

**THE LONDON BOROUGH OF BARNET (WEST HENDON  
REGENERATION AREA) COMPULSORY PURCHASE  
ORDER (No 3) 2018**

**SUMMARY PROOF OF EVIDENCE – ANDREW DILLON MRTPI.**  
(Planning Major Developments, the London Borough of Barnet)

PLANNING INSPECTORATE REF:

1. ENV/3164290
2. APP/PCU/CPOH/N5090/3218378

Date: 8 July 2019

**1. INTRODUCTION**

**1.1. QUALIFICATIONS AND EXPERIENCE**

- 1.2. M My name is Andrew Dillon BA (Hons) DipTP MRTPI.
- 1.3. I am a Principal Planning Officer at Regional Enterprises Ltd, a joint venture company set up and co-owned by Capita Plc and the London Borough of Barnet, and have been a chartered member of the Royal Town Planning Institute since 2001.
- 1.4. I have been employed in local government as a Planning Officer within Development Control/Management for 20 years with my primary role being responsible for the processing and determination of planning applications. I have worked at Barnet Council and then Regional Enterprises Ltd since August 2013.

## **2. BACKGROUND TO THE SCHEME.**

- 2.1 As outlined under Part 4 of the Project Synopsis, the London Plan 2004 recognised Cricklewood/Brent Cross as an Opportunity Area in North London. A Supplementary Planning Guidance (SPG) document entitled “*Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework*” (“the Development Framework”) [CDC.08] was subsequently by the Council in April 2004 and established the fundamental underpinnings for the Regeneration Project.
- 2.2 The 2008 Permission, a Masterplan comprised of six development phases, was subsequently submitted in December 2004 and approved in July 2008. Following development of Phases 1 and 2, a revised Masterplan for the remaining phases of the Regeneration Project was submitted and planning permission (“the 2013 Permission”) covering Phases 3 to 6 was subsequently granted in December 2013. Full details with respect to the planning history that led to the development of the 2013 Permission are described in full in Part 3 of the Project Synopsis.

### **3. PLANNING PERMISSION FOR THE CURRENT SCHEME**

**3.1** The 2013 Permission (**CDB.37**) established a clear framework for the development of the Scheme. The 2013 Permission (**CDB.37**) was a hybrid permission and comprised both detailed and outline components. The detailed element of the 2013 Permission (**CDB.37**) related solely to Phase 3a and provided for the construction of 358 new residential units and 131 square metres of commercial floor space in buildings ranging from five to twenty-six storeys in height. The outline element of the 2013 Permission (**CDB.37**) related to all remaining phases which are subject to separate reserved matters applications.

**3.2** The first Reserved Matters Application (“**RMA**”) pursuant to the 2013 Permission (**CDB.37**) was received by the Council in December 2014 seeking detailed approval for Phases 3b and 3c of the Scheme. Those reserved matters were approved on 26 March 2015 (“**the 2015 RMA**”) (**CDB.38**) and provided for the construction of 298 residential units (181 market value and 117 affordable units), commercial floor space totalling 1,245 square metres and 18 square metres of warden accommodation associated with the Welsh Harp SSSI.

**3.3** The second RMA pursuant to the 2013 Permission (**CDB.37**) was received by the Council in December 2016 seeking detailed approval for Phase 4 of the Scheme. Those reserved matters were approved on 18 July 2017 (“**the 2017 RMA**”) (**CDB.39**) for the construction of 611 residential Units (418 market value units and 193 affordable units) including basement car parking, major highway works and new landscaped public space.

#### **PHASE 5 RESERVED MATTERS APPLICATION (REF: 17/8134/RMA)**

**3.4** The third RMA pursuant to the 2013 Permission (**CDB.37**) was received by the Council on 22 December 2017, seeking approval for reserved matters relating to layout, scale, appearance, access and landscaping in respect of Phase 5 of the Scheme. Approval was subsequently granted on 25 June 2018 (“**the 2018 RMA**”) and provided for the construction of 216

residential units (118 market, 97 intermediate and 1 social rented unit), including parking and new landscaped public space for Phase 5 (Block A, B, C and G).

### **PHASE 6 RESERVED MATTERS APPLICATION (REF: 17/8150/RMA)**

- 3.5** The fourth RMA pursuant to the 2013 Permission was received by the Council on 22 December 2017 seeking approval for reserved matters relating to layout, scale, appearance, access and landscaping in respect of Phase 5 of the Scheme. Those reserved matters were approved on 25 June 2018 (“the 2018 RMA”) and provided for the construction of 516 residential units (442 market and 74 intermediate), including a gym, parking and new landscaped public space for Phase 6 (Blocks D1-D8).

### **SILK STREAM BRIDGE RESERVED MATTERS APPLICATION (REF: 18/1163/RMA)**

- 3.6** The fifth RMA pursuant to the 2013 Permission (**CDB.37**) was received by the Council on 15 February 2018, seeking approval for reserved matters for the approval of condition 27 for the design aspects of the Silk Stream Bridge. Those reserved matters were approved on 26 October 2018. 2013 Permission was a hybrid permission and comprised both detailed and outline components. The detailed element of the 2013 Permission related solely to Phase 3a and provided for the construction of 358 new Residential Units and 131 square metres of commercial floor space in buildings ranging from five to twenty-six storeys in height. The outline element of the 2013 Permission related to all remaining phases which are subject to separate reserved matters applications.

### **3.7 HIGHWAYS MATTERS**

- 3.8** The 2013 Permission incorporates significant highway infrastructure improvements secured under the Section 106 Agreement [**CDB.36 Schedule D, p46**]. A summary of Major Highway Works are set out in Part 6 of the Project Synopsis.

### **3.9 HIGHWAYS ORDERS**

- 3.10** At present, 6 Stopping-Up Orders necessary to facilitate delivery of Phase 3 have been submitted by the Developer and subsequently confirmed, unopposed, by the Council. The estate roads in Phase 4 (Warner Close, Tyrell Way, Milton Road (part) and Stanley Road (part)

have all been stopped up, again unopposed, by the Council. The roads which will be stopped up as part of Phase 4 but are linked into the wider major highways works, will be stopped up when required. These are Borthwick Road, Ravenstone Road, Stanley Road and the Perryfield Gyratory. The estate roads for Phases 5 & 6 (Marriotts Close and Marsh Drive) will be stopped as prior to construction commencing.

**3.11** The Council is content there are no likely impediments that would prevent the further Stopping-Up Orders from being secured.

### **3.12 CONDITIONS AND SECTION 106 CONTROLS**

**3.13** The 2013 Permission [**CDB.37**] incorporates a number of conditions of approval to ensure delivery of a high quality scheme in keeping with the design ethos established within the Design and Access Statement [**CDB.05**]. Conditions encompass the following areas:

- Control over timing, delivery of phases and development quantum;
- Control over construction processes, methodologies and systems;
- Sustainable Design and Construction;
- Design controls to maintain a high quality and appearance of the Scheme as its implementation progresses through respective phases;
- Management of the Estate;
- Biodiversity and Environmental Controls;
- Design and delivery of dedicated pedestrian and cycle bridges;
- Highways; and
- Archaeology.

### **3.14 The Section 106 Agreement [CDB.36]**

**3.15** In addition, the Section 106 Agreement [**CDB.36**] includes requirements concerning financial contribution payments and mitigation measures. Obligations incorporated within the Section 106 Agreement include the following:

- Affordable Housing;
- Transportation and Highway Works;
- Recruitment Employment and Training;
- Community Centre;
- Leisure and Recreation;
- Bridges;
- Travel Plan; and
- Welsh Harp SSSI Mitigation and Monitoring.

**3.16** To date the Developer has been proactive in engaging Council officers at each progressive stage of the Scheme, amendments have been made swiftly where necessary, and the Developer has met its obligations within the Section 106 Agreement in line with the relevant triggers.

**3.17** Given the successful clearance of past conditions and compliance with the obligations of the Section 106 Agreement, I do not consider that outstanding obligations associated with subsequent phases of the Scheme are likely to present any impediment to the delivery of the Regeneration Project.

#### **4. ADOPTED PLANNING FRAMEWORK FOR THE AREA**

**4.1** The Development Plan consists of the London Plan (March 2016) and the Barnet Local Plan, which incorporates saved UDP Policies for the Brent Cross, Cricklewood and West Hendon Regeneration Area (the Development Framework). These policies have provided the policy framework within which the Regeneration Project has been brought forward.

**4.2** The benefits of the Scheme were reiterated with concluding remarks [**CDA.20, paragraph 27**] of the Secretary of State in respect of CPO1. That is, the *“redevelopment and regeneration of the area, would have positive effects on the economic, social and environmental wellbeing of the area”*.

**4.3** Redevelopment of the Order Land, as proposed through the Phase 5 & 6 RMA's, accords with the underlying principles, objectives and statutory requirements of the Development Plan.

## **5. ANY OTHER PLANNING IMPEDIMENTS**

**5.1** A number of stopping up orders are required as part of Phase 5 & 6. I do not consider there to be any likely impediments that would have the potential to prevent these from being confirmed.

## **6. RESPONSE TO OBJECTIONS**

**6.1** The Secretary of State has received three objections against the confirmation of the Orders [CDD.01].

**6.2** The Council's response to the objections is set out in full in Part 6 of the Project Synopsis. In brief the objections covered in my evidence concern the following issues:

- Concerns over transport capacity;
- Ecological Matters in relation to the Welsh Harp.

**6.3** I do not consider that any the objections raised are substantiated with sufficient justification to prevent confirmation of the Orders.

## **7. CONCLUSION**

**7.1** The redevelopment of the Order Land represents the next step in delivering the Regeneration Project, a key objective of the Council.

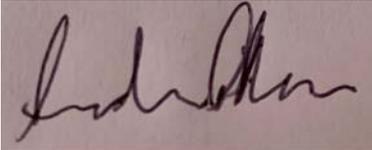
**7.2** Redevelopment of the Order Land, as proposed under the Phase 5 & 6 RMA's, is consistent with the underlying principles, objectives and statutory requirements of the Development Plan. Confirmation of the Orders is necessary to enable delivery of Phases 5 & 6 completing the West Hendon redevelopment.

**7.3** There are not considered to be any likely impediments that would prevent confirmation of the Orders. Redevelopment of the Order Land will significantly improve the social, economic

and environmental wellbeing of not only the Estate, but also the wider community within the West Hendon area.

**8. DECLARATION**

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

A rectangular image showing a handwritten signature in dark ink on a light-colored background. The signature is cursive and appears to read 'Andrew Dillon'.

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Mr Andrew Dillon      dated 8<sup>th</sup> July 2019