

**THE LONDON BOROUGH OF BARNET
(WEST HENDON REGENERATION AREA) CPO No 1- 2014**

STATEMENT OF EVIDENCE THOMAS WYLD. Biology BSc (Hons).
(Principal Planning Officer for the London Borough of Barnet)

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

1. INTRODUCTION

1.1. QUALIFICATIONS AND EXPERIENCE

1.2. My name is Thomas Wyld. I am a Principal Planning Officer at Re working on behalf of the Council

1.3. I have been the case officer for the West Hendon Regeneration scheme, which involves 2000+ unit redevelopment of a dilapidated 1960's Council estate transforming the area to create a balanced, mixed and inclusive community.

1.4. My evidence will address:

Part 2 Background to the Scheme

Part 3 Planning Permission for the Scheme

Part 4 Compliance with Adopted Planning Framework

Part 5 Objections to the Order.

2. BACKGROUND TO THE SCHEME.

2.1 The London Plan 2004 identified Cricklewood/Brent Cross as an Opportunity Area in North London (Appendix 1). The Mayor undertook to work with Barnet Council to draw up a planning frameworks for this area.

2.2 The Brent Cross Cricklewood and West Hendon Development Framework was subsequently adopted with updates in December 2005.

2.3 West Hendon was identified as an area for high density regeneration where approximately 2,200 units would be provided. The existing affordable housing was to be replaced by an equivalent amount, type and mix of new affordable housing funded by private sector investment.

2.4 The Barnet Local Plan (Core Strategy) [CDC.03] adopted in September 2012 designated the West Hendon Estate as one of the Council's Priority Housing Estates for Regeneration,

2.5 The redevelopment of the West Hendon Estate is a long-standing priority of the Council. Barnet's Local Plan seeks to deliver "*...long term programmes of regeneration in order to tackle poor quality housing, social isolation and transform these areas into successful mixed tenure places.*"

2.6 A historic outline planning Permission approved in 2008 and a Pilot Phase scheme have already delivered 194 units on the estate.

3. PLANNING PERMISSION FOR THE SCHEME

3.1 SUMMARY OF THE EXTANT PERMISSION

3.2 On 15th March 2013 the Developer submitted a Hybrid planning application, reference H/01054/13, for *the demolition and redevelopment of the West Hendon Estate to accommodate up to 2000 residential units, a new 2 form entry primary school, community building and commercial uses including 4,001 square meters of A1/A2/A3/A4/A5/B1 use and associated open space and infrastructure:*

3.3 The planning submission was accompanied by an Environmental Statement [CBD.24].

3.4 The 2013 Scheme comprised the comprehensive redevelopment of the West Hendon Estate. Sub Phases 3a and block E2 within sub phase 3c have been submitted in detail. Sub phase 3b, the remaining blocks in 3c and phases 4, 5 and 6 have been submitted in outline only.

3.5 Permission was granted on 20 November 2013. [CDB.35]

3.6 PHASING OF THE SCHEME

3.7 Sub Phase 3a has commenced comprising Blocks G1, G2, E1, E3 and E4 which have been approved in detail.

3.8 The remainder of phase 3 broken down as follows: phase, 3b includes blocks F5 and F6. Phase 3c includes blocks G4, H3, H4, F1, F2, F3, F4 which have been approved in outline and E2 which has been approved in detail.

3.9 The Developers have applied to amend the sub phasing for Phase 3 by means of an application to vary the Section 106 Agreement where sub phasing is controlled.

3.10 The amendment brings the delivery of Block E2, (which has been approved in detail), forward to become a part of Phase 3a rather than Phase 3c. Blocks F1, F2, F3 and F4 would be delivered in Phase 3b rather than Phase 3c

3.11 The proposed variation has been recommended for approval by committee though the S106 is currently in the process of being drafted.

3.12 Pre commencement conditions have been cleared for all detailed blocks within the 2013 Permission. Therefore upon completion of the S106 variation the construction of Block E2 could immediately commence.

3.13 Block E2 includes 142 Private units and is located outside of the Order Land.

3.14 Upon completion of Blocks G1 and G2 secure tenants within the Order Land will be decanted from their current homes into these newly constructed residential units.

3.15 Existing buildings will then be demolished to enable development upon the Order Land of the Outline elements of Phases 3b and 3c.

- 3.16 Following pre-application discussions a reserved matters application for Phases 3b and 3c was submitted on 16 December 2014 under reference 14/07964/RMA. The application is currently under consideration.
- 3.17 HIGHWAYS
- 3.18 The Scheme includes Significant Highway Infrastructure improvements secured under the Section 106 Agreement including removal of the existing Perryfield Way gyratory, junction improvements and widening of the A5 through removal of the existing bus lanes.
- 3.19 The Transport Assessment [CDB.17] confirms benefits to journey times for cars from the above measures. The existing Public Transport Network will not be experience significant impacts. Capacity exists in Hendon Rail Station and Hendon Central Tube Station. The Section 106 Agreement includes an obligation to mitigate a possible capacity issue in the am peak on busses.
- 3.20 HIGHWAYS ORDERS
- 3.21 Discussions have taken place between the Developer and the Council's Highways Officers over accesses requiring stopping up during delivery of phase 3 these are unlikely to causes impediment to delivery of development on the Order Land.
- 3.22 COOL OAK LANE BRIDGE
- 3.23 The delivery of the Cool Oak Lane Pedestrian and Cycle Bridge is required by the Section 106 Agreement within Phase 3.
- 3.24 Early iterations of the design have in addressing the constraints of the development resulted in a bridge that would marginally exceed the red line boundary. This would require a separate Planning application.
- 3.25 The principal of the Pedestrian and Cycle Bridge has been established within the 2013 Permission such an approach would be unlikely to constitute an impediment to the delivery of the development upon the Order Land.
- 3.26 CONDITIONS AND S106 CONTROLS
- 3.27 The 2013 Permission CDB.35 incorporates a large number of conditions applied to the decision to ensure delivery of a high quality scheme whilst mitigating against impacts upon Biodiversity and the Highway Network. Mitigation measures and Obligations are also included in the S106 agreement.
- 3.28 The clearance of necessary conditions and compliance with the s106 agreement are unlikely to cause impediment to the delivery of the development Order Land.

4. ADOPTED PLANNING FRAMEWORK FOR THE AREA

- 4.1 In this case, the development plan is The London Plan published July 2011 and the Barnet Local Plan Core Strategy including saved UDP Policies for the Brent Cross Cricklewood and West Hendon Regeneration Area.
- 4.2 The Proposal Regenerates a Priority Estate in the Borough leading to the delivery of a significant number of new homes. It would deliver a sustainable and accessible form of development which would not impact significantly upon the adjacent Site of Special Scientific Interest or upon the Highway network.
- 4.3 The development is considered to be in keeping with the Adopted Planning Framework.

5. OBJECTIONS TO THE CPO

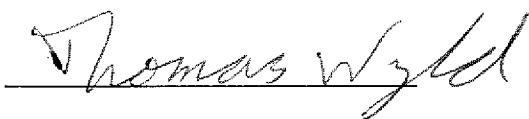
- 5.1 A number of representations have been made following the CPO consultation relating to issues of Open space, Form of development, Lack of infrastructure, Environmental Concerns, Issues of ownership and impacts from the construction process. These objections have been responded to in individual letter responses and are addressed in my detailed proof.
- 5.2 It is not considered that the issues raised present significant material concerns given the controls in place on the 2013 permission. It is therefore not considered that these will present an impediment to the delivery of the Order Land development.

6. CONCLUSION

- 6.1 The Proposals are compliant with the Adopted Policy Framework for the area and are not subject to any Planning impediments. They will improve the economic, social and environmental wellbeing of the estate and the surrounding area. and will bring forward the greater benefits that will be secured by unlocking the wider delivery of the Scheme.
- 6.2 Delivery of Phase 3 will unlock development of further strategic phases leading to wider economic social and environmental benefits that will come from the full delivery of the Scheme.
- 6.3 The Compulsory Purchase Order should therefore be supported.

9. Declaration

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



Mr Tom Wyld dated [23] / 12 / 14

