

BREAKING NEWS

NLBP UPDATE:

Revised scheme for 2,428 units

Application to be heard at 15 December Strategic Planning Committee

Council ensures developer mitigates damage to reptile habitat

Dear Resident,

As many residents will be aware, the developer has begun work to ready the North London Business Park site for the next phase of the development.

Your Labour council has moved quickly to ensure the developer undertakes rapid interim mitigation of the damage to the reptile habitat caused by unauthorised works at the site.

The revised planning application will come to the [Strategic Planning Committee on 15 December](#), and so it is crucial that residents submit their views to the Planning Department before then.

This revised scheme comprises the following changes to the outline scheme:

- Increase in number of **residential units from 1350 to 2428**
- Maximum **building height** increased from **9 up to 12 storeys**
- Alterations to School Building in line with DoE Building Requirements
- Affordable Housing is proposed at 35% of the additional element – around 377 homes
- Increase in Non-Commercial Floorspace from **5,177 sqm to 7,148 sqm**
- Car Parking similar in quantity to the extant approval although ratio of car parking to units is reduced.

History of the site

Following rejection by the Planning Committee and the Mayor of London, the original scheme of 1,350 units was imposed by the Conservative Secretary of State in 2020 despite considerable local opposition. This was because the previous Conservative Council failed to defend the refusal at the Appeal.

The Conservative Government's decision emboldened the developer to double the size of the scheme from 1,350 units to 2,500.

The Planning Committee will be considering the revised expanded scheme of 2,428 units, but planning permission is already in place for 1,350.

Our opposition to the expanded scheme and next steps

We campaigned, during the May '22 council elections, against the new expanded scheme on the basis that it was over-development and also didn't include sufficient affordable homes.

Whilst we agree with the recent increase in the proportion of affordable homes, we still don't think over-development of the magnitude proposed in the recent planning application is suitable in Brunswick Park ward.

As your local councillors, we support the overwhelming view of residents that the expanded scheme is too large in terms of its height, scale and massing for the area and not supported by adequate infrastructure.

More conditions need to be secured to deal with the inevitable increased and displaced parking particularly for Weirdale Avenue and Ashbourne Avenue.

And additional services would be required to ease the pressure on schools, GPs roads and public transport.

We have made our objections already to the Planning Department and will be speaking against the planning application at the Strategic Planning Committee meeting.


It is crucial that you submit your views to the Council on this before 15 December if you haven't already.

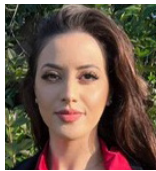
If you haven't already objected to this latest scheme, please send your comments to the Council using the following link: <https://publicaccess.barnet.gov.uk/online-applications/> searching for Reference: 21/4433/OUT

Best wishes,






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P.S. Please do get in touch using our details above about this or any other local issue.