West Hendon, including the West Hendon Estate and West Hendon Broadway. The scheme received planning permission on 20 November 2013. Following this design and planning process, careful consideration has been given to the land and rights required in order to deliver the development. As acquiring authority, LBB is satisfied that all land and rights included within the compulsory purchase order are required in order to deliver the scheme.

B. Objection: No community benefit or betterment resulting from scheme

Response:

There are a number of direct and indirect benefits that the proposed development at West Hendon will bring to the local area. These benefits can be summarised as follows:

- creation of 2000 residential dwellings with a variety of tenures, comply to Lifetime Homes Standards and meet code for Sustainable Homes Level 4 energy and sustainable standards;
- provision of visual and qualitative improvements to retail and commercial floorspace within West Hendon Local Centre;
- enhance existing provision through new and improved commercial units with a net gain of 300m²;
- creation of a new civic area with new shops, leisure facilities, cafes and community facilities;
- Creation of a two-form entry primary school;
- the creation of up to 120 operational jobs, many of which will be offered to local people;
- public realm improvements in the vicinity of the development;
- returning the vacant elements of the Broadway within the application site to active use and delivering a major piece of the Brent Cross and West Hendon Regeneration Framework;
- creation of a sustainable landmark design along West Hendon Broadway;
- public transport accessibility improvements and infrastructure works to improve the accessibility within and around the local area;
- improved access for pedestrians and cyclists between the enhanced local centre, the new homes and the Welsh Harp;
- improvements to the pedestrian route to and from Hendon Mainline Station and provision of retail choice to the local catchment.

C. Objection: March 2017 vacant possession date is unreasonable

Response:

The Council notes the concerns raised in respect of vacant possession dates, and understands that this information is very important to those affected. The Council has set out the dates when vacant possession of various properties will be required within the Statement of Reasons, and these are repeated below for your convenience.

Property	Estimated Vacant possession date
1-76 Franklin House	March 2015
11-98 Marriotts Close	March 2015
1-32 Tyrell Way	March 2015
187-197 (odd numbers) The Broadway,	March 2017
2 Perryfield Way (flats 1-5)	March 2017
2-5a (inclusive) Parade Terrace	March 2017
Land adjacent Cool Oak Bridge	Late 2018

The dates indicated may change as the development progresses given that the West Hendon regeneration project is large and complex. If it is proposed to change these dates for any reason, LBB and BMLLP will ensure early notification and discussion with those affected.

D. Objection: Scheme will result in loss of five dwellings and commercial premises

Response:

The Broadway properties are required for visual and physical connections between the town centre and the regenerated estate and to provide pedestrian permeability on a key route accessing Hendon Railway station. The design principles of the scheme are explored in further detail in the 23rd July 2013 Committee Report for planning application ref:H/01054/13 and within the supporting application documents.

The regeneration will create 2000 residential dwellings with a variety of tenures and enhance existing provision of commercial premises through new and improved units, with a net gain of 300m².

In the later phases of the scheme there will be some commercial units for sale. If you are interested in a commercial unit please contact the Council's surveyor Rosie Moore of Capita on the details below. The Statement of Reasons does state that the Council's surveyor will assist commercial occupiers with a regularly updated schedule of vacant units within the local area which may be suitable for relocation purposes. If the commercial occupier requires more assistance with relocation then they should inform the Council's surveyor.

The Council remains committed to acquiring interests by private treaty and would be happy to engage with your clients to discuss acquisition of their interests by private treaty. Please contact Rosie Moore of Capita on 020 7544 2055 should you wish to discuss the options which may be available to your clients.

I hope the responses above have answered the queries and objections raised by your client. If you or your client have any further queries, or would like to discuss the matter further, please do not hesitate to contact Anna Morell on the telephone number above, who will be pleased to arrange a meeting.

Yours sincerely



Martin Cowie
Assistant Director
Strategic Planning & Regeneration