



15th October 2023

Hello again, friends of the Save New Barnet Campaign.

Once again this newsletter is a call to action over the Victoria Quarter development. We are very close to the finish line but we cannot afford to fall by the wayside, undoing all of the hard work that the community has put in over the past few years. Your responses to Barnet Council are as vital now as they have ever been.

Victoria Quarter Planning Application (23/3964/FUL)

As announced in our previous newsletter, Fairview New Homes and One Housing have submitted a planning application for 420 flats on the old New Barnet Gasworks site to Barnet Council. This is in addition to the 66 flats already under construction at the front of the site, bringing the Victoria Quarter development up to a total of 486 homes. The deadline for the public to comment on the plans is **Friday 3 November 2023**.

LINK: tinyurl.com/vqsept2023

Your Views

We held a public meeting on Wed 11 October where we heard the views of local residents. It was also attended by a number of Councillors and our MP. One word that kept coming up was “livability”. The Victoria Quarter development has to be a place where people want to live, not one where residents suffer from overheating, noise and poor daylight in small single aspect flats that impacts their mental health.

The submitted plans are an improvement on the two previously rejected schemes as it returns to the more open ‘finger block’ layout of the consented scheme, but it still contains 115 more homes than previously agreed. Once again Fairview appear to have ‘designed in’ problems that future residents will have to contend with throughout the life of the buildings, leading to higher service charges and utility bills, rather than mitigating them during design and construction, which impacts on the developers’ profit margin.

SNB Response

The Save New Barnet Campaign recommends that local residents write to the planners to **OBJECT** to the plans as submitted, and ask for modifications to be made in order to resolve the issues.

Areas to be addressed:

- Overheating - add brise soleil, and examine design/orientation of flats
- Railway noise - add noise barriers at track level.
- Daylight/Sunlight - reduce the four finger blocks to five storey instead of six.
- High proportion of small flats - replace some of the single aspect studio flats in the finger blocks with larger dual aspect flats.
- Out of character with the area - address the comments raised by Barnet’s Urban Designers in the pre-app meeting.

This is a very large development in the heart of New Barnet and whatever is built on the site is never going to please everyone. The 2017 combined consented scheme of 371 homes was a compromise of what was acceptable to residents and developers. If Fairview will properly address the outstanding issues highlighted

through modifications to these plans (or withdrawal and resubmission) then their development will become more acceptable to the local community and construction might finally proceed.

How To Respond

You have until **Friday 3rd November** to submit your response and comments to the Barnet's planning department. You can be as brief or as detailed as you want, but please make your voice heard.

- Go to Barnet Council's website **www.barnet.gov.uk**
- Click on the 'Planning and building' section
- Click on the 'View or comment on a planning application' box
- Click on 'Basic search'
- At the bottom of the page enter **23/3964/FUL** in the box and hit 'Search'
- You should now see a summary of the planning application.
- Click on 'Comments'
- You can now enter your details, register your objection, and enter your comments.

Alternatively use this direct link to the planning application: tinyurl.com/vqsept2023

The planning portal limits responses to 2000 characters. If you want to write more, you can add additional responses, starting each with 'Continued'. If writing a long submission we would advise composing it offline in your regular text editor, before copying and pasting your text into the planning website. It has a habit of timing out after 10-15 minutes and thus losing your comments before you have had a chance to complete.

What More Can I Do?

Please ensure that your friends and neighbours are all aware of this latest planning application and encourage them to respond by the deadline. It only takes a few minutes to go onto the Council website and express a view. We know that people have tired of the repeated planning applications submitted for this site, but we may now be close to a conclusion that is finally built. Let us make sure it is the most acceptable result we can achieve.

Regards,
Save New Barnet Campaign Team



Save New Barnet

Save New Barnet Campaign

c/o The Community Centre, 48/50 Victoria Road, New Barnet, Herts EN4 9PF

 www.facebook.com/groups/18590613740

 www.twitter.com/NewBarnet

E info@newbarnet.org.uk

W www.newbarnet.org.uk

Save New Barnet Campaign is a non-political group of local residents fighting for a better New Barnet. The group seeks to inform the local community about potential changes to the area, and oppose inappropriate developments. The group aims to promote a clear vision for how New Barnet could be developed for the benefit of the community based on the views of local people. The campaign is funded entirely by donations from individuals. It is not bankrolled by any company or commercial organisation.
