

<p><u>Meeting</u></p> <p>Strategic Planning Committee</p>
<p><u>Date and time</u></p> <p>Thursday 15th December, 2022</p> <p>At 7.00 pm</p>
<p><u>Venue</u></p> <p>Hendon Town Hall, The Burroughs, London NW4 4BQ</p>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
5	Addendum (if applicable)	3 - 18

StrategicPlanning.Committee@barnet.gov.uk

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15th December 2022**ADDENDUM TO SERVICE DIRECTOR OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL'S
REPORT**

Agenda Item No. 6
22/2599/RMA - Grahame Park, London, NW9 5XA (Colindale North)
Pages: 9-70

Page 13 under Recommendation 1. Add Text 'Approve Subject to Conditions'

Agenda Item No. 7
21/4433/OUT– North London Business Park, Oakleigh Road South, N11 1GN (Brunswick Park)
Pages: 71-170

Additional Objection received on the following grounds:

As a resident of Brunswick Crescent, a road whose properties back directly onto the boundaries of the North London Business Park, I would like to register my strong objection to the proposed redevelopment on the grounds that these proposals are on a scale completely unsuited to Brunswick Park Ward, whose character is being already destroyed by over-zealous and insensitive development.

The proposed 12 storey tower blocks are desperately out of character with the surrounding properties and area and will create a visual eyesore. There has already been heartbreaking destruction of the habitat of birds with the removal of the pond. The sounds of birds and geese flying over each day is now absent and replaced with increased noise pollution as a result of the current re-development work going on. The removal of trees and greenery will negatively impact air quality and the privacy and screening function it provides to shield residents from the boundaries of the North London Business Park.

Barnet's popularity is based on the fact that it is a leafy suburb that offers the elderly, families and children a quality of life, largely free of many of the complications of more densely populated urban areas, but this quality is quickly being eroded by over-development which it appears is driven more by greed than by a desire to create suitable homes for new residents which can co-exist sympathetically alongside existing homes and thus benefit the lives of all residents in the Borough.

These tower blocks are not the kinds of homes Barnet needs. They will contribute to a rise in noise pollution, bad air quality, increase local population density (and potentially crime) and place undue stress on an infrastructure that is already unable to cope with the rise in demand resulting from existing development elsewhere in the Borough. Quality of life in Barnet is seriously deteriorating due to over-population and a lack of sensitive planning and I would urge the new Labour Council to help

right some of the damage done so far by bringing this redevelopment into line with the true nature of Brunswick Park Ward and rejecting this proposed eyesore.

Other additional correspondence received from other residents in relation to ongoing issues concerning the construction of the school, nature conservation issues and the constitutional arrangements for public speaking, however members should note that these matters are not strictly related to the application under consideration (which should be considered on their own merits).

Page 72 under Recommendation 2 Section C Affordable Housing

Replace existing text with the following:

Phase 1 (detailed)

38 x Affordable Rented: 9 x 1 bed, 23 x 2 bed and 6 x 3 bed units

57 x Shared ownership: 18 x 1 bed and 39 x 2 bed units

Outline Phases

The affordable housing offer across the outline phases is 21% by habitable room and unit, with a similar mix to Phase 1 to be targeted as indicated in the main Committee report, with an indicative mix as follows (although the exact mix will depend on detailed design of the later phases and will be confirmed at outline stage..

208 x Affordable Rent (246 Units) 11 x 1 bed 113 x 2 bed 84 x 3 bed

209 x Shared Ownership (266 Units) 74 x 1 bed 135 x 2 bed units

Page 74 after Recommendation 3 Add Text ‘Approve Subject to Conditions’

Page 74, Amend wording of Condition 1 to read as follows:

- 1 *The development of Phase 0 and Phase 1 hereby permitted shall be carried out in accordance with the following approved plans:*

School plans (Phase 0):

FS0200-ALA-XX-XX-DR-L-0001 P06

FS0200-STL-01-01-DR-A-0200 P05

FS0200-STL-01-01-DR-A-0201 P05

FS0200-STL-01-02-DR-A-0202 P05

FS0200-STL-01-B1-DR-A-0204 P05

FS0200-STL-01-EL-DR-A-0300 P05

FS0200-STL-01-EL-DR-A-0301 P05

FS0200-STL-01-EL-DR-A-0302 P05

FS0200-STL-01-R1-DR-A-0203 P05

FS0200-STL-01-SX-DR-A-0400 P05

FS0200-STL-01-SX-DR-A-0401 P05

FS0200-STL-01-SX-DR-A-0402 P05

FS0200-STL-02-00-DR-A-0205 P05

FS0200-STL-02-EL-DR-A-0303 P05

FS0200-STL-02-EL-DR-A-0304 P05

FS0200-STL-02-R1-DR-A-0206 P05

FS0200-STL-02-SX-DR-A-0403 P05

FS0200-STL-XX-EL-DR-A-0310 P02

FS0200-STL-ZZ-XX-DR-A-0900 P05

FS0200-STL-ZZ-XX-VS-A-0050 P05

FS0200-STL-ZZ-XX-VS-A-0051 P05
FS0200-STL-ZZ-XX-VS-A-0052 P05
FS0200-STL-ZZ-XX-VS-A-0053 P05
FS0200-STL-ZZ-XX-VS-A-0054 P05
FS0200-STL-ZZ-XX-VS-A-0055 P05
FS0200-STL-ZZ-XX-VS-A-0056 P05
FS0200-STL-ZZ-XX-VS-A-0057 P05
FS0200-STL-ZZ-XX-VS-A-0060 P05
FS0200-STL-ZZ-XX-VS-A-0061 P05
FS0200-STL-ZZ-XX-VS-A-0062 P05
FS0200-STL-ZZ-XX-VS-A-0063 P05
FS0200-STL-ZZ-XX-VS-A-0064 P05
FS0200-STL-ZZ-XX-VS-A-0065 P05
FS0200-STL-ZZ-XX-VS-A-0066 P05
FS0200-STL-ZZ-XX-VS-A-0067 P05
FS0200-STL-ZZ-XX-VS-A-0068 P05
FS0200-STL-ZZ-XX-VS-A-0069 P05

Block 1B:

211_1B_01_01
211_1B_02_00
211_1B_02_01
211_1B_04_01
211_1B_04_02
211_1B_05_01

Block 1C:

211_1C_01_01
211_1C_02_00 Rev C
211_1C_02_01 Rev C
211_1C_02_02 Rev C
211_1C_02_03 Rev C
211_1C_02_04 Rev C
211_1C_02_05 Rev C
211_1C_02_06 Rev C
211_1C_02_07 Rev C
211_1C_02_08 Rev C
211_1C_02_09 Rev C
211_1C_02_10
211_1C_05_01
211_1C_04_01 Rev C
211_1C_04_02 Rev B

211_C_09_01
211_C_09_02
211_C_09_03
211_C_09_04
211_C_09_05
211_C_09_06
211_C_09_07
211_C_09_08

211_C_09_09
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211_C_09_11
211_C_09_12
211_C_09_13
211_C_09_14
211_C_09_15
211_C_09_16
211_C_09_17

Block 1D:

211_1D_01_01
211_1D_02_00 Rev A
211_1D_02_01 Rev C
211_1D_02_02 Rev C
211_1D_02_03 Rev C
211_1D_02_04 Rev C
211_1D_02_05 Rev C
211_1D_02_06 Rev C
211_1D_02_07 Rev C
211_1D_02_08 Rev C
211_1D_02_09 Rev C
211_1D_02_19
211_1D_04_01 Rev C
211_1D_04_02 Rev B
211_1D_05_01

211_D_09_01
211_D_09_02
211_D_09_03
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211_D_09_05
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211_D_09_22
211_D_09_23
211_D_09_24

211_D_09_25
211_D_09_26
211_D_09_27

Block 1C and 1D (basement floor plan):
211_02_001

Block 1E:
211_1E_02_01 Rev A
211_1E_02_02 Rev A
211_1E_02_03 Rev A
211_1E_02_04 Rev A
211_1E_02_05 Rev A
211_1E_02_06 Rev A
211_1E_02_07 Rev A
211_1E_02_08 Rev A
211_1E_04_01 Rev A
211_1E_04_02 Rev A
211_1E_05_01 Rev A

211_E_09_01 Rev A
211_E_09_02
211_E_09_03 Rev A
211_E_09_04 Rev A
211_E_09_05
211_E_09_06
211_E_09_07
211_E_09_08 Rev A
211_E_09_09 Rev A
211_E_09_10 Rev A
211_E_09_11 Rev A

Block 1F:
211_1F_01_01
211_1F_02_00
211_1F_02_01 Rev B
211_1F_02_02 Rev B
211_1F_02_03 Rev B
211_1F_02_04 Rev B
211_1F_02_05 Rev B
211_1F_02_06
211_1F_02_07
211_1F_02_08
211_1F_04_01
211_1F_04_02 Rev B
211_1F_05_01

211_F_09_01
211_F_09_02
211_F_09_03
211_F_09_04

211_F_09_05
211_F_09_06
211_F_09_07

Landscaping drawings (detailed phase):

HED-1140-RBP-P1-1001
HED-1140-RBP-P1-1002
HED-1140-RBP-P1-1003
HED-1140-RBP-P1-1004
HED-1140-RBP-P1-1005
HED-1140-RBP-P1-1006
HED-1140-RBP-P1-1007
HED-1140-RBP-P1-1013
HED-1140-RBP-P1-1014
HED-1140-RBP-P1-1016
HED-1140-RBP-P1-1017
HED-1140-RBP-P1-1018
HED-1140-RBP-P1-1019
HED-1140-RBP-P1-1020
HED-1140-RBP-P1-1021
HED-1140-RBP-P1-1022
HED-1140-RBP-P1-1023
HED-1140-RBP-P1-1024
HED-1140-RBP-P1-1025
HED-1140-RBP-P1-1026
HED-1140-RBP-P1-1027
HED-1140-RBP-P1-1028
HED-1140-RBP-P1-1029
HED-1140-RBP-P1-1030
HED-1140-RBP-P1-1031
HED-1140-RBP-P1-1032
HED-1140-RBP-P1-1033
HED-1140-RBP-P1-1034
HED-1140-RBP-P1-1035
HED-1140-RBP-P1-1036
HED-1140-RBP-P1-1037
HED-1140-RBP-P1-1038
HED-1140-RBP-P1-1039
HED-1140-RBP-P1-1040
HED-1140-RBP-P1-1041
HED-1140-RBP-P1-1042
HED-1140-RBP-P1-1043
HED-1140-RBP-P1-1044

Highways drawings:

ST-3013-717-Brunswick Park Road Signalised Access Option with Right Turn Lane and ASL
ST-3013-700-Means of Access Rev 5
ST-3013-804-Swept Path Analysis-Fire Tender Site Access
ST-3013-805-Swept Path Analysis-Refuse Vehicle 9.6 Brunswick Park Rd

Supporting documents:

Design and Access Statement including Landscape Assessment and Inclusive Design Statement (B&K) August 2021

Flood Risk and Drainage Assessment Revision 2 (Stomor), July 2021

Response to LLFA Comments Reference: ST-3013/211209-LLFA Response (Stomor), November 2021

Statement of Community Involvement (BECG), June 2021

Townscape and Visual Impact Assessment – ES Appendix 12.1 (Peter Stewart Consultancy), August 2021

Daylight and Sunlight Report (eb7), August 2021

Internal Daylight Report (eb7), August 2021

Internal Daylight Addendum (eb7), July 2022

BS5837 Tree Survey and Arboricultural Impact Assessment (Greengage), August 2021

Energy and Sustainability Assessment

Environmental Statement Volume 1 -Main Text and Figures (Greengage), September 2021

Environmental Statement Volume 2 – Appendices (Greengage), September 2021

Environmental Statement Volume 3 - Non-Technical Summary (Greengage), September 2021

EIA Compliance Statement, Ref. 551510JB03AUG22L1 (Greengage), August 2022

Planning Fire Safety Statement (Fire Risk Solutions), August 2021

Overheating Assessment 2548-MKP-SW-ZZ-RP-1002-P2 (MKP), August 2021

Phase 2 Geoenvironmental and Geotechnical Assessment 1921321-R01(00) (RSK), April 2021

Transport Assessment including Travel Plan, Delivery and Servicing Plan, ST3013/TA-2 108 Rev 0 (Stomor), August 2021

Utilities Report 2548-MKP-SW-ZZ-RP-M-1003 Rev P1 (MKP), August 2021

Planning Statement (Daniel Watney), August 2021

Pedestrian Level Wind Microclimate Assessment RWDI #2102824 – REV B, October 2021

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

Page 79 amend wording of Condition 2 to read as follows:

2. *Either Phase 0, or Phase 1, hereby permitted shall begin no later than 3 years from the date of this permission.*

Reason: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990 (as amended).

Page 81 amend wording of Condition 6 to read as follows:

- 6 *Vegetation clearance should take place outside the bird breeding season (October to February). In accordance with the ES, any clearance of vegetation with the potential to support nesting birds during this period may only occur following a check by a qualified ecologist. If any active nests are found, works must cease, the area left in situ and an appropriate buffer zone established until such time as a qualified ecologist confirms that the nest is no longer in active use.*

Reason: To avoid the potential for an offence under the Wildlife and Countryside Act 1981, as amended.

Page 81 amend wording of Condition 7 to read as follows:

7. *In respect of each of Phase 0 and Phase 1, no development of the relevant Phase (with the exception of Ground Works, Site Preparation Works and demolition) shall commence until a scheme of Advanced Infrastructure Works for that phase is submitted to and approved in writing by the Local Planning Authority. The scheme shall include:*
- i. Underground drainage details;*
 - ii. Below ground energy infrastructure;*
 - iii. Below ground services and utilities;*
 - iv. Ground Works, earthworks, contouring and levels;*
 - v. A statement of compliance with the site wide strategies*

Development of Phase 0 and Phase 1 shall be carried out in accordance with the approved scheme for that relevant phase.

Reason: To ensure appropriate arrangements are made for servicing, utilities and infrastructure and to avoid potential conflicts between any impacts upon the development as proposed and its servicing, utilities and infrastructure, in the interests of a sustainable development in accordance with the NPPF.

Page 82 amend wording of Condition 8 to read as follows:

8. *No Surface Infrastructure Works shall commence within Phase 1 until a scheme of Landscaping Works for Phase 1 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:*
- i. Design and location of electricity sub stations, including surface treatment and means of enclosure;*
 - ii. Vehicle parking and surfacing treatment (including petrol / oil interceptors);*
 - iii. Surface drainage details;*
 - iv. Surface materials and finishes;*
 - v. Cycle parking locations and details;*
 - vi. Highways details (e.g. crossing and kerb heights);*
 - vii. Access and wayfinding strategy;*
 - viii. Materials, types and siting of all fencing, boundary treatments, gates or other enclosures (including temporary arrangements to be in place until the site is completed in full);*
 - ix. Street furniture, lighting and signage;*
 - x. Children's play spaces and play provision;*
 - xi. Details of all proposed trees, hedge, shrub and other planting and all planting proposed for green walls and other soft landscaped structures, including proposed species, plant sizing, density and arrangement;*
 - xii. Ecological enhancements (in accordance with ES);*
 - xiii. The position of any existing trees and hedges to be retained or removed and the crown spread of each retained tree;*
 - xiv. Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;*
 - xv. The position of any proposed excavation within the recommended protective distance referred to in BS5837:2012;*
 - xvi. Means of planting, staking and tying of trees, including tree guards, and a detailed landscape maintenance schedule for regular pruning, watering and fertiliser use.*

- xvii. *Details and specifications of all play, sport and recreational features to be included within the landscaped areas;*
 - xviii. *Details of all proposed hard landscape works, including proposed materials, samples and details of special techniques to minimise damage to retained trees and details of techniques to be used to provide conditions appropriate for new plantings.*
 - xix. *Timing of planting.*
- The Landscaping Works shall be carried out in accordance with the approved details.*

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and policies G4, G5 & G7 of the London Plan 2021.

Page 83 Amend wording of Condition 14 to read as follows:

14. *Prior to the construction of each building within Phase 0 or Phase 1 the relevant details for that building shall be submitted to and approved in writing by the Local Planning Authority:*
- i. Full details (including samples, where appropriate) of the materials and finishes to be used on all external surfaces;*
 - ii. Doors, entrances, windows (including glazing specifications) and balconies (including drawings and sections showing thresholds to adjacent internal spaces and drawings and sections of privacy screens);*
 - iii. Details of the design and access controls for the car park gate(s);*
 - iv. Building lighting;*
 - v. Podium details (including hard and soft landscaping, planting species, furniture and play provision);*
 - vi. Details of bio-diverse roofs;*
 - vii. Details of any building security measures including CCTV;*

Development shall be carried out in accordance with the approved details and the scheme shall thereafter be maintained in secure and good working order for the lifetime of the development.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS5 and DM01 of the Barnet Local Plan.

Page 87 Amend wording of Condition 28 to read as follows:

- 28 *Notwithstanding the plans hereby approved and prior to the commencement of the relevant part of Phase 1 details of a scheme of measures to enhance and promote biodiversity within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of measures shall be implemented in full accordance with the approved details before Phase 1 is first occupied.*

Reason: to ensure that the development represents high quality design and meets the objectives of development plan policy as it relates to biodiversity in accordance with Policies DM01 and DM16 of the Local Plan and Policy G6 of the London Plan.

Page 87 Amend wording of Condition 29 to read as follows:

29. *No works within Phase 1 shall be commenced before a method statement including temporary tree protection measures, detailing the precautions to be taken to minimise damage to trees adjacent to Phase 1, in accordance with British Standard BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the location, extent and depth of all excavations for drainage and other services in relation to trees to be retained, or trees on adjacent sites. Phase 1 shall be carried out in full accordance with the approved details.*

Reason: To safeguard the health of existing trees which represent an amenity feature in accordance with Policy DM01 of the Local Plan and Policy G7 of the London Plan.

Page 87 Amend wording of Condition 32 to read as follows:

32. *In relation to archaeological recording,*

(a) other than infrastructure and demolition works in relation to Phase 0 and Phase 1, no development within either Phase 0 or Phase 1 shall take place until a Written Scheme of Investigation has been submitted to and agreed in writing by the Local Planning Authority.

(b) Prior to occupation of the relevant Phases, a programme of archaeological recording of the existing air raid shelters and any finds of industrial heritage, in accordance with the written scheme of investigation approved under (a), will be submitted to and agreed in writing by the Local Planning Authority.

Reason: The planning authority wishes to secure the recording of these structures in accordance with the provisions of the NPPF and London Plan Policy 7.8 and Barnet Policies CS5 and DM06.

Page 88 Amend wording of Condition 33 to read as follows:

33. *The development hereby permitted shall be carried out in accordance with the following approved plans:*

Parameter Plans

211_WS_02_00-Rev B - Red Line Boundary Plan;

211_WS_02_01-Rev E - Proposed Development Zone Plan;

211_WS_02_02-Rev C - Access & Circulation Zone;

211_WS_02_03-Rev C - Landscape Treatment Plan;

211_WS_02_04-Rev C - Ground Floor Frontages Plan;

211_WS_02_05-Rev C - Development Zones - Horizontal Limits of Deviation;

211_WS_02_06-Rev C - Proposed Site Levels & Vertical Limits of Deviation;

211_WS_02_07-Rev C - Development Zones & Maximum Heights;

211_WS_02_08-Rev C - Proposed Site Basement Levels & Limit of Deviation;

211_WS_02_09-Rev C - Site Plan Sections

211_WS_05_01-Rev B - Contextual Sections AA BB;

211_WS_05_02-Rev C - Contextual Sections CC DD;

211_WS_05_10-Rev B - Parameter Sections 1 - 4;

211_WS_05_11-Rev B - Existing Sections 1 - 4;
Landscape Drawings HED_1140_RBP_LA_0001-Rev 02 - Illustrative Landscape Plan;
HED_1140_RBP_LA_0002-Rev 03 - Landscape GA;
HED_1140_RBP_LA_0003-Rev 03 - General Arrangement, Central Park;
HED_1140_RBP_LA_0004-Rev 01 - Illustrative Landscape Sections: The Parkway;
HED_1140_RBP_LA_0005-Rev 02 - Illustrative Sections: Park (North);
HED_1140_RBP_LA_0006-Rev 01 - Illustrative Sections: Central Park (South);
HED_1140_RBP_LA_0007-Rev 00 - Illustrative Landscape Sections: Courtyard;
HED_1140_RBP_LA_0008-Rev 03 - Trees for Retention + Proposed + Removal Supporting Documents Design Principles Document - Rev B, March 2017;

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the adopted Barnet Development Management Policies DPD (2012) and NPPF and CS1 of the adopted Barnet Core Strategy DPD (2012).

Page 90 amend wording of Condition 37 to read as follows:

90. *The development shall be carried out in accordance with the approved phasing plans which show development phases 0 to 5, or in accordance with such alternative phasing details as submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure that the development is carried out in appropriate phases and to allow the phasing plan to be amended to reflect changes to the phasing of the development that were not foreseen at the date when the phasing plan was approved

Page 92 amend wording of Condition 45 to read as follows:

45. Prior to the commencement of any ground-breaking works with Phase 2 (including mobilisation, and ground works) a detailed Reptile Mitigation Strategy must be submitted to the Local Planning Authority and be approved.

This document is to include the following:

- i) Reptile surveys to be undertaken within the remnant habitat for 21 days during the active reptile survey season (March to July and September inclusive).
- ii) Detailed mitigation plan outlining the measures to enhance the site for reptiles, the location and specification of the reptile exclusion fencing and, the methods for undertaking the required 30-day translocation.
- iii) The 30-day translocation exercise shall be undertaken during the active reptile survey season (April to July, September). All reptiles captured during the translocation exercise shall be carefully translocated to the receptor site to be agreed within the S106.
- iv) Details of protective measures for avoidance of harm to existing reptiles on site and on adjoining land.
- v) The result of the translocation exercise shall be provided to the Local Authority within the document.
- vi) Details of the appointed Ecologist who will oversee all aspects of the safeguarding of onsite

ecology and habitats.

Reason: To ensure that the protection of reptiles is not prejudiced during construction in accordance with Section 197 of the Town and Country Planning Act 1990 in accordance with Policy DM16 of the Local Plan Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policy G6 of the London Plan (2021).

Page 106 under Members of Parliament add text

I would like to submit the following objection to the above planning application for the North London Business Park (NLBP). I am strongly opposed to what is planned and would urge the council to reject the application.

Overdevelopment: height, massing and density

The previous application for 1350 flats and houses already amounts to an overdevelopment of the site. To add over a thousand new dwellings and raise building heights to as much as 12 or even 13 storeys is a very considerable increase in density and it is unacceptable.

The plans are wholly out of keeping with the character of the surrounding area which is largely made up of homes of just one or two storeys. The height of the proposed tower blocks will make them visible on the skyline for miles around. They are taller than any other local building (taller even than the previous plans for the site), and their position on a high land will make them especially conspicuous. They will be visually overbearing for surrounding streets.

Allowing the blocks proposed would clearly contravene policies in the Barnet Local Plan on tall buildings. Policy CS5 (Protecting and enhancing, Barnet's character to create high quality places) states that tall buildings (defined as eight storeys or more) will only be approved for certain parts of the borough. The list of strategic sites and local town centres identified as suitable for tall buildings does not include NLBP.

The height, bulk, massing and density of the proposal is entirely inappropriate for the neighbourhood. It conflicts with and would severely damage the local character which the Barnet Local Plan aims to protect. If allowed, these proposals would lead to a visible urbanisation of what is currently a suburban area.

I would also highlight the the list of sites in the Regulation 19 statement on the emerging Local Plan lists the capacity of the site as 1350 units (at page 295). I accept that only limited weight can be given to a plan which has not yet been adopted, but the planning committee should take on board the conclusion that a figure exceeding 1350 units would NOT be appropriate for the site.

Design

The scheme fails to deliver good quality design, being regimental in character, lacking both a variety of building typology and design ambition. In so doing, it fails to meet National Planning Policy Framework (NPPF) Section 12, London Plan (2021) Policy D6 and Barnet Policy CS5, DM01 & DM05. Much of the scheme is typified by uniform footprints, blocky massing and repetitive building typologies.

The scheme is right up against the East Coast Main Line line so the west facing flats will require active cooling, contrary to London Environment Strategy Policy 8.4.3. Before active cooling is included, the

developer has to go through other actions such as reconsidering the design and orientation of the buildings. The London Plan Policy S14 sets out a hierarchy of cooling as follows:

- 1. reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure;*
- 2. minimise internal heat generation through energy efficient design;*
- 3. manage the heat within the building through exposed internal thermal mass and high ceilings;*
- 4. provide passive ventilation;*
- 5. provide mechanical ventilation; and*
- 6. provide active cooling systems.*

The noise assessment shows that readings alongside the railway line are very high – with maximum readings in the day at 103 decibels and 92 decibels at night. I understand that this will require non opening windows to be installed in these buildings and therefore active cooling installed. Another issue is that the inward facing flats in the blocks have very poor sunlight levels and the inner courtyards will be very dim in winter.

Parking, traffic congestion and infrastructure

I am very worried about the impact of the number of units proposed. Building 2428 units is likely to lead to a population increase of around 6000. This would place intolerable strain on local services. Expansion of local GP services is already needed because of rising healthcare demand, and a big increase in the local population would see pressure on local NHS practices intensify.

Even on the basis of the earlier plans for NLBP for 1350 dwellings, constituents had told me of their very serious concerns about traffic entering and leaving the site and the effect on surrounding roads. This new planning application will greatly worsen the situation. I do not believe that local infrastructure and services can support the very significant population increase envisaged, coming on top of the growth envisaged by the consented scheme.

I note that 367 parking spaces will be provided for the total number of residential units which equates to approximately 0.08 spaces per dwelling. That would leave a very significant number of households without any on-site parking, despite the predominance of travel by car and in this part of London. This would intensify parking pressure on surrounding residential streets in a way which is completely unacceptable. This would not be resolved just by introducing controlled parking because many residents do not support such schemes. Why should my constituents have to pay to park their cars to satisfy the commercial interests of Comer Homes?

The poor PTAL rating of the site is poor. Limited public transport options would worsen problems with traffic and parking. For the developers to refer to Crossrail 2 as mitigation is completely unrealistic. This project has yet to be funded or confirmed. If it does go ahead, it is unlikely to open for a decade or more.

I understand that two of the revised plans show a full width exit road with pavements leading to the boundary of the site with Weirdale Avenue. My constituents living in Weirdale Avenue believe that the developer has no intention of restricting this access to pedestrians and cyclists. Allowing vehicle access to and from the site via Weirdale Avenue would be completely unacceptable. Residents point out that already bin lorries and delivery lorries, and the emergency services, struggle to get down Weirdale Road.

They further point out that egress of vehicles on to Russell Lane from Weirdale Avenue or Ashbourne Avenue, particularly in the rush hour periods, would be difficult and dangerous due to the poor visibility

for emerging cars resulting from cars parked on Russell Lane and the queuing of vehicles during peak periods at the eastern end of Russell Lane.

St Andrew the Apostle School

As I stated when the previous application was submitted, I believe that it would be far better to separate the planning application for the new school building from the residential development proposed for NLBP. The controversial nature of the housing development is likely to overshadow the decision on the school and potentially cause unnecessary delay. It would be far better to consider it separately. These are two distinct proposals and there is no justification why they have to be linked in the way they have been.

So whilst I support proposals for new school buildings, I strongly oppose the residential component of the application. The impact on the surrounding area, both visually and in terms of traffic and parking, will be deeply damaging and could conflict with clear and long established planning policies in the Barnet Plan and the London Plan.

I would be grateful if you could ensure that my views, and those of my constituents who share my objections to the plans, are brought to the attention of the planning committee. I also wish to notify you that I would like to address the planning committee when this application is considered.

Page 143 Under Heigh Scale and Massing

Delete the following text and following massing model.

~~The extant approval proposed heights of blocks of between 3 and 9 storeys, with the maximum height in the detailed phase being 8 storeys. The current application proposes increasing this to a maximum of 12 storeys. The alterations are best demonstrated in plan form as set out below.~~

As per the application forms, parameter plans and the TVIA, the proposed buildings across the scheme range from 2-12 storeys plus ground. All proposed heights referred to in the committee report are expressed as storey heights above ground level – ‘12 storeys in height’ or ‘12 storeys tall’ would equate to 13 floors including the ground floor. This is consistent with the TVIA, supporting plans and documents and the scheme has been assessed by officers on this basis.

For ease of reference, the proposed building heights in total are as clarified below:

Block 1B -Ground plus 2 storeys
Block 1C – Ground plus 9 storeys
Block 1D – ground plus 9 storeys
Block 1E– ground plus 7 storeys
Block 1F – ground plus 7 storeys
Block 2A– ground plus 5 storeys
Block 2B– ground plus 4 storeys
Block 2C– ground plus 4 storeys
Block 2D– ground plus 2 storeys
Block 2E– ground plus 2 storeys
Block 2F– ground plus 2 storeys
Block 3A – ground plus 12 storeys
Block 3B – ground plus 11 storeys
Block 3C– ground plus 5 storeys
Block 4A– ground plus 11 storeys

Block 4B– ground plus 9 storeys
 Block 4C– ground plus 12 storeys
 Block 5A– ground plus 12 storeys
 Block 5B– ground plus 12 storeys

- All expressed storey heights include ground level
- The rear wings of blocks E and F are set on a steep incline, the stated storey height of the diagram is the number of storeys including ground level



2020 Permission



2022 Masterplan

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