

Areena Berktold
Greater London Authority
Union Street
London, SE1 0LL

Our Ref: *FNH 438*
Your Ref: *2021/0827/S1*
LPA Ref: *21/3676/FUL*
Email: *Rachel.mottram@fairview.co.uk*

5th May 2022

Dear Areena,

Re: Land Formerly Known as British Gas Works, New Barnet – GLA Stage 1

I write in relation to the above planning application which became the subject of a planning appeal on 29th March 2022 (Ref. APP/N5090/W/22/3294689).

The GLA provided a Stage 1 consultation response dated 20th September 2021. Fairview responded to the GLA on several matters which required clarification and the submission of further information, albeit this process was somewhat protracted, and we haven't had formal confirmation that matters are resolved due to the lack of the Stage 2 process. To facilitate a clear presentation at the Inquiry of the position with the GLA, it would be helpful to collate the Stage 1 responses and get a written response from the GLA.

This letter outlines all matters that required further information following the Stage 1 letter, and provides a summary of our responses and the associated documents for ease of reference. The documents included are as follows:

- **Appendix A:** Affordable housing email from OHG dated 1st September
- **Appendix B:** Improvements Works Plan from s106 of extant permission
- **Appendix C:** CGI views of pedestrian route under railway
- **Appendix D:** Fire safety email from Fairview dated 11th October 2021 and Outline Fire Safety Strategy dated 20th October 2021
- **Appendix E:** Section 7.4 'Cycle Movement and Storage' of the Design and Access Statement dated June 2021
- **Appendix F:** Energy emails between Fairview and the GLA in date order
- **Appendix G:** Whole Life-Cycle Carbon Assessment dated June 2021
- **Appendix H:** Circular Economy Statement dated June 2021
- **Appendix I:** Updated Ecological Appraisal dated June 2021
- **Appendix J:** Drainage Strategy Report dated 11th October 2021
- **Appendix K:** Drainage email from GLA dated 4th February 2022

As outlined above, written confirmation of the GLA position would be gratefully received in relation to the items outlined below:

Affordable housing

Paras 28-34 – Fairview's Joint Venture partners, One Housing, emailed the GLA on 1st September 2021 (copy provided at **Appendix A** to this letter) to explain that the Mayor's Fast Track Route applies to this scheme for the following reasons:

- There is no grant funding assumed for the 35% affordable provision scheme that the GLA is currently considering, in line with the Affordable Housing Funding Programme guidelines.
- The affordable tenures provided are London Affordable Rent and Shared Ownership, both in line with the AHFP guidelines and the London Plan/SPG.
- Actual household income requirements will be finalised when the scheme is valued and marketed near the point of completion of units, but our current indicative valuations all have households income requirements well below the GLA cap of £90,000.

In accordance with the above verifications, please confirm that the scheme qualifies for the Mayor's Fast Track Route.

Layout

Para 47 – The GLA sought detailed information to demonstrate how the new pedestrian route will be integrated into the site and visual information to support the proposed public realm strategy. The routing of the new pedestrian footway forms part of the extant planning permission on the site. Schedule 1 of the s106 agreement dated 15th July 2020 includes an Improvements Works Plan showing the specifications and route of the new pedestrian footway and how it is accommodated on either side of the railway bank. For ease of reference this plan is included in this submission at **Appendix B**. To supplement this, three visuals have been provided to demonstrate how the proposed works will improve the public realm of this route. The CGI views are included at **Appendix C**.

Fire safety

Para 58 – Fairview submitted an updated 'Outline Fire Safety Strategy' dated 20th October 2021 which provides detailed design information as requested.

Para 59 – Fairview emailed the GLA on 11th October 2021 confirming provision of fire evacuation lifts in accordance with London Plan Policy D5.

The email from Fairview dated 11th October 2021 and the Fire Strategy are available at **Appendix D**.

Cycle Parking

Para 66 - The development includes 5% provision of cycle parking for larger and adaptable bikes. This was confirmed in Section 7.4 of the Design & Access Statement dated June 2021, see **Appendix E**.

Energy Strategy

Para 68-69 – Fairview has had various email correspondence with the GLA regarding the energy items raised, copies of these are provided at **Appendix F**. Dates and contents of emails are as follows:

1. Fairview to GLA 11th October 2021 - Provision of an updated GLA response spreadsheet, updated GLA carbon emission reporting spreadsheet, roof layout, revised Energy Statement (dated 30th June 2021) and associated evidence.
2. GLA to Fairview 13th January 2022
3. Fairview to GLA 3rd February 2022 - Provision of an updated GLA response spreadsheet, revised Energy Statement (dated 1st February 2022), updated GLA carbon emission reporting spreadsheet.
4. GLA to Fairview 15th February 2022
5. Fairview to GLA 16th February 2022 - Provision of an updated GLA response spreadsheet, FNH document titled 'GLA Energy responses 160222' and associated evidence, and a draft S106.
6. GLA to Fairview 3rd May 2022
7. Fairview to GLA 5th May 2022 – Comments to GLA queries in email, BRUKL output document, and Energy Statement.

Fairview has responded to all energy queries and provided the requested information, therefore we consider energy to be resolved.

Whole Life-Cycle Carbon Assessment

Para 70 – Fairview submitted a Whole Life-Cycle Carbon Assessment to the GLA. The GLA's Compliance Schedule confirms this has been received and nothing further is required. The Whole Life-Cycle Carbon Assessment is provided at **Appendix G**.

Circular Economy

Para 71 – The GLA requested a Circular Economy Statement prior to stage 2 referral. A Circular Economy Statement (dated 30th June 2021) was submitted with the planning application and is available at **Appendix H**.

Biodiversity

Para 73 - In line with London Plan Policy G6 the proposal must secure a net biodiversity gain. The GLA requested further information in this respect. The Updated Ecological Appraisal (June 2021) produced by Aspect Ecology concludes that the proposed ecological enhancements will deliver a number of biodiversity net gains. The enhancements include new planting, green roofs, bat boxes, bird boxes and habitat piles. The Ecology Appraisal is provided at **Appendix I**.

Sustainable drainage and flood risk

Para 74-76 – Fairview submitted an updated Drainage Strategy Report (dated 11/10/2021) to the GLA on 4th January 2022, which is included at **Appendix J**. The GLA responded by email on 4th February 2022 (see **Appendix K**), confirming that:

“The drainage strategy has been updated to restrict surface water with a variable discharge to the corresponding greenfield runoff rate. Rainwater harvesting has also been incorporated and the proposed SuDS are identified on the drainage plan. This is supported.

No further information has been provided regarding the proposed water efficiency strategy for the non-residential uses on site. The requirement to meet The London Plan 2021 Policy SI.5 requirements relating to water efficiency should be secured by condition.

No further information has been provided regarding the proposed flood warning and evacuation strategy for basement users in the event of a flood from the culverted watercourse crossing the site. This should be secured by condition.”

The GLA support the additional drainage information submitted and Fairview accept the two recommended conditions, therefore drainage has been resolved.

I trust the above and enclosed are clear, however please let me know if you have any queries.

I look forward to hearing from you.

Yours sincerely



Rachel Mottram
Principal Planner
Fairview Homes

Encl. As above