

A Bilfinger Real Estate  
company



GVA  
10 Stratton Street  
London  
W1J 8JR

# **London Borough of Barnet**

## **(West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014**

**Rebuttal Proof of Evidence**

**Virginia Blackman**

**GVA Grimley Limited**

**12/01/2015**

**PLANNING INSPECTORATE REF: [APP/NPCU/CPO/N5090/74016]**

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## 1. Introduction

- 1.1 This rebuttal proof of evidence supplements my main proof of evidence and responds to an issue raised by Mr Knowles, the agent acting on behalf of a number of objectors, in section 8 of his statement submitted to the Inquiry dated 30 December 2014. I only address this issue as it was not covered in detail in my main evidence.
- 1.2 I have set out below a summary of the issue raised (using Mr Knowles's numbering for ease of reference) and then my response.

## 2. Summary of issue raised

- 2.1 At section 8 of his statement, Mr Knowles deals with Table 2 interests, and confirms that 12 of his clients within Tyrrel Way have rights of access affected by the Order, as set out in Table 2 of the Order.
- 2.2 He states that he has requested further information in respect of the impact on access at Tyrrel Way, the timing of this, and what mitigation is proposed, but that this information has not been provided.
- 2.3 Mr Knowles therefore considers that it would be improper to grant Compulsory Purchase powers where there is no clarity on the extent of powers actually required.

## 3. Response

- 3.1 As set out in the Council's Statement of Case (CDA.11) at para 8.2, page 41 and my main evidence at section 5.6, page 16, the Council is satisfied that all land and rights (including all access rights within the Order Land) within the Order are necessary and required in order to complete phase 3 of the Regeneration Project.
- 3.2 Objections to the Order were received in relation to this issue, and identified as Objection Themes 43, 47 & 48 at CDD.05 & CDD.06. The Council is satisfied both that sufficient information has been provided in respect of the rights required, and that the acquisition of these rights is required to deliver the Regeneration Project. The response to these objections is set out at para 13.34, page 63 of the Statement of Case (CDA.11) and paras 6.27-6.33, pages 22-23 of my main evidence.
- 3.3 A reserved matters application in respect of phases 3b and 3c was submitted on 15 December 2014, and following approval of these reserved matters, the Developer will be able to complete their detailed construction programme and therefore provide further details of the timescale over which rights will be affected. Until this application has been approved, this information cannot be confirmed, but the Developer will provide this information to affected parties as soon as it is available.

- 3.4 On behalf of the Council, Capita has confirmed to Mr Knowles and his clients that access will be maintained at all times to retained properties within the Estate both throughout construction of phases 3b and 3c, and following completion of construction. A summary of these discussions are set out in the proof of Mr Watling at section 5 page 17.
- 3.5 I therefore consider it both necessary and appropriate to include these rights within the Order in order to ensure delivery of phases 3b & 3c.

Virginia Blackman BSc(Hons) MRICS