

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

GLOSSARY

“the 1976 Act”	the Local Government (Miscellaneous Provisions) Act 1976
“the 1981 Act”	the Acquisition of Land Act 1981
“the 1990 Act”	the Town and Country Planning Act 1990 (as amended)
“the 1998 Act”	the Human Rights Act 1998
C	
“CAPITA”	surveyors appointed by the Council to negotiate the acquisition of third party interests by private treaty
“Certificate Applications”	the Council’s applications to the Secretary of State for a certificate under sections 19 and 28 of the 1981 Act in respect of the Special Category Land
“the Circular”	Circular 06/2004: Compulsory Purchase and the Crichel Down Rules
“the Convention”	The European Convention for the Protection of Human Rights and Fundamental Freedoms
“Cool Oak Lane Bridge”	The existing Grade II vehicular bridge at Cool Oak Lane
“the Core Strategy”	The London Borough of Barnet’s Local Plan – Core Strategy Development Plan Document which adopted in September 2013
“the Council”	the London Borough of Barnet
“CPOIA”	the CPO Indemnity Agreement between the Council and the Developer dated 5 February 2014
“CRT”	Canal and River Trust
D	
“DCLG”	Department for Communities and Local Government
“the Developer”	The Council’s development partner Barratt Metropolitan LLP, a consortium of Metropolitan Housing Trust and Barratt London
“Development Management Policies”	The London Borough of Barnet’s Local Plan – Development Management Policies - Development Plan Document adopted in September 2013
E	
“the Estate”	the West Hendon Estate
G	
“Ground 10A”	Possession proceedings pursuant to section 83 and Ground 10A Part II to Schedule 2 of the Housing Act 1985

L	
“London Plan 2011”	the Mayor of London’s strategic spatial planning document for London – July 2011
M	
“Mayor’s Housing SPG”	the Mayor of London’s ‘Housing: Supplementary Planning Guidance’ November 2012
N	
“NPPF”	the National Planning Policy Framework – March 2012
O	
“Objections”	written letters of objection submitted to the Secretary of State in respect of the Order
“the Order”	The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014 as submitted to the Secretary of State for confirmation on 4 July 2014
“the Order Land”	the land included in the Order
“the Order Map”	the map referred to in the Order
“the Order Schedule”	The schedule to the Order dated 17 June 2014 detailing land and qualifying interests
P	
“the PDA”	Principal Development Agreement dated 11 August 2006 as varied on 5 February 2014
“the Pedestrian and Cycle Bridge”	the pedestrian and cycle bridge to be constructed adjacent to the Cool Oak Lane Bridge in phase 3c of the Scheme
“the 2008 Permission”	the outline planning permission dated 1 July 2008 (ref:W13987) for the comprehensive regeneration of the Estate
“the 2013 Permission”	the decision notice (ref: H/01054/13) dated 20 November 2013 granting a hybrid planning permission for the Scheme
R	
“the Regeneration Project”	The comprehensive regeneration (phases 1 – 6) of the West Hendon Estate and its immediate environs
“RICS”	Royal Institution of Chartered Surveyors
S	
“Section 106 Agreement”	an agreement between the Council and the Developer dated 19 November 2013, entered into pursuant to section 106 of the 1990 Act
“the Scheme”	the redevelopment through regeneration of the West Hendon Estate and its immediate environs, through the provision of: up to 2000 residential dwellings; a new two-form entry primary school; community facility; commercial uses and associated open space provision and

	improved infrastructure as approved under the 2013 Permission (being phases 3 to 6 of the Regeneration Project)
“Shared Equity”	a product offered by the Developer designed to allow qualifying owner occupiers living on the existing Estate to remain in the West Hendon area by assisting them with the purchase of a new residential unit within the Scheme, where: (i) qualifying owner occupiers purchase a minimum of 50% share of the value of a new residential unit within the Scheme; (ii) the remaining equity percentage share is owned by Metropolitan; and (iii) no rent payable on the remaining equity percentage whilst the unit the remains the principal residence of the qualifying occupier
“Shared Ownership”	the purchase of residential units to be constructed within the Scheme on a part-buy , part-rent basis
“Special Category Land”	land constituting public open space within the meaning of section 19 of the 1981 Act falling within plot numbers 41A, 41B, 42, 43 and 43A of the Order Schedule and Order Map
“Statement of Case”	The Council’s Statement of Case as submitted to the Secretary of State on 16 October 2014, setting out the Council’s case to be advanced at inquiry
“Statement of Reasons”	the Council’s Statement of Reasons as submitted to the Secretary of State on 4 July 2014 setting out its reasons for making the Order
U	
“UDP”	the saved policies of the Council’s Unitary Development Plan – adopted May 2006
W	
“Welsh Harp SSSI”	the Welsh Harp Reservoir, a site of special scientific interest
“West Hendon RPG”	the consultative body known as the West Hendon Regeneration Partnership Board - comprising representatives from residents on the Estate, the Council, the Developer and stakeholders, constituted for the purposes of providing feedback on issues related to the redevelopment, regeneration proposals and future management of the Scheme