

Appendix CPS3

Letter from LB Barnet to Bestway,  
dated 25<sup>th</sup> May 2007



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date: 25 May 2007  
our ref:

Dear Mr Mills

**Re: Cricklewood, West Hendon and Brent Cross Regeneration Area**

Thank you for your letter dated 19 April 2007. I apologise for not replying to your earlier letter but I have been liaising with colleagues so as to investigate the concerns of your client, Bestway Cash and Carry Ltd.

You have set out in your letter your understanding of the process in preparing Barnet's UDP, including the separate chapter on the Brent Cross, Cricklewood and West Hendon. Bestway's concerns relate to two issues, one that the boundary of the regeneration area changed near to the end of the process, and another, relating to the allocation of the waste transfer station. I deal with these separately.

The change to the boundary of the regeneration area was included in the Pre-Inquiry Changes to the Revised Cricklewood, Brent Cross and West Hendon Regeneration Area chapter of the UDP, published in January 2004. The Town and Country Planning (Development Plan) (England) Regulations 1999 prescribe the consultation that local authorities must undertake in the preparation of development plans. These are to make the proposals available at their principal office and at such other places within their area as they consider appropriate; give notice by advertisement in the prescribed form; and give notice in similar form to any other person whom they consider should be given notice.

The Regulations were complied with in respect of consultation at all stages of the UDP's preparation. Whilst it is noted that you consider that the process is flawed, you are in fact objecting to the Government's Regulations. The council would point out that it is not possible, realistic or a statutory requirement for a local authority to inform all landowners of

the UDP programme and process as these change constantly. This is the reason why the Regulations stipulate advertising in the local press and making documents available locally. The regeneration of the Brent Cross, Cricklewood and West Hendon area has been the subject of extensive publicity. This is in addition to the formal process of UDP consultation. Local businesses, residents, landowners and other stakeholders have been aware of the scheme which is one of the largest in London, through press articles, public meetings and exhibitions.

With regard to your concern that you were not made aware of the allocation of your land for a waste transfer station, the UDP does not in fact allocate a site for such purposes. Policy C7 states that certain infrastructure will be provided through conditions or Section 106 agreements, including provision of an enhanced, rail-linked waste transfer station serving North London. Subsequent allocation of the site has emerged through the process of preparing the non-statutory Development Framework for Brent Cross, Cricklewood and West Hendon, a document with the status of Supplementary Planning Guidance (SPG).

If you consider it helpful, I could arrange a meeting with you and your client so as to explain the UDP and SPG process with the relevant senior officers in Planning and Environmental Protection and the Strategic Development Unit. You will, of course, be consulted on the planning application for the regeneration area which is anticipated in July/August 2007.

Yours sincerely,



Planning Policy Manager