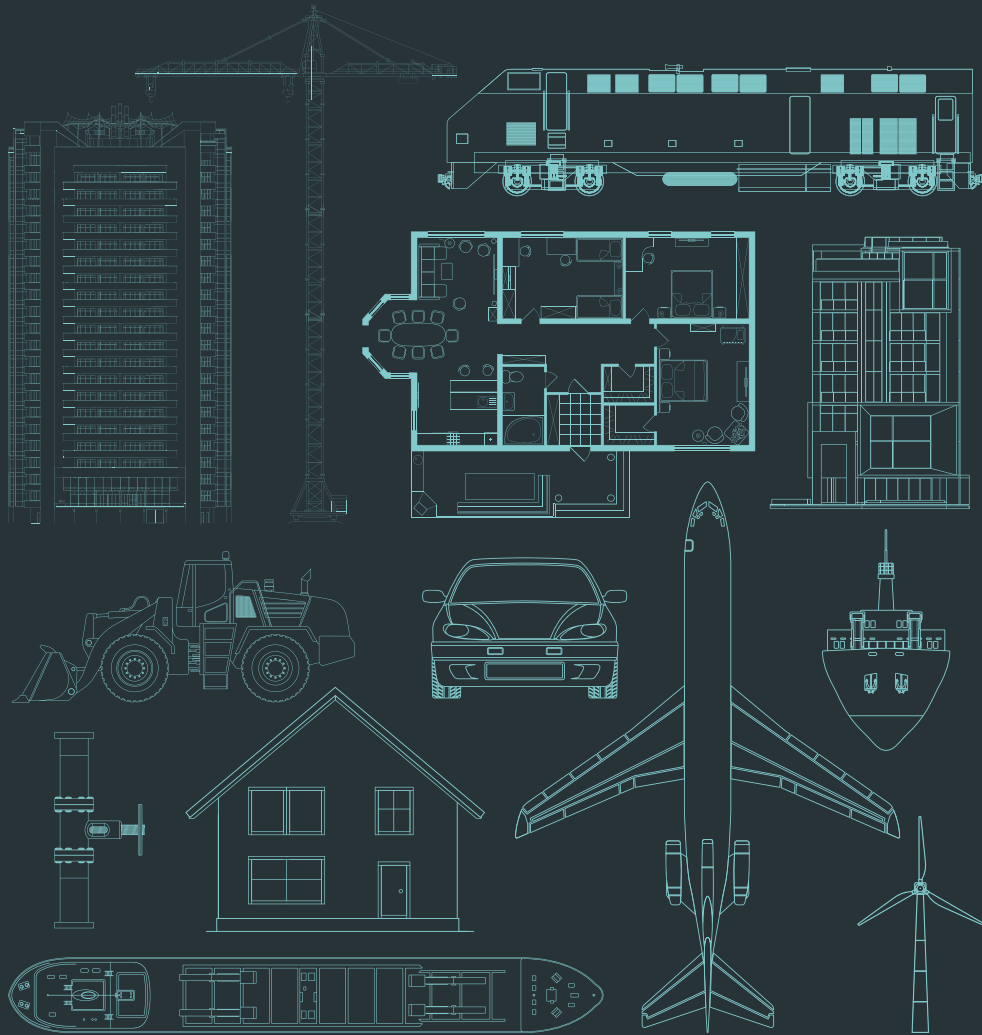


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Statement of Community Involvement Royal Brunswick Park

Created for The Comer Group

August 2021

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Executive Summary

This report details the steps undertaken by Comer Homes (hereafter ‘the Applicant’) to engage the local community in respect of the revised development plans for North London Business Park (hereafter ‘the Site’).

Due to the COVID-19 pandemic and the restriction on face-to-face interaction, the consultation had to be adapted to take place remotely. The Applicant chose to proceed with the consultation considering the guidance issued from Government which advocated for the continuation of pre-submission planning consultation. In order to ensure the maximum participation rates from local stakeholders surrounding the Site, the Applicant implemented the following:

Engagement with political stakeholders

Ward councillors, neighbouring ward councillors and Barnet Council leadership were notified of the development plans via email and were invited to participate in a discussion and presentation with the project team, as well as being invited to view the digital consultation. Meetings with the following stakeholders have taken place:

- Brunswick Park ward councillors
- Cllr Dan Thomas, Leader of Barnet Council
- Cllr Shimon Ryde, (former) Chair of Barnet’s Strategic Planning Committee
- Theresa Villiers Member of Parliament for Chipping Barnet
- Cllr Eva Greenspan, Chair of Barnet’s Strategic Planning Committee

The Applicant also held several meetings with officers at Barnet Council and the Greater London Authority to introduce the proposals and garner feedback. In addition to the political stakeholders above, the Applicant also sought meetings with the following:

- East Barnet ward councillors

Engagement with Community Groups:

The Applicant invited the East Barnet Residents Association to a private briefing on the proposals. The group did not respond to this offer, nor did they reply to the invite to take part in the public consultation. The Applicant has also been in touch with the Rector of East Barnet about potentially taking up space on the new development. It is expected that a meeting will take place in the coming weeks.

Digital Consultation

As it was not possible to hold a traditional public exhibition to showcase the plans to the community, the Applicant moved this activity to online platforms and hosted a ‘virtual consultation’ from the main project website <https://nlbpconsultation.co.uk/>. The “virtual consultation” ran for two weeks from Tuesday 27th April to Tuesday 11th May and had two core elements; a Virtual Exhibition and two Webinar presentations. To advertise the consultation, 4,028 invitations were distributed so residents were clear on how the consultation would run.

Alternative channels for engagement

Despite the virtual consultation replicating many of the functions of a traditional consultation, the Applicant was mindful to not exclude any stakeholder from the engagement process owing to their access to the internet. The invite also made residents aware of a freephone information line and project email address which could be used to contact the project team. Using this information line, residents were able to ask further questions, seek clarification and provide verbal feedback, or request a consultation pack in the post. The pack would contain all the materials shown on the website including a feedback form and free reply envelope so residents could submit their views.

Consultation Summary

A brief summary of the feedback received during the consultation period is shown below:

- Virtual Exhibition Summary

The virtual consultation sought to replicate all functions of a traditional exhibition, for example, exhibition boards were presented in a familiar format and online feedback forms were made available so the Applicant could record comments. Participants could also submit their comments via email or by returning a hard copy of the feedback form, issued as part of the consultation pack. All comments have been incorporated into the feedback.

Across the two-week period 423 new users viewed the Virtual Exhibition with 20 feedback forms submitted and 14 emails were received. A summary of the responses can be found below:

Feedback Responses

- 55% recognised the need for more homes in Barnet
- 65% said they were interested in taking part in the webinar
- 100% either supported or felt neutral about the re-provision of St Andrew the Apostle School
- 44% supported or felt neutral about the proposed landscaping and sports facilities with 33% saying more was needed
- Key issues raised by residents were impact on services, height, parking, traffic & density

Email Responses

As mentioned, 14 emails registering feedback about the plans were submitted. The main issues within these emails have been identified and summarised below:

- Key issues raised was height, traffic, impact on services, proximity to buildings & transport

- Webinar Summary

The Applicant held two webinars on Wednesday 28th May from 6pm till 7pm and Wednesday 8th May from 6pm till 7pm. During these events, attendees received a presentation on the proposals from the architects followed by a live Q+A with the project team. Across both these events, 70 residents attended and asked 167 questions. The main issues raised were height and density, impact on services, parking and transport, and affordable housing.

On the whole the efforts taken to engage, and the response-rate indicate that the consultation has been both comprehensive and robust.

1. Introduction

This Statement of Community Involvement (SCI) has been prepared in support of the proposals brought forward by The Comer Group for development at North London Business Park. The Site sits in Brunswick Park ward within the administrative boundaries of Barnet Borough Council.

In 2017, Comer Homes received planning permission to develop the site by the Secretary of State (SoS) following a refusal at a local level. The SoS felt that the plans were completely acceptable and would not overly impact the existing community nor would it alter the character of the area. Appreciating the nationwide need for new homes, the Applicant sought to revise the proposals and increase the number of homes within the development without jeopardising the SoS findings. A description of the revised application is outlined below:

Hybrid planning application for the phased comprehensive redevelopment of the North London Business Park to deliver a residential-led mixed use development. The detailed element comprises up to 461 residential units in five blocks reaching 9 storeys, the provision of a 5 form entry secondary school, a gymnasium, a multi-use sports pitch and associated changing facilities and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road and; the outline element comprises up to 1,967 additional residential units in buildings ranging from three to twelve storeys, up to 7,148 sqm of non-residential floor space (use Class E) and 20,250sqm of open space. Associated site preparation/enabling work, transport infrastructure and junction work, landscaping and car parking.

From the outset the Applicant sought to ensure early identification and engagement with key political stakeholders, groups and local residents to ensure that issues with the proposals were raised at a formative stage of the process. This report provides details of the community engagement undertaken by the Applicant, including feedback received and how this has been reflected in the submitted proposals, where possible.

This SCI has been produced to demonstrate the Applicant's commitment to public consultation and effective community liaison regarding the proposals for the development of the Site.

This document will provide a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and the activity that the Applicant proposes to undertake post application.

In order to assist with the community consultation and communication, the Applicant appointed Built Environment Communications Group (BECG), a specialist communications consultancy, to form part of its wider project team for the proposed development.

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3. Pre-application Consultation

3.1 Statement of Community Involvement

The Applicant has complied with the Government's National Planning Policy Framework (NPPF) which states that "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties." The NPPF also highlights that "good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

Barnet Borough Council adopted its Statement of Community Involvement in 2007 and revised it in 2015. The SCI is being updated to reflect further reforms to the planning system and was consulted upon in June 2018. The pertinent sections of the draft SCI (2018) are highlighted below:

"Planning applications for major development require wider community consultation and a greater degree of community involvement."

"The aim of pre-application consultation is to encourage discussion before a formal application is made, enabling communities to have an influence on a planning proposal before it is finalised. The process can help to identify improvements and overcome objections at a later stage. Such pre-application consultations can take the form of exhibitions, presentations, workshops or simply a letter or mail shot."

Government guidance and Barnet Borough Council's SCI encourage pre-application discussions and community involvement. Therefore, prior to submitting the formal planning application for the Site, the Applicant undertook a detailed programme of community consultation, as outlined in the following documentation.

3.2 Stakeholder Engagement

The Applicant has undertaken a number of consultation activities to raise the profile of the Site, engage with residents, local stakeholders and politicians.

The Applicant felt it was important to discuss the proposals at a formative stage to allow the opportunity for local stakeholders to shape the content of the proposals. As such, engagement with local stakeholders began in advance of the engagement events and was on-going throughout the consultation period.

Pre-application meetings

In total, 6 pre-application meetings were held with various officers from Barnet Borough Council.

Meeting:	Date:
NLBP Pre-App with LB Barnet	03.02.21
NLBP Pre-App Meeting with LB Barnet	08.02.21
NLBP Design Workshop with LB Barnet	01.04.21
NLBP Highways Scoping Meeting	14.04.21
NLBP Highways Workshop	22.07.21
NLBP Trees/Landscaping Workshop	23.07.21

Political Stakeholders

Digital letters and emails were sent to political stakeholders to inform them of the proposals and invite them to a meeting with the project team (a copy of this letter can be found in the Appendices). A full list of those to whom this was sent can be seen below and a list of the meetings that took place can be found in the Timeline of Engagement table later in this section:

- Leader of Barnet Council, Cllr Dan Thomas
- Chair of the Strategic Planning Committee, Cllr Shimon Ryde*
- Member of Parliament for Chipping Barnet, Theresa Villiers MP
- Brunswick Park Ward Councillors
- East Barnet Ward Councillors

Community Groups

The Applicant identified the East Barnet Residents Association as an established local community voice so sought to meet them early in the process to understand their attitude towards the scheme. In a similar fashion to political stakeholders, digital letters and emails were sent to inform them of the consultation and invite them to a private briefing.

In addition, the Applicant has been engaging with the Rector of East Barnet to discuss opportunities for involvement in the scheme. A meeting has been offered and the Applicant expects to confirm a date in the near future.

Timeline of Engagement:

Meeting:	Date:
Leader of Barnet Council, Cllr Dan Thomas	21.01.21
Member of Parliament for Chipping Barnet, Theresa Villiers MP	05.03.21
Former Chair of Strategic Planning Committee, Cllr Shimon Ryde	11.03.21
Brunswick Park Ward Councillors, Cllr Rutter & Cllr Weeden Sanz	16.04.21
Chair of the Strategic Planning Committee, Cllr Eva Greenspan	22.07.21

3.3 Virtual Consultation

Given that the consultation period for this scheme fell within the Coronavirus pandemic, amid social distancing guidelines from the Government, the Applicant decided to hold a virtual public exhibition. This allowed the Applicant to display its proposals for the redevelopment of the Site and to ensure that the pandemic was not an obstacle to thorough engagement with the local community.

The virtual public consultation allowed all functionality of a traditional face-to-face exhibition event to be migrated to an online format, with virtual exhibition boards displaying all of the necessary information and online feedback forms to record comments. The Applicant also held two webinar sessions in which attendees could receive a presentation on the plans followed by a live Q+A with the project team.

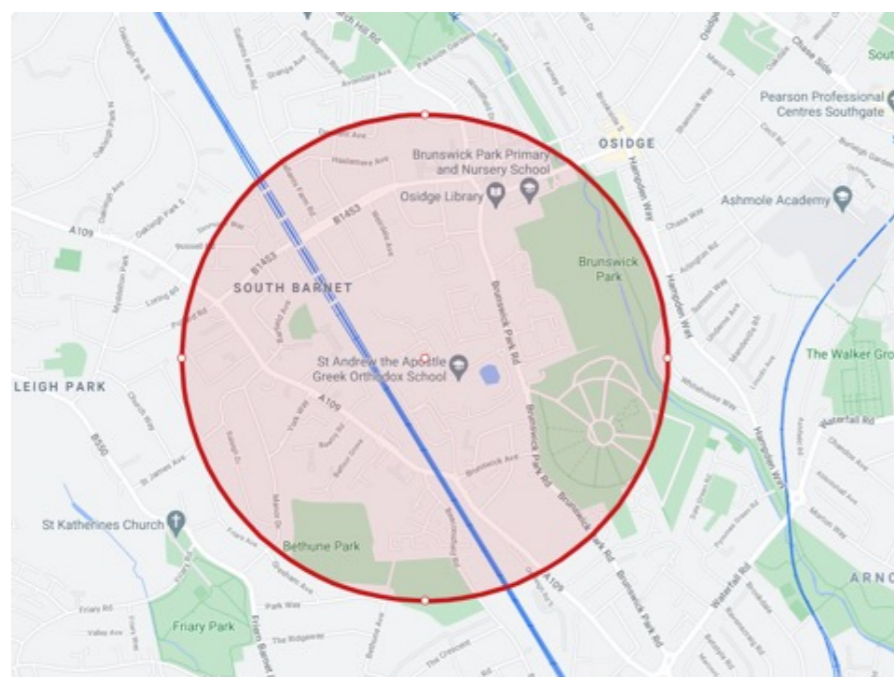
In order to ensure the public exhibition was accessible for all, including members of the community without access to the internet, residents were sent an invite to the events which provided a freephone telephone number which they could call in order to discuss the proposals verbally, or request a physical consultation pack in the post.

3.3.1 Advertisement

The Applicant provided numerous opportunities for residents and interested stakeholders to engage with the development and advertised the consultation widely in the local area via an invite which was distributed to 4,028 households (a copy of this can be found in the Appendices).

The invite informed residents of the plans for the development of the Site and encouraged them to visit the virtual public exhibition. The invite provided contact details for the project team, giving interested parties the opportunity to discuss the proposals via email, phone call or to register for one of the webinar sessions planned.

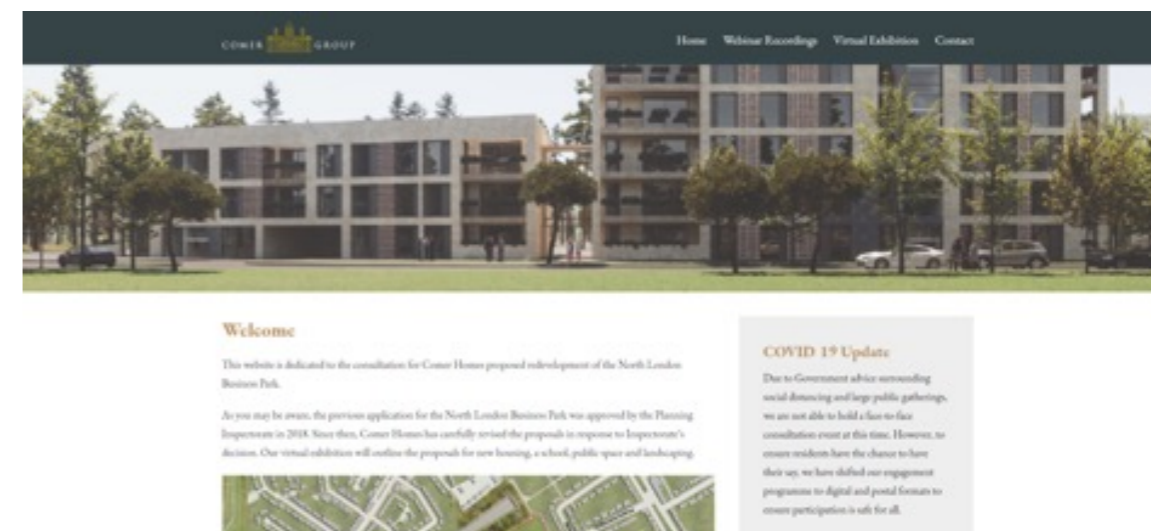
The invite was delivered on Tuesday 20th April 2020. The map below illustrates the distribution area.



Map depicting the distribution area for the community newsletter

3.3.2 Project Website

A dedicated website was launched to host and display the Virtual Exhibition, which included an online feedback form to record comments, and so residents could register for the webinars. The website will continue to be utilised as a platform to share updates on the project moving forward, throughout the public consultation and planning process. The website is hosted at <https://nlbpconsultation.co.uk/> and went 'live' on Tuesday 20th April to coincide the drop of the consultation invite.



Screenshot of the project website Home page

The website includes the following webpages:

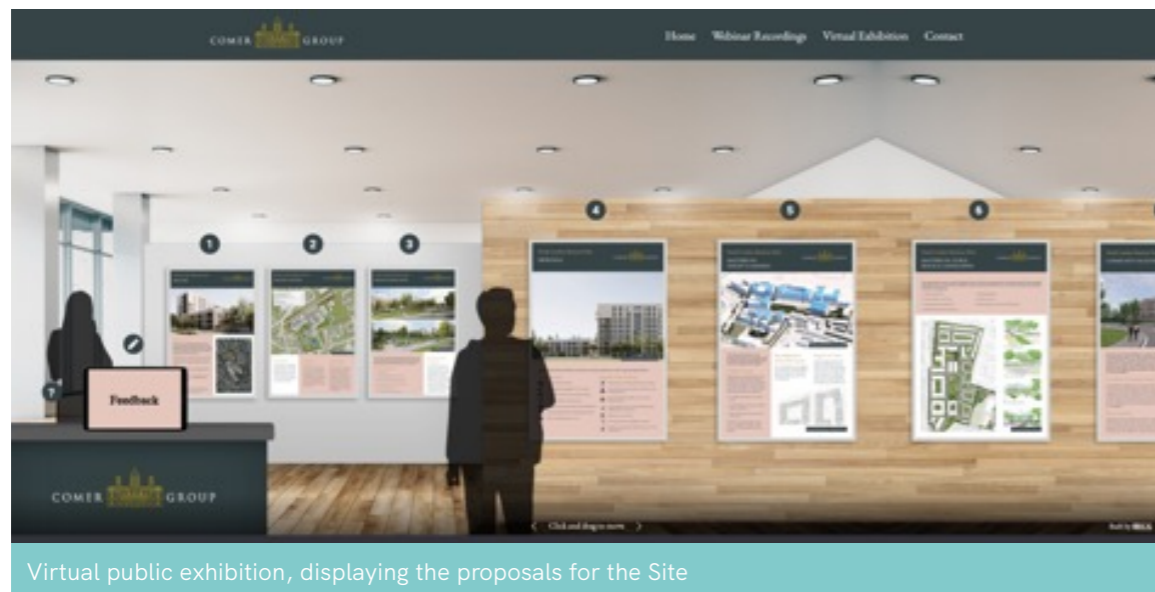
- Home
- Webinar Recording/Registration
- Virtual Exhibition
- Contact

3.3.3 Virtual exhibition

Due to the outbreak of COVID-19, the Applicant held a virtual consultation to make it safe for all involved. The centrepiece of this strategy was a virtual exhibition which presented the proposals in a user-friendly format, similar to that of a physical consultation, with material presented on digital boards in a visually pleasing fashion. As outlined above, there were also steps taken to ensure engagement with all members of the community, including those without access to the internet, who could request a physical consultation pack which included a copy of the boards, a feedback form and a free reply envelope.

The virtual exhibition ran for two weeks from Tuesday 27th April until Tuesday 11th May and was available on the project website at <https://nlbpconsultation.co.uk/virtual-exhibition/>.

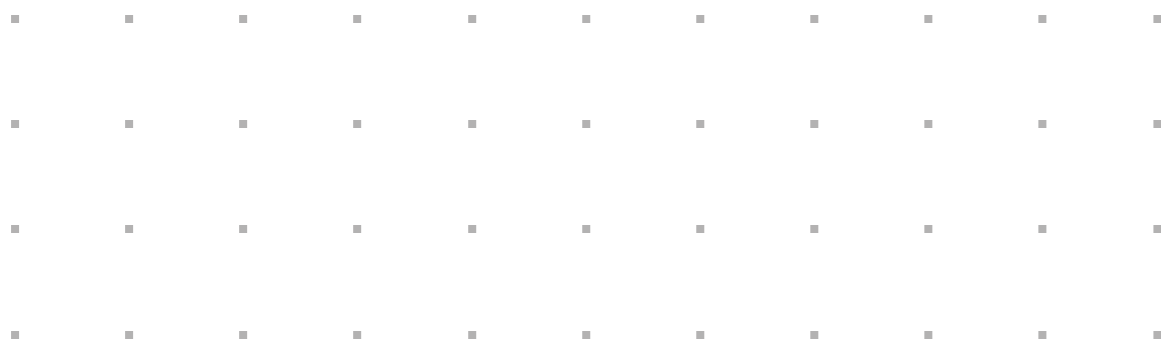
The aim of the virtual exhibition was to engage with local residents, inform them of the plans for the site and the potential benefits, as well as provide a platform via which to receive feedback on both the proposals directly, and the principle behind it generally.



3.3.4 Exhibition Boards

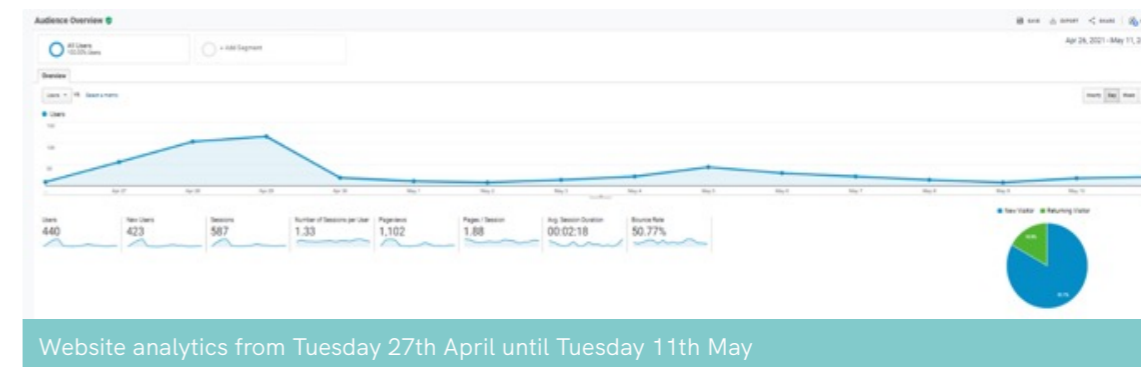
The virtual exhibition displayed details of the proposed development ahead of submitting a planning application to Barnet Council, and included the following boards (copies of the exhibition display boards can be found in the Appendices):

- Welcome
- Existing Context
- Previous Application
- Proposals
- Masterplan: Height & Massing
- Masterplan: Public Realm & Landscaping
- Community Facilities
- Parking, Transport & Access
- Phasing & Construction Management
- Timeline & Next Steps



3.3.5 Website Analytics

Website analytics were recorded during the consultation, from the launch of the website to the feedback deadline, a total of 423 users viewed the project website across 587 sessions. On average, viewers would view the website for 2 minutes and 18 seconds and viewed 1.88 pages per session.



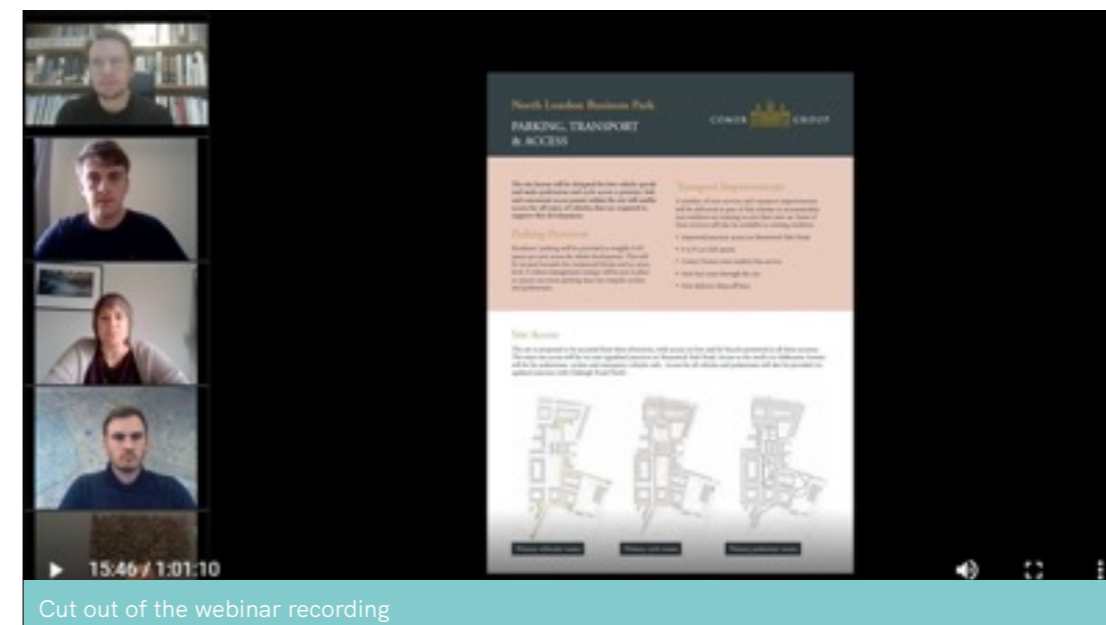
3.3.6 Webinar Presentations

In order for residents to directly interact with the project team, the Applicant hosted two online webinars in which the architects talked through the exhibition boards followed by a live Q+A. The times of these events are shown below:

- Webinar 1: Wednesday 28th April 6pm till 7pm
- Webinar 2: Wednesday 5th May 6pm till 7pm

These events were advertised in the invitation newsletter, including instructions for how to join. Residents had to register beforehand in order to participate which they could do on the "Webinar Registration" page on the website.

Across both these sessions, 70 residents attended and asked 167 questions across a range of topics. You can view a more detailed review of the issues raised in the subsequent section.

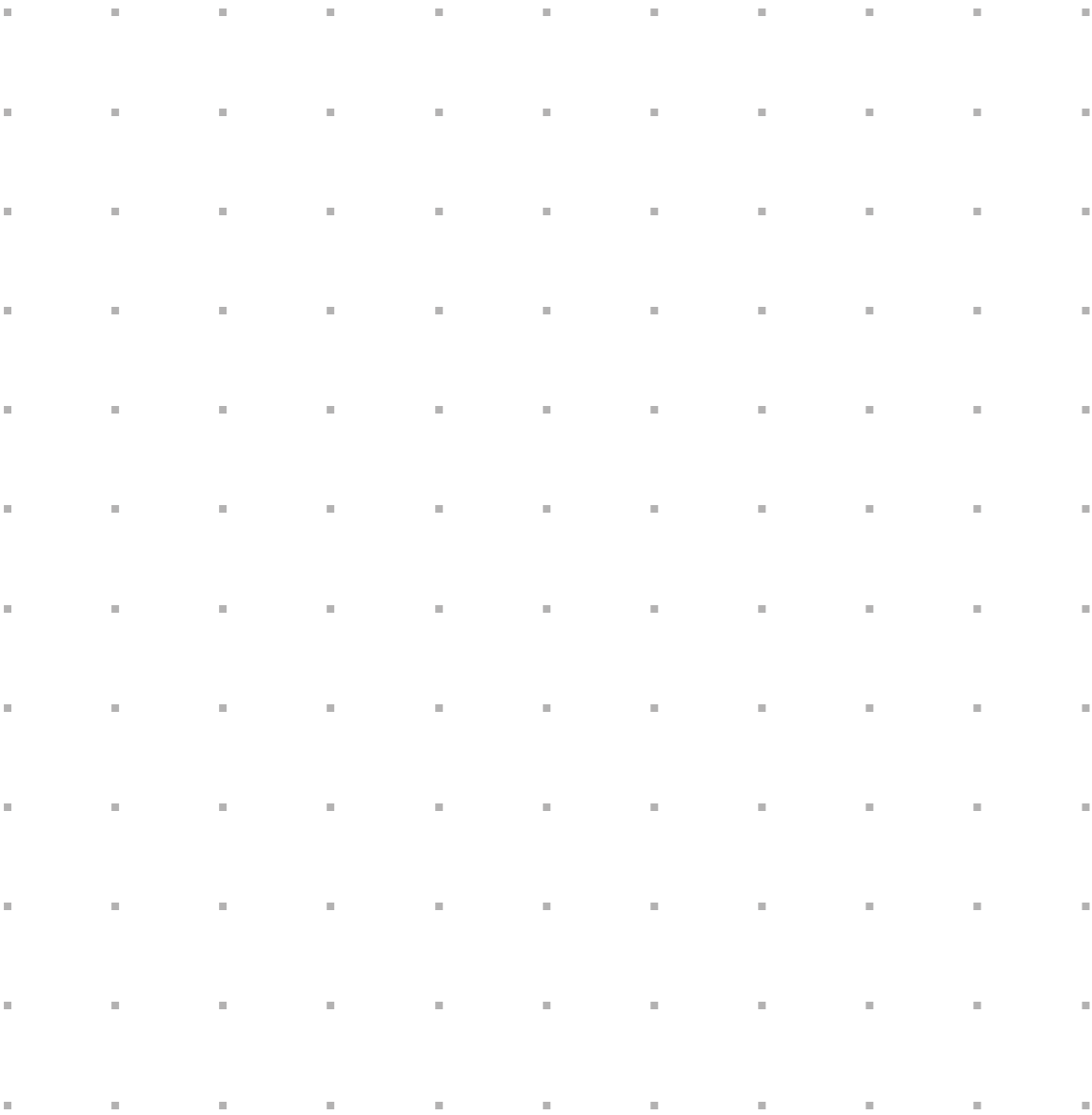


3.4 0800 Comment Facility, Email Address

During the consultation, access to a freephone telephone enquiry line was offered to those who wished to find out more about the proposals, to register their comments via the telephone or to request a consultation pack in the post.

The telephone number provided (0800 298 7040) was in operation Monday-Friday between the hours of 9:00am and 5:30pm. Outside of these hours a message facility was available for voicemails to be left and responded to at the earliest opportunity to ensure information was readily available and queries or concerns addressed. Information was given to callers where possible and if questions were of a technical nature, these were passed on to project team members.

An email address was also provided to receive comments in relation to the application or to answer any queries that the residents had.



4 Review of Feedback

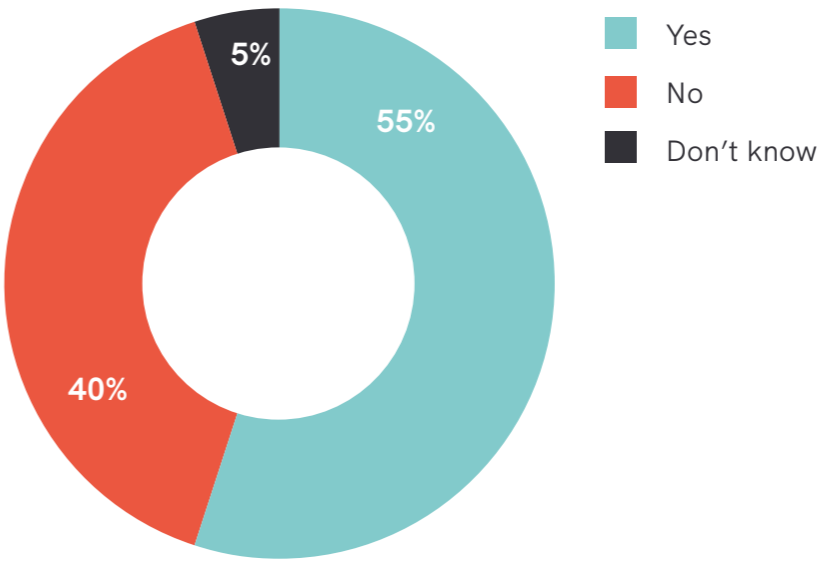
4.1 Feedback Forms

Throughout the consultation period, a total of 20 feedback forms were received from members of the public, of which all complied with GDPR guidelines and could be used as part of the consultation. The Applicant also received 14 emails in which residents registered comments on the proposals which have also been incorporated into the data. This section will also review the questions raised during the webinar to identify the main themes across these events.

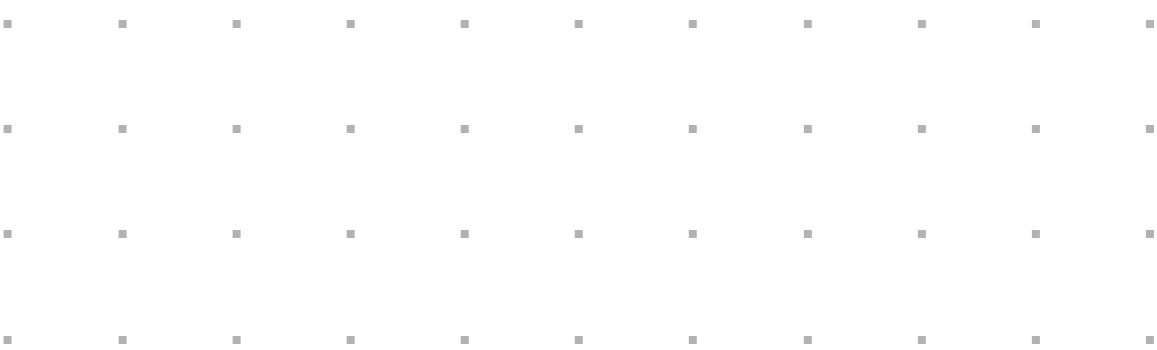
4.1.2 Feedback Form Responses

This section will analyse, question by question, the responses from the feedback form:

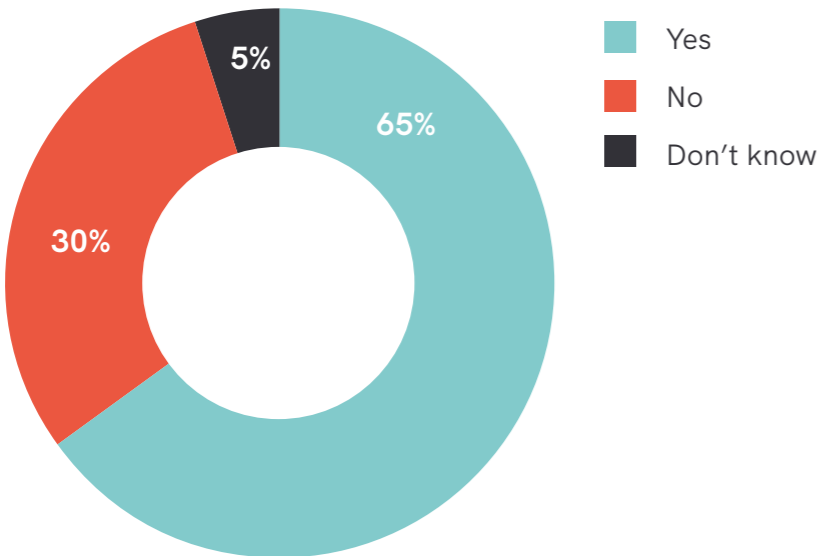
Question 1: Do you recognise the need for more homes in Barnet?



Of the 20 respondents who left their feedback, the majority (55%) recognised the need for more homes in Barnet.



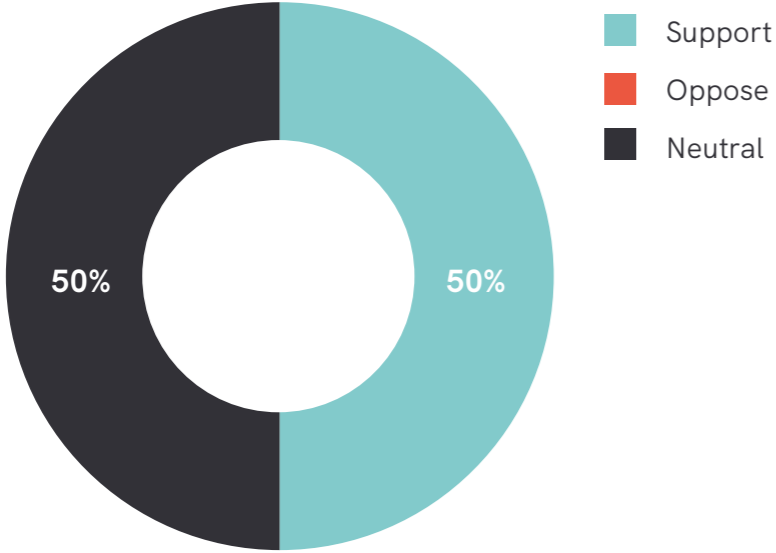
Question 2: Are you interested in taking part in one of our online webinars?



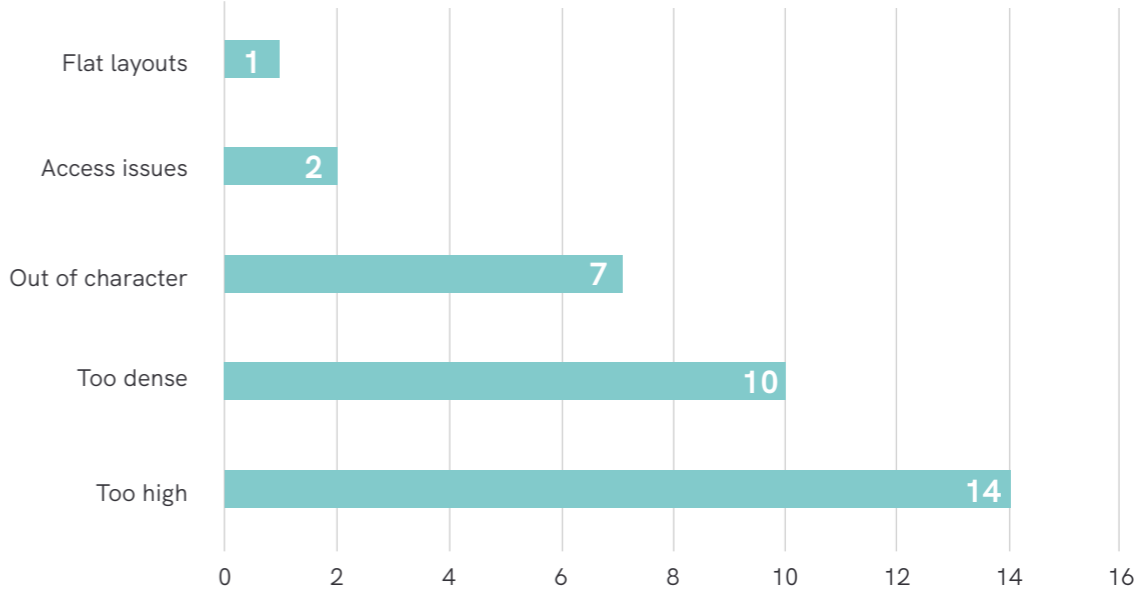
A clear majority (65%) of those who submitted feedback were interested in taking part in one of the webinars planned. This translated into two well attended events which gave the Applicant useful feedback which could be used to further develop the scheme.

Question 3: How do you feel about the reprovision of St Andrew the Apostle School in new and improved facilities?

There was a hugely positive response to this question with 100% of respondents either supporting or feeling neutral toward the reprovision of St Andrew's school in new and improved facilities. This subsequently means that none of those who sent in their comments opposed this element. The data confirms this aspect to be one of the best benefits of the application.



Question 4: Please let us know your comments on the design of the proposals



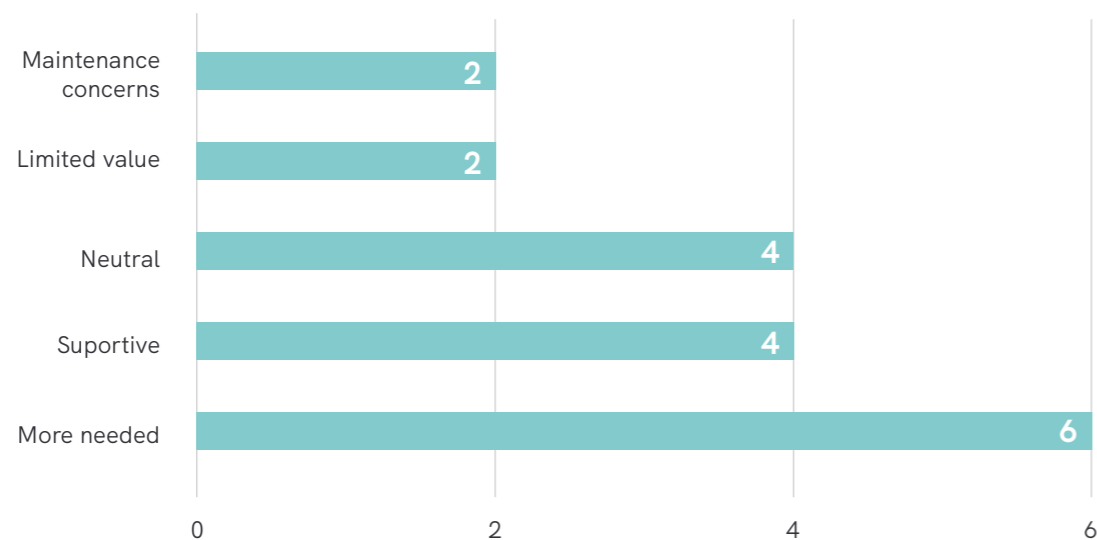
Height and density are the primary issues within the feedback with both issues raised on 24 occasions between them. This feeds into the third most referenced issue, that the scheme is out of character with the surrounding area. The comments specifically mention height and density when making this claim. The final two main issues revolve around access issues and flat layouts but these were not prominent themes within the comments.



Question 5: Do you like the landscaping proposals and the sport facilities for the community to use?

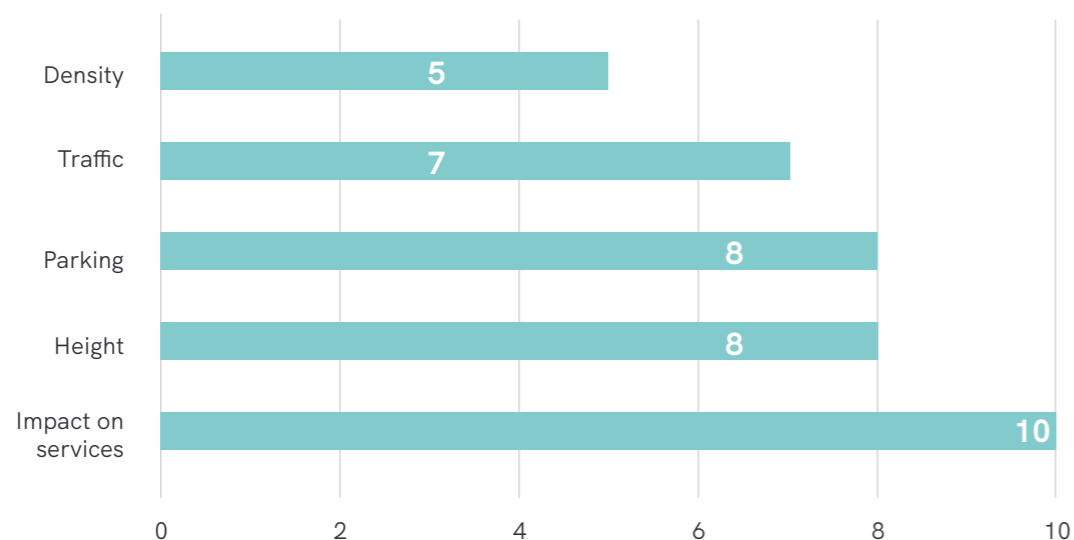
Whilst many respondents recognised the positive addition the landscaping and sports facilities would make, some felt that more was needed in order to justify the increase in the number of homes provided. Specifically, residents wanted a swimming pool, more play facilities, a climbing centre, more medical facilities or increase parking provision to name but a few suggestions.

There were a significant number of respondents who were wholly supportive of these elements of the plans and a similar number who were neutral. There were a few who felt it added little value when the application was considered as a whole and others were concerned about who would maintain these spaces once delivered.



Question 6: Do you have any further comments?

Please note that some of the comments for Question 1 went well beyond the scope of the questions and, as such, these remarks have been incorporated into the data for this question.



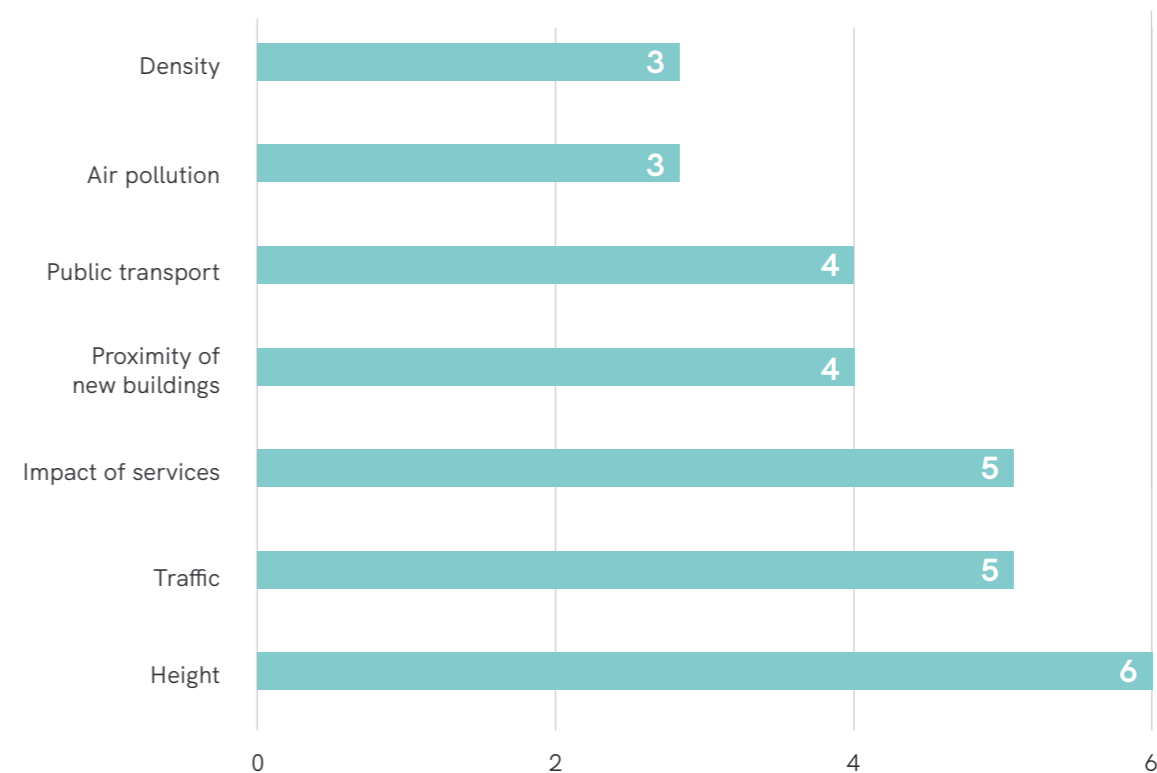
The feedback for Question 6 covered a wide range of issues. Although, some were more prominent than others.

The issue raised the most was the impact the development would have on local services including doctors' surgeries, school places, dentists amongst others. This was followed by concerns about height, which has been a key theme throughout the feedback. As with the comments for Question 4, respondents believed that the height proposed would alter the character of the area and set a precedent for tall buildings to be delivered in the future. Density was tied to the concerns surrounding height, albeit it was raised on slightly fewer occasions, and the how the area would cope with the increased population.

Parking was another key issue and the feedback suggests there are concerns about parking spill over from the development thereby adding competition for on-street parking spaces. Respondents believed that parking was already under strain in the local area and that this scheme would exacerbate the issues further. This was couple with concerns about traffic as residents felt that the development would add to existing congestion issues, particularly during peak times.

4.1.3 Email Responses

The Applicant received 14 emails during the consultation period which registered comments on the application. All of the responses were analysed and the key issues were identified. You can see a summary of the responses below:



Height was the most recurring issue within the email responses. The comments mirrored those made in the feedback form as there are concerns that the plans would alter the local area in an irreversible manner.

The second most prominent matter was traffic and the impact the increased number of cars would have on the existng road network. There was a feeling amongst the respondents that the plans would make the already congested roads worse.

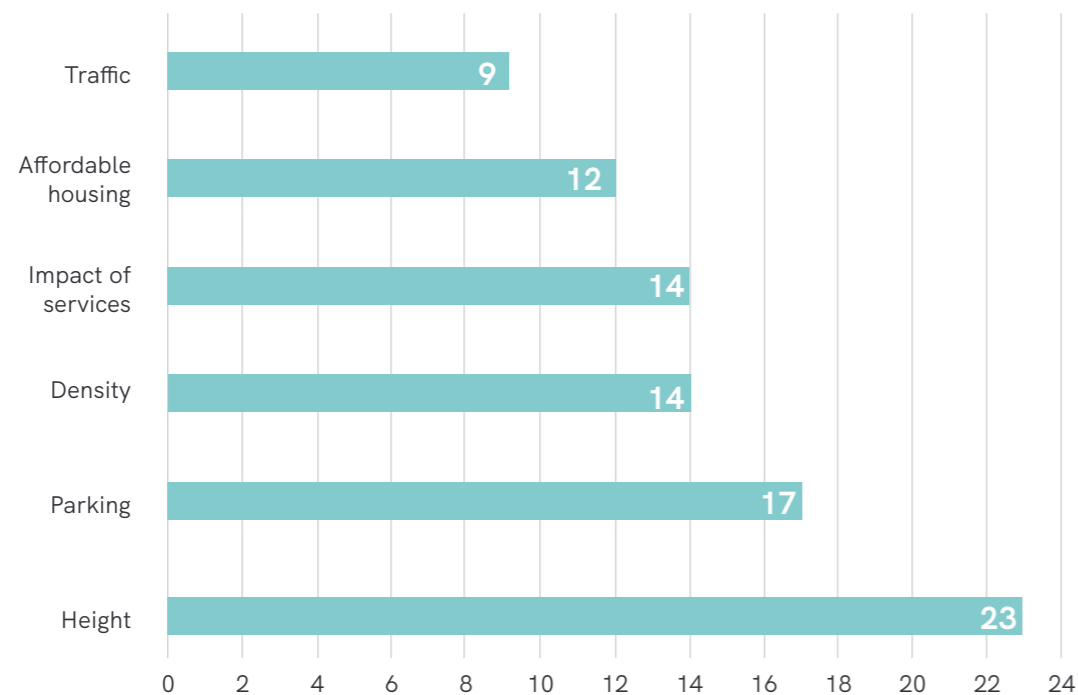
This issue was followed by concerns about the impact the scheme would have on services, reflecting the remarks made for Question 6 in the feedback form responses.

Another key issue was the proximity of new building to existing properties. Although this has not changed from the existing consent, there is a perception that the increased heights will make this more of an issue. Public transport was raised the same number of times and there are concerns that existing networks would not be able to cope with the increased demand.

The final main issues surrounded air pollution and density. The former was linked to the increase of vehicles coming to the area. As for density, the remarks were closely associated with the concerns surrounding height.

4.1.4 Webinar Questions

Across both webinar events, a total of 167 questions were asked on a range of topics. The table below shows which issues were raised the most frequently to show the themes coming out of the sessions.



The data shows that height was the most important issue for residents who attended the webinar, as it has been in the feedback as a whole. The questions that were raised asked the team to justify the increase in height from the previous scheme and how it would respond to the local context. These questions often led into a discussion on density and why the levels proposed were appropriate.

The second most-raised issue was parking, specifically about the on-site provision and to prevent overspill into surrounding streets. These questions were also linked to concerns surrounding traffic, which was another key matter raised.

Impact on services and affordable housing were also raised as key issues. For the former, residents wanted to understand what improvements were planned to public services and how they would cope with the increased demand. In terms of affordable housing, questions sought detail on how much would be provided.

5. Post-application Consultation

5.1 On-going Stakeholder Engagement

The Applicant will ensure information continually flows through existing channels to interested parties and will continue to engage with stakeholders following the submission of the planning application and respond to questions from the public.

The project website, <https://nlbpconsultation.co.uk/>, will be updated with additional information throughout the process as and when required, including upon submission of the proposals, and when a decision has been made.

6. Response to Feedback

The table below identifies the main issues from the consultation and shows how the Applicant has responded:

Key issue	Applicant Response
Height & density	To ensure that the impact of the additional height is minimised, the taller buildings will be located away from sensitive receptors, in the interior of the site or adjacent to the railway lines. The tall buildings will not overshadow public spaces nor will it alter the town scape. There has also been a reduction in the number of units to 2,428 to allow for more space for other facilities that would benefit the existing community.
Impact on Services	The Applicant will be providing around £70m via the Community Infrastructure Levy to improve local services along with a further £5m via s106 contributions. They will also be delivering the following: <ul style="list-style-type: none"> - Improvements to the junction access on Brunswick Park Road - Increasing the non-residential floor space to 7,148 sqm, which includes a nursery, affordable workspace and flexible space that could be used for retail, cafes, community or medical facilities. - The re-provision of St Andrew the Apostle School - New, publicly accessible sports facilities
Parking & Traffic	The Applicant will be providing roughly 0.85 parking spaces per unit to accommodate new resident's parking needs. They will also be delivering the following to encourage new residents to move away from car usage and protect the local road network: <ul style="list-style-type: none"> - 6 to 8 car club spaces - A new shuttle bus service - A new bus route through the site - c.2 cycle parking spaces per unit



Aerial view of existing site

Have your say

Before submitting a planning application to Barnet Council, we want to hear your views. Over two weeks, between **Tuesday 27th April and Tuesday 11th May 2021**, we will be running an online consultation on a new project website at www.nlbpconsultation.co.uk.

The virtual exhibition will replicate all the functions of a traditional event, including display boards, to outline the proposals and there will be an opportunity to register your comments and feedback.

Need a hard copy?

If you would a hard copy of all the consultation material then please give us a call on **0800 298 7040** or email us at comerhomes@becg.com.

Webinar Sessions:

During the consultation period we will also be holding two public webinars. In these sessions, the project team will present the proposals for the site before taking any questions from members of the public. The webinars will be held on:

Webinar 1:

Wednesday 28th April 6pm - 7pm

Webinar 2:

Wednesday 5th May 1pm - 2pm

To sign up for a webinar session please visit <https://nlbpconsultation.co.uk/webinar-registration/> and enter your details. You will then receive an email with instructions on how to join. Please note that you must register beforehand to participate.

Contact Us:

You can get in touch with the project team by calling **0800 298 7040** or emailing comerhomes@becg.com


You can access the website using the QR code to the right.




8.2. Appendix 2 – Exhibition boards

North London Business Park

WELCOME





CGI of the proposed development

Have your say

Welcome to our virtual public consultation, which provides information regarding Comer Homes' revised proposals for the North London Business Park. This virtual exhibition will outline key information about the site, the context within which it sits, and an overview of both the proposals and the associated benefits.


Please take the time to consider the information on display before filling out one of the feedback forms available. If you would like to find out more, please sign up for one of our webinar sessions on the 'Webinar Registration' tab of this website.

We appreciate your interest in the proposals for the North London Business Park and hope you find the exhibition informative.

If you have any questions, please do not hesitate to contact a member of the project team on **0800 298 7040** or comerhomes@becg.com.

The Site

The site occupies c. 17 Hectares of brownfield land in a predominantly residential area, located to the west of Southgate and to the south of East Barnet.



Aerial view of existing site

North London Business Park

EXISTING CONTEXT



Aerial view of the existing site

Existing Site

The site is made up c. 380,000 sqft of office buildings, an above-ground car-parking structure, and an office building currently in use by Saint Andrew the Apostle Greek Orthodox School. Numerous other small structures occupy the site, including security huts, a banqueting hall and unoccupied office buildings.

National Housing Crisis

The need for more housing has never been so acute, particularly in London. Each of the 32 London Boroughs has seen a rise their housing targets in the Adopted New London Plan to encourage housing delivery. Few boroughs have a higher target than Barnet, which now must deliver more than 2,000 homes a year.

Adopted New London Plan

The Adopted New London Plan has increased housing targets across London, and also states where development should take place. It explicitly encourages the use of brownfield sites to take much of the slack. This sentiment is echoed in the National Planning Policy Framework which sets national housing policy. Comer Homes feel their application directly responds to these policies.

North London Business Park

PREVIOUS APPLICATION



CGIs of the approved scheme

Comer Homes submitted a planning application for this site in 2017. This was approved by the Secretary of State in 2020. This section will outline the previous proposals and describe the comments from the Planning Inspectorate (PINS) which led us to revise the plans.

Previous proposals

- 1,350 new homes
- New buildings ranging from 2 to 9 storeys
- Provision of a 5-form entry secondary school
- A new gymnasium and a multi-use sports pitch
- 2.54 hectares of open space
- 5,177 sqm of non-residential floor space

The Inspector (and Secretary of State) were in agreement that the existing character of the site is entirely different to its surrounding area. It was considered that the proposed scheme was appropriate to the current character of the site as:

The taller buildings would be located away from existing development, in the interior of the site or adjacent to the railway lines that provide a buffer to existing development;

The buildings proposed closest to existing development would be three storeys;

The open space would be retained between blocks; and

The taller buildings would not be visually obtrusive to those living around the site.

Secretary of State Comments

The report by the Secretary of State is the primary reason behind the decision to revise our proposals for North London Business Park. The report suggests that the 2017 proposals will only have a minimal impact on the surrounding area. The project team's own analysis mirrors this and also shows that increasing the density will not jeopardize these findings.

North London Business Park
PROPOSALS



CGI of the proposed development

Our proposals for the site will lead to the delivery of much-needed homes in the London Borough of Barnet.

Our Proposals

- Around 2,500 new homes
- New buildings ranging from 2 to 13 storeys
- Provision of a 5-form entry secondary school
- New sports facilities and open space
- 5,177sqm community/retail/commercial floorspace
- Associated public realm and landscaped amenity
- c.0.85 car parking spaces per unit

Benefits of the Scheme

- The provision of much-needed homes in Barnet
- New flexible commercial space for both new and existing residents
- Space for additional public services, such as medical facilities
- A sustainable and well-connected development, fulfilling the site's potential
- Delivery of a new school
- New sports facilities and public open space
- Significant Community Infrastructure Levy (CIL) contributions

North London Business Park
MASTERPLAN:
HEIGHT & MASSING



Diagram showing increased heights

This board will explain how the increased provision of new homes will be achieved without jeopardising some of the key benefits of the scheme.

Height Strategy

Maintaining the existing footprint of the building was a priority when seeking to increase the number of homes. This meant that additional height is required, but to ensure that the impact is minimised the following principles were employed:

- No additional height near existing homes
- Increased height will not overshadow public open spaces
- Additional height will not alter the town scape

The blue on the image above shows where the additional height will be located on the previously consented scheme.

Reconfiguration of Internal Layouts

The revised plans have also adapted the internal layout of each building so that the spaces are used more efficiently, allowing more homes to be delivered.

Impact on Views

The team appreciates that the height levels proposed are an increase on the existing building. The team have conducted a town scape assessment to analyse the impact of the increased height and it shows that the effect will be minimal near residential areas.



Revised block layouts – Blocks C & D

North London Business Park MASTERPLAN: PUBLIC REALM & LANDSCAPING



The existing site has many attractive landscape features which these proposals have been built around. These proposals will enhance these current features and deliver a greener and more biodiverse site. Across the masterplan the proposals will deliver the following:

- A large Central Park
- Tiered Gardens to the north
- Large open spaces to the south
- A pedestrian focused environment
- 4 large playgrounds
- A pond to the east
- Multi-level green coverage with living roofs



View 1 - along central spine



View 2 - across central spine



View 3 - through Central Park



Proposed landscape features

North London Business Park COMMUNITY FACILITIES



CGI of the new school

Given the scale of the development, a priority when developing these plans was to give something back to the community. The plans will deliver new school facilities for St Andrew the Apostle School and new outdoor sports fields. These will help provide for both new and existing residents and all are welcome to use these facilities.

St Andrew the Apostle School

Comer Homes have gifted an area to the East of the site along Brunswick Park Road to St Andrew School to deliver the new school buildings. The school will be bringing forward their own plans for the site and will be seeking a separate planning permission. The school have recently conducted a webinar showcasing the plans for the new school and you can view the presentation used by clicking [here](#)

Sports Facilities

A large space on the site will be allocated for new sports fields primarily for after school activities but it will also be accessible for both new and existing residents. Included in this space will be new sports pitches as well as further open areas suitable for a variety of activities.



CGI of the new school



Proposed outdoor sports facilities

North London Business Park

PARKING, TRANSPORT & ACCESS



The site layout will be designed for low vehicle speeds and make pedestrian and cycle access a priority. Safe and convenient access points within the site will enable access for all types of vehicles that are required to support this development.

Parking Provision

Residents' parking will be provided at roughly 0.85 spaces per unit across the whole development. This will be located beneath the residential blocks and at street level. A robust management strategy will be put in place to ensure on-street parking does not impede cyclists and pedestrians.

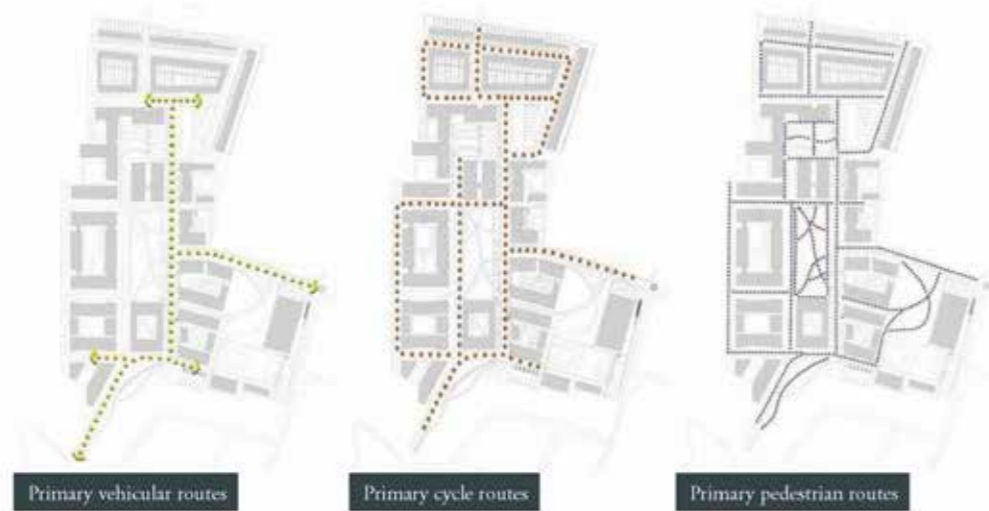
Transport Improvements

A number of new services and transport improvements will be delivered as part of this scheme to accommodate new residents not wanting to own their own car. Some of these services will also be available to existing residents:

- Improved junction access on Brunswick Park Road
- 6 to 8 car club spaces
- Comer Homes own resident bus service
- New bus route through the site
- New delivery drop-off bays

Site Access

The site is proposed to be accessed from three directions, with access on foot and by bicycle permitted at all three accesses. The main site access will be via new signalised junction on Brunswick Park Road. Access to the north via Ashbourne Avenue will be for pedestrians, cyclists and emergency vehicles only. Access for all vehicles and pedestrians will also be provided via updated junction with Oakleigh Road North.



North London Business Park

PHASING & CONSTRUCTION MANAGEMENT



The team have developed a construction strategy that will reduce the impact on surrounding residents. The development will be delivered in phases so that it can be managed more effectively. A Construction Management Plan is also being created which details what mitigation measures will be put in place.

Construction Management

Comer Homes are part of the Considerate Constructors Scheme meaning they are committed to responsible construction processes. The team will be submitting a comprehensive Construction Management Plan to show how to mitigate against the impact caused by the construction process.

Phase 1

The first phase to be delivered will be along the eastern edge of the site along Brunswick Park Road. The following will be delivered in this phase:

- St Andrew the Apostle School Greek Orthodox School
- New sports fields and facilities
- 500 new homes
- Buildings ranging from 3 to 10 storeys
- 414 car parking spaces

Below are some of the issues the Plan will cover:

- Construction Traffic & Parking
- Site Working Hours
- Site Access & Security
- Methods of Construction
- Phasing of Construction Process

North London Business Park TIMELINE & NEXT STEPS



CGI of the proposed development

Anticipated timeline

- Tue. 27th April 2021
– Virtual consultation opens
- Tue. 11th May 2021
– Deadline to submit consultation feedback
- June 2021
– Application submitted
- Autumn 2021
– Determination of planning application by Barnet Council
- Early 2022
– Phase 1 Construction begins
- 2029
– Development completed

Feedback and next steps

Thank you for taking an interest in our public consultation. We really value your feedback and would welcome any thoughts you have on our redevelopment proposals for North London Business Park. Please take a moment to complete one of the feedback forms available, to provide us with your comments. Please note that the deadline for feedback on the proposals is **Tuesday 11th May**.

If you have any questions, please do not hesitate to contact a member of the project team on **0800 298 7040** or comerhomes@becg.com.



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