

London Borough of Barnet  
Further Proposed Changes to Barnet's  
Development Management DPD Schedule 1  
January 2012  
Written Statement

Prepared on behalf of A2Dominion

March 2012

# London Borough of Barnet

## Further Proposed Changes to Barnet's Development Management DPD Schedule 1 January 2012

### Written Statement

Prepared on behalf of A2Dominion Group

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## **1.0 INTRODUCTION**

- 1.1 This statement is submitted in response to the Further Proposed Changes to the Barnet Development Management DPD January 2012. These representations are lodged on behalf of A2Dominion and relate to the changes made further to our Examination Hearing Statement in respect of Matter 8 Built and the Natural Environment.

## 2.0 REPRESENTATIONS: PROPOSED CHANGE PEA 4/b AND E2

- 2.1 It is noted that this change was agreed between BXC Development Partners and the Council through a Statement of Common Ground. The suggested change states that:

**“It is intended that the Development Management policies in this DPD will not apply to the development of the Brent Cross Cricklewood Regeneration Scheme unless and until the Core Strategy or this DPD is reviewed (or a further local development document is adopted which has the effect of applying any such DM policies to the scheme) in accordance with the monitoring and review process outlined in the Core Strategy at Policy CS2 and Section 20.13.”**

**“Any other planning applications not directly related to the comprehensive redevelopment of Brent Cross Cricklewood Regeneration area will be considered against the relevant policies of this DPD and any other material planning considerations.”**

- 2.2 Further to our representations lodged in respect of the Core Strategy (CS) the above demonstrates that there is a need for the CS and Development Management DPD (DM) to stand alone from the UDP, SPG and planning permission. Consistent with our representations to the CS, the Council should commit to an immediate review of the policy approach to Brent Cross – Cricklewood to include a review of the hierarchy of all policy documents including the above DM.
- 2.3 Notwithstanding the above, the suggested paragraph lacks clarity. It is not clear what is meant by the ‘Brent Cross Cricklewood Regeneration Scheme’. The glossary does not include a definition, is the reference to ‘Scheme’ intended to differentiate from the area covered by the SPG? In terms of the reference to ‘applications not directly related to the comprehensive redevelopment of the area’, there is a lack of clarity as to how this is to be applied. For example, the A2Dominion proposals are required to demonstrate that they are comprehensive in relation to the wider BXC planning permission and SPG through inter alia not fettering nor prejudicing the provision of the bridge over the railway line to the north of the site. Presumably therefore the provisions of the DM will not be applicable to this site.

2.4 To avoid confusion and inconsistent application, we would suggest that the definition needs to be clearer, for example it could relate to major development as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2010 that falls within the area covered by the SPG.