

Barratt Metropolitan Limited Liability Partnership

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

Summary Proof of Evidence

Mr Matt Calladine

19 December 2014

PLANNING INSPECTORATE REF: APP/NPCU/CPO/N5090/74016

1. Introduction

- 1.1 My name is Matt Calladine. I am the Head of Development for Barratt London and have been employed by Barratt since January 2012. I have overall responsibility for all Barratt London development schemes in central and west London.
- 1.2 I am a member of the Barratt Metropolitan Limited Liability Partnership working group and am providing evidence on behalf of both Barratt and Metropolitan. My responsibility in regard to the Scheme covers all development issues, including all planning and land assembly matters.
- 1.3 In this document I summarise the matters covered in my proof of evidence.

2. Description of the Developer

- 2.1 The Scheme is being and will continue to be delivered by the Council's development partner, Barratt Metropolitan Limited Liability Partnership, (the Developer), a consortium of Metropolitan and Barratt.
- 2.2 The Developer's member organisations have significant track records of delivering large scale residential projects, and have teams of in house experts covering development, finance, project management and construction working on this project, as well as external consultants covering design, planning, community engagement and site assembly.
- 2.3 The Developer has already delivered the Pilot and Lakeside phases (which I refer to as phases 1 and 2 respectively in my evidence) of the Regeneration Project and is in the process of constructing phase 3a of the Scheme which will deliver 216 units. Accordingly, the Developer is well placed to continue and is committed to deliver and complete the whole of the Regeneration Project.

3. Arrangements between the Developer and the Council

- 3.1 The PDA sets out the arrangements between the Council and the Developer in relation to the Scheme, including respective responsibilities, notifications and approvals, land transfers and financial arrangements.
- 3.2 The PDA contains a number of overarching pre-conditions relating to the Scheme overall, such as receipt of planning permission. Following satisfaction of these pre-conditions, the PDA was deemed unconditional in July 2014. The Scheme is now subject only to individual phase conditions.

- 3.3 The Regeneration Project, and particularly the 2013 permission, is divided into a number of phases for the purposes of decanting, construction and delivery. In addition, for the purpose of land transfers from the Council to the Developer, the PDA adopts these phases which are in turn linked to the planning permission for the Scheme (CDB.37). Land for each phase can be drawn down by the Developer serving a notice on the Council but the Developer is only able to serve the notice when specified phase conditions have been satisfied.
- 3.4 The Developer is confident that satisfying the phase conditions in the PDA presents no impediment to completing phase 3 or to delivering the remainder of the Scheme. The Developer and Council have already satisfied comparable conditions relating to the phases which are complete and those parts of phase 3a presently under construction.

4. Scheme Description

- 4.1 The Order facilitates the completion of phase 3 of the Scheme by assembling the land interests and rights necessary to deliver sub-phases 3a, 3b and 3c.
- 4.2 The Scheme will provide a catalyst for the wider regeneration of the West Hendon. Completion of phase 3 is key to delivery of the whole Scheme as it links the phases which are already completed into the wider area. It also provides significant new infrastructure which is vital to the delivery of the later phases of the Scheme and the wider regeneration of the West Hendon area.
- 4.3 Phase 3 falls within the central area of the Regeneration Project and will create a new sense of place by reconnecting the Broadway to the Welsh Harp through a new civic space and reconfigured York Park. The transformation created by phase 3 provides the foundations for the reintegration of the estate with the wider area and impetus for the wider regeneration of West Hendon.
- 4.4 Without the completion of all of the phases of the Scheme the wider benefits of the comprehensive regeneration will not be realised and instead isolated pockets of redevelopment would remain within an area of decay and deprivation.

5. Scheme Phasing

- 5.1 The Scheme is based on a hybrid planning permission (CB.37) for the regeneration proposals will be delivered by a phased programme of demolition and redevelopment. The Regeneration Project is to be delivered in 6 phases. Phases 1 and 2 consisted of the Pilot and Lakeside aspects of the 2008 Scheme with the current revised Scheme delivering phase 3 to 6. Phase 3 has been divided into development sub phases 3a, 3b and 3c.

6. The Developer's Commitment to Delivery

Planning

- 6.1 The Developer has been granted planning permission (part detailed and part outline) CDB.37 for the Scheme.
- 6.2 The Developer assembled the land interests needed to complete phases 1 & 2 without the need for compulsory purchase and has completed 194 residential units. The Developer is currently constructing phase 3a.
- 6.3 The Developer assembled the site required for phase 3a by agreement utilising land purchased from Catalyst and land owned by the Council together with land formerly part of the Highway (CDA.13).
- 6.4 Metropolitan, a part of the Developer, acquired 28 leasehold estate residential units as well as 2 multi-unit properties on the Broadway containing 16 residential and commercial units over the period 2004-2008. Of these, 5 estate units and the Broadway properties are required for phase 3b & 3c, whilst the remaining 23 are required for phases 4, 5 & 6.
- 6.5 In partnership with the Council, the Developer has agreed Heads of Terms for the acquisition of part of the Deerfield site and expects that this will be completed in due course.

Sales Progress

- 6.6 All units within phase 1 and 2 have been sold by the Developer with the exception of 43 affordable social rented units retained by Metropolitan.
- 6.7 Marketing of phase 3a commenced in July 2014. There has been significant interest with agreements for sale reaching 41 units as of 17 December 2014. This demonstrates the market interest in the Scheme and type of units being delivered by the Developer.

Funding

- 6.8 The Regeneration Project is financially viable and will be financed by the Developer with support from the Homes and Communities Agency.
- 6.9 There is a significant commercial and financial incentive for the Developer to complete the Scheme. Consequently the Developer is committed to the completion of phase 3 and all subsequent phases.

Pre-conditions

- 6.10 The Developer is satisfied that meeting any phase pre-conditions such as detailed planning consent or securing highways orders will not constitute an impediment to delivering this or later phases of the Scheme.

7. Response to Objections

- 7.1 95 Objections have been received. A number of objections received raised similar issues, and so for convenience, the objections have been grouped by theme in the summary at CDD.05 & CDD.06.
- 7.2 In my evidence I have addressed the issues and themes raised by objectors highlighted in the table below. These have also been addressed by other witnesses as outlined in my evidence and CDD.06. I do not consider the matters raised by objectors to represent impediments to the confirmation of the order.

Objection Theme Number	Objection Theme
1	Property not required
3	Retailing will not be improved with the acquisition of the subject property
4	No community, social, environmental or economic benefit to be derived from the acquisition
6	March 2017 vacant possession date for the Broadway properties is unreasonable
9	Lack of adequate consultation
10	Original ballot no longer a valid endorsement
11	Previous assurances made by the Council (eg: Choice of homes in the new development, residents will only be required to move once etc) are no longer being met
17	Insufficient level of affordable housing/ inappropriate tenure split
25	Shared Equity options unviable
26	No leasehold flats built before the third phase
29	Health & safety (dust, pollution security etc
37	Lack of additional local services e.g. primary health care, secondary schools etc
50	Inability to understand/inaccuracies within the Council's Statement of Reasons
51	Queries raised as to the Developer's ability to fund the acquisition of the land and interests

8. Conclusion

- 8.1 The Developer has successfully delivered the Pilot and Lakeside (Phases 1 & 2) of the Regeneration Project, to date having completed 194 units with a further 216 units presently under construction within phase 3. The Developer considers the Scheme to be viable and has developed a programme which ensures the remainder of the project is deliverable.
- 8.2 The Developer has entered into a PDA with the Council which will allow it to deliver the Scheme and has agreed a phasing structure that ensures the Scheme is deliverable.
- 8.3 The Developer remains committed to the delivery of phase 3 and the completion of the remainder of the Scheme. There is a significant commercial incentive for the Developer to complete the scheme.
- 8.4 There is no impediment to the delivery of the scheme other than the need to assemble the land interests within the Order. Whilst the Developer remains committed to acquiring the interest by agreement a confirmed Order is necessary to ensure the timely delivery of the Scheme.

Declaration:

I believe that the facts stated in this proof of evidence are true



Matt Calladine

Date: 19.12.14 .