

Andrew Dismore

Putting Barnet and Camden first



LONDON ASSEMBLY LABOUR

Andrew Dismore AM
London Assembly Member for Barnet and Camden
City Hall
The Queen's Walk
London
SE1 2AA

22/01/2018

Objection to planning application APP/N5090/W/17/3189843: North London Business Park, N11 1GN

Dear Sir or Madam,

I am writing to object to the above application in my capacity as London Assembly Member for Barnet and Camden.

This application is seen in the local community as a 'Trojan Horse' project which will be the precursor for further high-density planning applications in the area, including more tall buildings, if it gains consent.

It is generally felt that this high-density development will fundamentally change the character of the local area.

Whilst I welcome the siting of the school, I do not believe that other additional infrastructure that will be needed will be in place, putting further strain on local services.

Traffic and parking

The proposed access to the site from Weirdale Avenue and Ashbourne Avenue remains completely unacceptable. The application contains an erroneous reference to "reopening" access to the NLBP site from Weirdale Avenue. My understanding is that this access has never been used or has never intended to be in operation. I believe that given the layout of the roads, this proposal could be dangerous with the potential for more accidents. Of particular concern would be the construction period, where large industrial vehicles would be required to access the site. The existing entrances to North London Business Park may be difficult to access for longer vehicles, and Weirdale Avenue is no less inappropriate.

The main roads nearby, Brunswick Park Road, Oakleigh Road North and Russell Lane are already congested at certain times, and I fear this proposal for 1,350 extra properties will only make a bad situation worse, particularly bearing in mind the impact of the waste depot for which consent has been already given.

I do not believe the local public transport network will be able to cope with such a large increase in the local population. Local buses are not well interconnected and as the area is far from large retail centres, it is likely most residents will own and use private cars. I am concerned that there will be inadequate parking provision as has occurred elsewhere in the borough, with the developers charging exorbitant fees for parking spaces, so that residents park in the nearby streets. This leads to the escalation of parking problems and ultimately a need for controlled parking zones.

I note there are no proposals to increase cycling infrastructure in the area, which might mitigate against some of the increased traffic. I also do not believe the pedestrian crossings in the area are big enough to cope with the expected increase in the number of people using them.

Overdevelopment

This application retains plans for 8-storey blocks. These are completely out of character with the local area, which comprises mainly family housing, with a few 3-4 storey blocks. 9 floors would be too high and dense. They would have a visually intrusive impact on the skyline. The taller towers are close to Howard Close and Brunswick Park Gardens, whose residents' homes would be overlooked. This represents overdevelopment and overintensification of the site.

Overlooking

It is clear that there are taller blocks on the edges of the development, that will overlook locations such as Howard Close and Brunswick Crescent.

Housing tenure mix

The London Plan and Barnet's own planning policies (Local Plan Policy DM10) require 40% of a development of this size to be 'affordable' subject to 'viability'. This application achieves nothing like that, and there is no socially rented accommodation onsite. That is completely unacceptable, and the viability assessments that deliver such low affordable delivery are likely deeply flawed.

In conclusion, this application is wholly unacceptable for reasons on traffic impact, overdevelopment and overintensification of the site, the size, bulk and mass of the proposed 8-storey blocks and the unacceptable affordable housing contribution.

Yours sincerely,



Andrew Dismore AM
London Assembly Member for Barnet and Camden
City Hall
The Queen's Walk
London
SE1 2AA
Andrew.dismore@london.gov.uk