



5th July 2023

Hello again, friends of the Save New Barnet Campaign.

Victoria Quarter Exhibition & Public Consultation

Fairview New Homes and One Housing are holding a public consultation event to present their latest plans for the main part of the New Barnet Gasworks site in Albert Road.

Dates: Wednesday 12th July from 4.00 pm to 7.30 pm
Friday 14th July from 4.00 pm to 7.30 pm

Venue: Mary Immaculate and St. Peter Catholic Church, 63 Somerset Road, New Barnet, EN5 1RF

We urge you to make time to go along, ask questions, and give your feedback. This will be the developer's first 'in person' public event since January 2020, and a lot has happened since then.

Details should also be online from 12 July if you can't get to the exhibition.

LINK: victoriaquarter.consultationonline.co.uk

You will recall that Fairview have long standing planning permissions to build 371 homes on the gasworks site, and a huge basement foundation has already been constructed. Having twice failed to get much bigger buildings for the site approved, the developers are now working on reworking the consented plans.

Earlier this year the SNB team were approached by Fairview to discuss how the Victoria Quarter scheme was progressing. We have had two meetings with them which we were asked to keep confidential at the time. We have been pressing them to keep the heights and density down, and to work toward a scheme that is closer to the approved plans from 2017. We still have concerns over building heights, the unit mix, and sizes of flats. We wait with interest to see what they present at their public exhibition. We expect a planning application will be made soon after the consultation period closes on 31 July.

Current Building Works

Back in December, Fairview submitted plans to amend blocks H & J which run along Victoria Road at the front of the site. Permission was granted and work is now underway to build these two blocks. Initial marketing of these flats has recently launched under a new name - 'Park Quarter'.

LINK: www.fairview.co.uk/developments/park-quarter

Regards,
Save New Barnet Campaign Team

A brief timeline of the New Barnet Gasworks / Victoria Quarter Development

- 2008 - ASDA announce plans to build a multi-level development of a superstore, car parks, and 211 flats.
- 2009 - ASDA applies for planning permission but withdraws plans at the last minute.
- 2014 - ASDA announce new plans for a purely residential development of the site.
- 2015 - Permission is granted for ASDA's 304 home development.
- 2016 - One Housing buy the gasworks plus properties along Victoria Road forming their 'Gateway' site.
- 2017 - Permission granted for the 'Gateway' additions, increasing the approved development to 371 homes.
- 2018 - Work starts on decontaminating the gasworks site and constructing the parking basement.
- 2020 - One Housing announce partnership with Fairview and plans for 692 flats, including a 14 storey block.
- Permission is refused for 652 flats on the site in blocks up to 10 storeys.
- 2021 - Fairview & One Housing announce new plans for 554 flats in blocks up to 8 storeys.
- 2022 - Permission for 539 flats is refused by Barnet Council.
- Planning Inspector upholds refusal decision at appeal.
 - High Court twice refuses Fairview's application for judicial review over their failed planning appeal.
- 2023 - Permission is granted for modifications to blocks H & J of the consented 371 home scheme.
- Construction starts on blocks H & J fronting Victoria Road.



Save New Barnet

Save New Barnet Campaign

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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.
