

**LONDON BOROUGH OF BARNET
LDF CORE STRATEGY AND
DEVELOPMENT MANAGEMENT POLICIES**

**Examination in Public – London Borough of Barnet’s Final Statement
on Brent Cross- Cricklewood**

As was stated many times at the EIP last week, an important role for planning policy in the BXC area (and in particular the saved policies) is to help provide some degree of certainty to the BXC developers – particularly important in these uncertain economic times. It would be unrealistic to assume that there will be no changes to the detail or the phasing of this scheme over the lifetime of the permission. Therefore the framework of control expressed through the planning conditions and obligations contains a degree of necessary flexibility in the delivery commitments to enable the applicant to respond to circumstances over the next twenty years but always within the reasonable control of the council on the basis that is consistent with the EIA process and the strategic need for delivery of the comprehensive regeneration of the area. This is one reason why we have not suggested rigid monitoring indications in Appendix B as we need to be flexible and realistic to take account of the existence of the BXC permission and the ‘real world’.

With regard to affordable housing (one of the areas subject to change referred to by A2 Dominion) the BXC S106 contains a detailed Affordable Housing Review Mechanism with a rolling target for affordable housing across the phases of the development in order to secure the maximum viable amount of affordable housing in accordance with London Plan policy. This anticipates changes to funding regimes and market conditions.

As well as taking account of the existence of the BXC permission and needs of the BXC applicant, the Council has always been concerned that the BXC developers should progress to securing all the necessary approvals as expeditiously as is possible. The applicant originally requested a longer period to commence the application and the detail of Condition 1 (timescales) was subject to an extensive period of negotiation before the application was reported to committee. Condition 1 of the planning permission sets out a number of ‘deadlines’ for the submission of applications for reserved matter and other matter applications. The applicant will have to demonstrate progress towards implementing the permission in accordance with Condition 1 other wise the application may ‘fall away’. The Town and Country Planning Act does not now permit variation to conditions to extend the time to start development and submit Reserved Matter applications so appropriate timescales must be agreed at the time of issue of the application that are realistic and reasonable including the likely need to make and promote a compulsory purchase order and associated highway works.

The Council have considered the request from A2 Dominion with regard to review and agree to ensure that there is provision for review in CS 2 and the monitoring indicators in Appendix B.

**LONDON BOROUGH OF BARNET
LDF CORE STRATEGY AND
DEVELOPMENT MANAGEMENT POLICIES**

**Examination in Public – London Borough of Barnet’s Final Statement
on Brent Cross- Cricklewood**

The monitoring indicators for the Policy on Brent Cross Cricklewood align with the timescales of Condition 1. The key milestone for the regeneration of Brent Cross – Cricklewood is the Compulsory Purchase Order. If by the end of 2014 the CPO has not been made and submitted for confirmation it will be extremely difficult for the applicant to meet the timescales in this permission. we will therefore in 2015 instigate a review of the policy framework for Brent Cross – Cricklewood. The form of the review will be set out in a revision to the Local Development Scheme.

We do not consider the comprehensive rewrite of Policy CS 2 at this stage to be appropriate. However such a policy may be appropriate in a future review of the Core Strategy