

# **The London Borough of Barnet (Grahame Park Regeneration Area) Compulsory Purchase Order 2022**

## **Summary Witness Statement for Andrew Dillon MRTPI**

7<sup>th</sup> February 2023

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# 1. Introduction

## 1.1. Qualifications and Experience

1.2. My name is Andrew Dillon BA (Hons) DipTP MRTPI

1.3. I am the Planning Manager of the Major Projects Team at Regional Enterprises Ltd, a joint venture company set up and co-owned by Capita Plc and the London Borough of Barnet, (“the Council”) 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 the Council and then Regional Enterprises Ltd since August 2013.

## 2. Background to the Scheme, the Next Phase and Planning Permissions in Respect of it

2.1 By 2001, the Council had determined that comprehensive regeneration of the Estate was considered to be the most appropriate way of addressing the problems suffered on the Estate. These are the poor physical environment, unsafe and difficult circulation routes owing to the Radburn style of separation of vehicles and pedestrians, the central area of the Estate known as the Concourse being poorly placed and poorly integrated with local facilities and offering a limited shopping choice and the poor separation of public and private amenity space.

2.2 Outline planning permission was granted in January 2007, (“the Outline Masterplan”), which divided the regeneration into two stages, Stage A and Stage B. The Developer has delivered stage A. Due to the masterplan for Stage B becoming outdated, a further masterplan was required. A hybrid planning permission for the redevelopment of Plots 10,11 and 12 was granted on 31 July 2020 (“the 2020 permission”) (**CDB.1**). The remaining plots in Stage B – 13 to 21 will be delivered at a later date which is yet to be determined.

2.3 The 2020 permission (**CDB.1**) established a clear framework for the development of the Next Phase. The 2020 Permission (**CDB.1**) was a hybrid permission and comprised both detailed and outline components. The detailed element of the 2020 Permission (**CDB.1**) relates solely to Sub-

Plot A in Plot 10 and provides for the construction of 209 new residential units and 440 square metres of commercial floor space in buildings ranging from three to eleven storeys in height. The outline element of the 2020 Permission (**CDB.1**) relate to all remaining plots (Sub-Plots B to Q) in Plot 10,11 and 12 which has outline permission for up to 1,879 new homes and up to 5,510 square metres of non-residential floorspace within classes A1, A2, A3, A4, B1, D1 and D2 including a community centre and children's day nursery in buildings ranging in height from 3 storeys to 15 storeys, with associated public open space, hard and soft landscaping, public realm, car parking spaces, and cycle parking spaces, stopping up and diversion of Lanacre Avenue and associated works. These plots are subject to separate reserved matters applications.

2.4 The first Reserved Matters Application (RMA) (CDB.7.01) was submitted pursuant to the 2020 Permission (CDB.1) seeking approval for reserved matters relating to layout, scale, appearance, access and landscaping in respect of Plots H and K of the Next Phase for the construction of buildings ranging between 3 and 14 storeys high comprising of 364 residential dwellings and flexible commercial space, a housing office (Use Class E), community centre (Use Class F2(b)), energy centre, public open space and public realm, car parking spaces, cycle parking spaces, refuse storage space, and construction of part of Bristol Avenue and other associated works. The Council's Strategic Planning Committee resolved to grant planning permission for this Reserved Matters application on 15th December 2022. The formal planning decision has not been issued at the time of writing this statement although there is no planning or legal impediment to it being issued.

### 3. Conditions and Section 106 Controls

3.1 The 2020 Permission (**CDB.1**) 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.3.01 to CDB.3.12**. 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; and
- Highways;

### **The Section 106 Agreement (CDB.6)**

3.2 In addition, the Section 106 Agreement **(CDB.6)** 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;
- Employment, Recruitment and Training;
- Healthcare Contribution;
- Carbon Off-Set Contribution
- Community Centre;
- Nursery;
- District Heating Network; and
- Heybourne Park Improvement Contributions

## **4. Compliance with the Adopted Planning Policy Framework and Benefits of The Development Proposed For The CPO Land**

4.1 The Development Plan consists of the London Plan (March 2021) **(CDF.9)** and the Barnet Local Plan **(CDF.2)**, (the Development Framework). These policies have provided the policy framework within which the Scheme has been brought forward.

4.2 Redevelopment of the Next Phase and the Order Land as proposed through the 2020 permission **(CDB.1)** accords with the underlying principles, objectives and statutory requirements of the Development Plan. It will also deliver significant environmental, social and economic benefits including

- The provision of high-quality sustainable homes with an improved tenure mix of private and affordable housing units
- Improvements to pedestrian and cycle connections throughout the local area, especially with the realignment of Lanacre Avenue Avenue and better connections to adjacent neighbourhoods.
- An increase in the quantity and quality of on-site amenity space and substantial improvements to the quality of existing open space including Heybourne Park
- New and improved retail and commercial uses
- Improvement to the townscape with clearly defined public realm
- The creation of new jobs as part of the construction and within the new commercial and community facilities.

## 5. Absence of Planning Impediments to the Development of the CPO Land

- 5.1 There is outline planning permission for the whole of the Next Phase with full planning permission on Plot A, where development has commenced. The first Reserved Matters Applications submitted for the development of Plots H and K has been approved by the Planning Committee. Future RMAs will be submitted in line with the development timetable.
- 5.2 To date the Developer has been proactive in engaging Council officers at each stage of the Scheme, including when completing Stage A of the Scheme. Necessary amendments have been secured expeditiously through the appropriate mechanisms, and the Developer has met its obligations within the Section 106 Agreement **(CDB.6)** in line with the relevant triggers.
- 5.3 Given the successful clearance of past conditions and compliance with the obligations of the Section 106 Agreement **(CDB.6)**. I do not consider the outstanding matters as identified above are likely to present an impediment to the delivery of the Regeneration Project.

## 6. Highway Stopping up Orders

6.1 A number of stopping up orders are required as part of the Next phase. I do not consider there to be any likely impediments that would have the potential to prevent these from being confirmed.

## 7. Conclusion

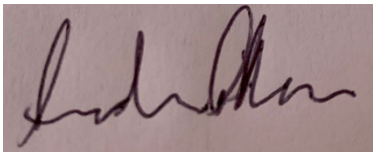
7.1 The redevelopment of the Order Land represents the next step in delivering the Scheme, a key objective of the Council.

7.2 Redevelopment of the Order Land, as proposed under the 2020 permission **(CDB.1)**, is consistent with the underlying principles, objectives and statutory requirements of the Development Plan. Confirmation of the Order is necessary to enable delivery of the development of the Next Phase, Plots 10,11 and 12.

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

## 8. Declaration

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

A handwritten signature in black ink on a light-colored background. The signature is cursive and appears to be 'L. J. ...'. Below the signature is a horizontal line.