

London Borough of Barnet
Building 4, North London Business Park
Oakleigh Rd South,
London N11 1NP

Mrs Dulcie Manage
63 Tyrrel Way
West Hendon
London
NW9 7QP

Contact: Anna Morell
Tel: 020 8359 2387
e-mail: anna.morell@barnet.gov.uk
Date: 8 September 2014

Dear Mrs Dulcie Manage

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

Re: This letter relates to 63 Tyrrel Way

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: Loss of green spaces and parks

Response:

This issue was considered at the time of determination of the planning application and is covered in detail in the 23rd July 2013 Committee Report for planning application ref:H/01054/13. In summary:

- the proposals provide an increase in the quantity of useable on-site amenity space and were considered to substantially raise the quality of open space in comparison to the existing provision.
- two new pedestrian footbridges are proposed to connect the estate to the existing West Hendon Recreation Ground and a contribution of £979,000 is sought for improvements to off-site leisure and recreation provision in this area

With regard to the loss of York Park the only parcels of open space included within the Order Land lie to the north of the Cool Oak Bridge (specifically plot numbers 41a, 41b, 42, 43 and 43a). York Park is not included within the Order Land. Some parts of York Park falling outside the CPO and owned by the Council are within the proposed development and were appropriated to planning purposes by the Council on 12 September 2013. A Notice of intention to appropriate public open space under Section 122(2A) of the Local Government Act 1972 was placed on site and in the local press for a period of 2 weeks commencing 11th July 2013 requesting any representations by 25th July. No representations were received. The Council has

also advertised its intention to dispose of the public open space (subject to Secretary of State's consent). Again, the council did not receive any representations. Therefore the Council has complied with its statutory duties in this regard. The existing open space land totals 19,866m², the current planning consent is for 26,428m² the current proposed scheme has increased the open space provision to a total area of 28,080m²

B. Objection: Loss of parking spaces and shed

Response:

The issue of parking spaces was considered at the time of determination of the planning application and details of the impact of the proposed scheme on parking are covered in the committee report. In summary:

- parking for the residential scheme is in line with London Plan and Barnet Car Parking Requirements.
- the level of commercial car parking is to be maintained at the level provided prior to the development of the Estate and falls within the London Plan requirements even with the marginal increase in commercial floorspace Proposed.

To ensure satisfactory parking levels are maintained during construction phases a pre commencement condition was attached to the decision of the West Hendon planning application ref:H/01054/13. This requires that interim car parking management arrangements for the duration of the construction are submitted to the Local Planning Authority for consideration and must be signed off by Council Highway Engineers prior to commencement of each and every sub phase.

On the issue of sheds, appropriate levels of storage and waste facilities have been approved in line with regional and local policies.

As a secure tenant you will be offered a property in the new development which will have the appropriate levels of storage. The new homes for existing secure tenants will be built to the Mayor's London Housing Design Guidelines and will be at least as large as the existing homes. You will be offered a newly built home on West Hendon with the same number of bedrooms and usable floor space as your current home or more if your housing need requires

C. 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.

Residents are consulted with regularly via newsletters, open meetings, a residents' 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



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Assistant Director
Strategic Planning & Regeneration

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