

London Borough of Barnet
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P M Cooke
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West Hendon
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Contact: Anna Morell
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Date: 20 August 2014

Dear P M Cooke

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

Re: This letter relates to 6 Mariotts Close

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

The Council is keen to address your objection and resolve your concerns if this is possible. Once you 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: High density of scheme not in the public interest

Response:

This issue of density was considered at the time of the Planning Application and is covered in detail in the 23rd July 2013 Committee Report for planning application ref:H/01054/13. High density alone is not a reason for refusal of a planning application as it fails to consider the quality and design of a scheme which must be carefully considered when density calculations may give rise to concerns.

The following issues were considered to support the proposed density:

- The proposed block structure, with four landmark towers was supportable in urban design terms, providing a more integrated and legible environment compared to the existing. The resultant density was considered to be an important component within this. This is supported by the Barnet Local Plan Core Strategy policy CS5 and the saved Barnet Unitary Development Plan policy C1a.
- Daylight/sunlight assessment undertaken as part of the Environmental Statement demonstrated that all units would have sufficient levels of light with limited over shadowing.
- The scheme includes a significant proportion of private, semi-private and public amenity space, together with improved linkages to surrounding parks and

recreation areas which were considered to be sufficient provision to support the proposed population.

- The scheme is located close to West Hendon station which would benefit in capacity terms from the current upgrade to Thameslink services.
- The level of development (2,000 units) complies with that proposed within the Core Strategy housing trajectory. The number of units was demonstrated to be a requirement in viability terms through the independent viability assessment.

The delivery of the scheme will result in a better mix of tenure thereby ensuring a more balanced community, offering a choice of high quality homes, wider opportunities for home ownership and resulting in a sustainable, inclusive and mixed neighbourhood

B. Objection: Concerns about transport and medical facilities

Response:

During the planning application process, the impact of the new development on the local area and environment, including transport, highways, medical, education and other local services were considered. The scheme itself improves local services and infrastructure via the provision of a new school and community facilities, a new bridge, as well as new retail and commercial space. Through the usual planning obligation process, the Council's development partner, BM LLP, will make appropriate contribution towards the provision of any additional local services required as a result of the new development.

Taking these matters into account, the Council is satisfied that there will be no negative impact on local transport, highways, medical, education and other local services.

C. Objection: Welsh Harp Reservoir SSSI will remain hidden from view

Response:

This issue was considered at the time of the Planning Application and is covered in detail in the 23rd July 2013 Committee Report for planning application ref:H/01054/13. The Statement of Reasons states that the introduction of a green corridors between the Order Land, the SSSI and York Park will re-engage the local community with this natural environment, permit views of the SSSI from The Broadway and ensure that it remains a valued community asset. The proposed development was not considered to have a significant impact upon the value of the adjacent Welsh Harp SSSI. Dialogue with Natural England was undertaken throughout the planning application process and their concerns have been enshrined into planning conditions and the Section 106 agreement which now includes a contribution for an onsite warden. Natural England raised no objection to the proposed development subject to their required conditions and Planning Mitigation measures.

D. Objection: Health & Safety Concerns

Response:

The scheme will be built in accordance with all relevant statutory legislation, including the Construction (Design & Management) Regulations, Health & Safety at Work Act, and the Control of Substances Hazardous to Health Regulations. The scheme is registered with the Considerate Constructors Scheme which aims to improve the

image of construction by promoting good work practices in and around the development site.

BMLLP's site and construction managers undertake mandatory training in health and safety good practices such as the Site Management Training Safety Scheme (SMSTS) and complete 3 day first aid awareness course by St Johns Ambulance. All of the work force from labourers, to trades persons, and managers hold a Construction Skills Certification Scheme (CSCS) card which demonstrates that individuals have the necessary competence to undertake the work they do on site.

Empty properties will either be managed by guardians who will live in the property or steel Sitex screens will be placed on the front door and windows. Both these methods prevent break-ins and squatters.

Residents are consulted with regularly via newsletters, open meetings, a resident's consultative forum, and a web site to inform them of upcoming works in the programme. When hazardous activities like demolition are planned, residents will be fully informed of how these works are programmed, the safety measures that will be adopted, and what impact the works may have on surrounding routes or nearby property.

I hope the responses above have answered the queries and objections raised. If you 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