

PLANNING APPLICATION SUBMITTED

Revised proposals for Victoria Quarter, Barnet

July 2021

Fairview[®]
NEW HOMES Ltd.

One Housing

Fairview New Homes and One Housing are pleased to announce that we have now submitted a planning application to Barnet Council for our revised proposals to redevelop Victoria Quarter, New Barnet. Details of the submitted application are available to view on the Council's planning portal using application reference 21/3676/FUL.

This newsletter contains a summary of the background to our proposals, the public consultation undertaken to-date, and how this has influenced our planning application. We hope that you will support our proposals for the redevelopment of Victoria Quarter, which represent a chance to deliver a much-needed increase in affordable housing provision on a disused brownfield site with existing transport links, therefore also protecting green spaces elsewhere in Barnet.



The Victoria Quarter site (site boundary outlined in red)

BACKGROUND

The site, a decommissioned gas works, was originally purchased by ASDA in 2009 and has been left vacant for more than a decade. After acquiring the land from ASDA in 2015, One Housing secured planning permission to redevelop the site with new homes in 2017. One Housing completed initial remediation works in November 2019.

As you may be aware, we previously brought forward a planning application that was refused by Barnet Council in 2020. Whilst we worked with statutory consultees to formulate a scheme that they supported and sought to engage with the community, we acknowledge the opposition to the previous scheme and the refusal of planning permission.

We have been given a very clear steer by the community, planning committee and officers as to the positive areas of the scheme (such as opening access to the Recreation Ground and replacing the railway crossing) and the points to address in bringing forward this new application. In particular, we acknowledge the concerns raised regarding height, massing and density.

PUBLIC AND COMMUNITY CONSULTATION

In late March/early April 2021, we hosted a first consultation on our emerging revised proposals to gain further feedback to help inform our new scheme.

In June 2021, we held a second consultation on the revised proposals which provided further detail on the application to be submitted.

Following the close of the consultation we collated and analysed the feedback received, and we're pleased to present our proposals which respond to the concerns raised regarding height, massing and density.

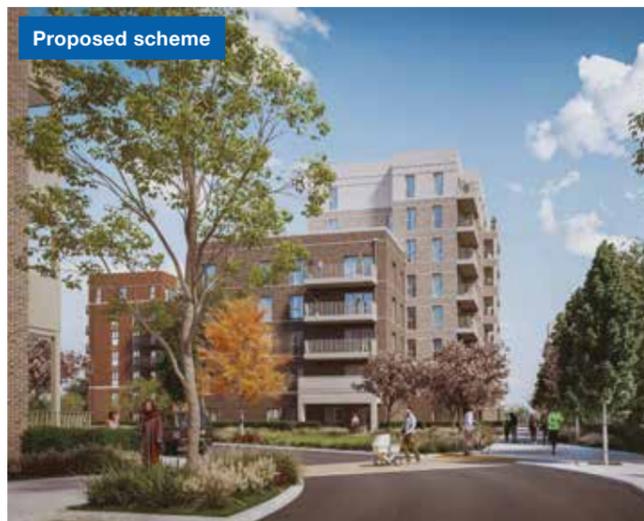
OUR SUBMITTED PLANS

- 544 properties across the development
- Maximum heights of 8-storeys in line with the approved 2017 scheme
- Increased building separation to protect privacy and improve permeability
- Improved amenity space which better integrates with Victoria Recreation Ground
- Higher provision of family homes, including more 4-bedroom properties

View from Courtyard Gardens



View of building A



YOUR FEEDBACK

We are committed to listening and responding to the views of the local community, and based on the feedback comments received, we have made the following changes to the scheme:

- Design includes references to the character of the area
- Ensured that the proposals respect and better integrate with Victoria Recreation Ground
- Provided more communal green space as part of the landscape led design
- Provided more tree planting and rejuvenation of nearby pedestrian routes
- Improved support for community space/amenities within the development
- Provided more properties that are suitable for families

ADDRESSING YOUR CONCERNS



Proposed masterplan

Reduce the height, massing and density of the proposals: During this public consultation we were given a clear steer by the community and stakeholders to reduce the height, massing and density of the proposals.

Our response: The revised proposals have led to fewer properties on the site, reduced heights and massing across the development and more family homes. Please see the below for a comparison:

| April 2020 Scheme | July 2021 Scheme |
|----------------------|----------------------|
| 652 new homes | 544 new homes |
| 209 affordable homes | 150 affordable homes |
| 1-10 storeys | 4-8 storeys |
| Property mix | |
| 0 studios | 29 studios (5%) |
| 207 one bed (31%) | 159 one bed (29%) |
| 324 two bed (50%) | 237 two bed (44%) |
| 121 three bed (19%) | 103 three bed (19%) |
| 0 four bed | 16 four bed (3%) |

Car parking/traffic generation: During our public consultation, some respondents raised concerns about the number of car parking spaces proposed, with some residents noting the potential impact on local traffic and others stating that the parking proposed is too low.

Our response: The revised proposals will deliver 334 parking spaces which ensures that a greater proportion of homes will have access to car parking, at approximately 61% of all properties proposed. This remains within the bounds of Transport of London's (TfL) guidance for a site such as this. The priority will be for young families to have access to a personal car. We have sought to maintain a balance that ensures that parking is provided to those who most need parking but also to encourage sustainable forms of transportation to not exacerbate ongoing traffic issues.

Impact on local services: Some respondents to our public consultation raised concerns about the impact of new housing on local services, such as GP surgeries and school places.

Our response: As part of the planning process, Barnet Council will assess the capacity of existing public services such as GPs, schools, dentists etc. If, as a result of our proposed development, a need for additional services/facilities is required, this will be identified by the Council.

An agreed financial contributions will be provided to Barnet Council via the Community Infrastructure Levy (CIL), which is a standard payment made by developers and includes covering the provision of education and health facilities to use at the discretion of the Council. The CIL contribution will be calculated on the number of units developed and so a precise figure has not yet been calculated. This is a straight tariff and reflects what Barnet needs to fund services specifically arising from the development. It is paid when the development is commenced or soon after.



PROPOSED IMPROVEMENTS TO THE LOCAL AREA

As part of our planning application, we have also submitted a Transport Assessment, including a Healthy Streets Assessment to address any impacts the proposals may have on the local road network. Our revised proposals will deliver the following improvements:



The removal of an existing elevated pedestrian bridge and replacement with improved access and public realm



Improving the lighting and signing under the bridge on East Barnet Road



Provision of new zebra pedestrian crossing facility on Victoria Road



Replacing the Zebra Crossing on East Barnet Road to a Puffin Pedestrian Crossing southeast of East Barnet Road and Lytton Road junction



Junction and pedestrian footpath improvements to Victoria Road and East Barnet Road



Review existing Traffic Regulation Orders in the area



Financial contribution towards CCTV monitoring of the pedestrian link



Funding towards a Feasibility Study on improvement to the Pedestrian and Cycling Environment surrounding the site



A Toucan Crossing at Victoria Road northeast of mini roundabout junction near Albert Road (West).



NEXT STEPS

We are committed to ongoing engagement with the local community throughout the application process and will continue to update the project website – www.victoriaquarter.consultationonline.co.uk - as the application progresses.

If you have any questions at this stage, please feel free to contact the team via the details below:

 0800 298 7040

 feedback@consultation-online.co.uk