

WEST HENDON

HIGHWAY IMPROVEMENTS AND COMPULSORY PURCHASE ORDER INFORMATION BOOKLET

Barnet Council and the development partners are beginning preparation for Phase 4 of the West Hendon regeneration scheme. Phase 4 will see the delivery of over 500 new homes and significant improvements to the major highways and public realm.

Outline plans for Phase 4 were approved in 2013 but detailed plans must now be drawn up and approved by the planning authority. The development partners are preparing these detailed plans – known as a reserved matters planning application – and will submit these following public consultation at the end of summer 2016.

This booklet explains the proposed improvements to the highways and public realm in West Hendon, who will be affected and how the process will be undertaken.

IMPROVEMENTS TO HIGHWAYS & PUBLIC REALM

Phase 4 will deliver important changes to the local major highways that will significantly improve the quality of vehicle and pedestrian access and movement. These improvements will include:

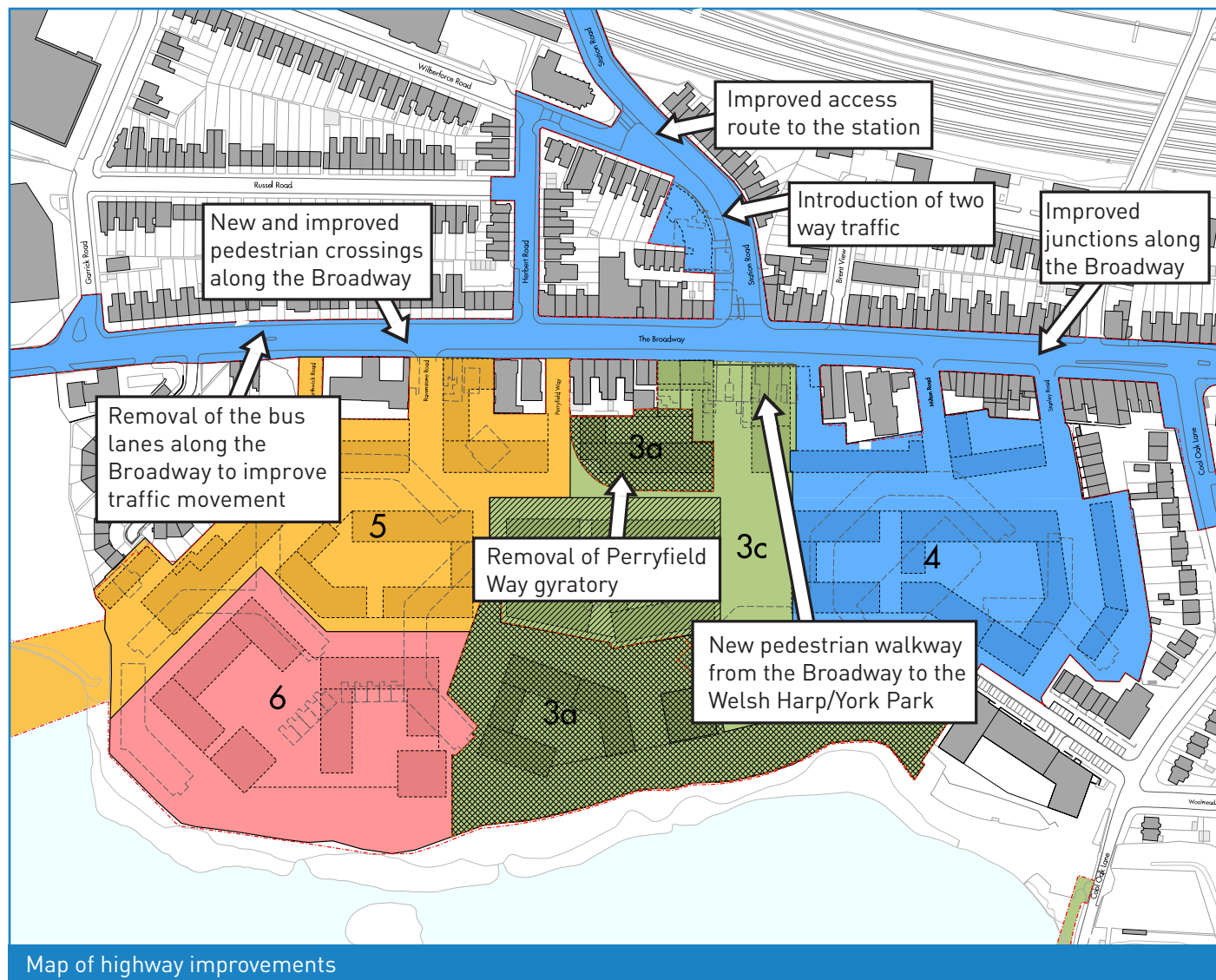
- Removal of Perryfield Way gyratory
- Removal of the gyratory traffic from Herbert Road
- Widening Station Road to allow two-way traffic and an improved pedestrian area
- Improvements to the junction of Cool Oak Lane and the A5
- New and improved pedestrian crossings
- Improvements to the public realm

PROPERTIES AFFECTED BY THE HIGHWAYS IMPROVEMENTS

To do this important work, Barnet Council will need to purchase a small number of properties and acquire rights from a number of other properties. Further details and a plan of properties affected by these works can be found on page 3.



Improved public walkways proposed as part of Phase 4



Map of highway improvements

MAKING AGREEMENTS AND COMPULSORY PURCHASE ORDER (CPO)

Barnet Council and the development partners want to purchase affected properties and acquire rights from other affected properties by reaching agreement with landowners and occupiers wherever reasonably possible.

GVA have been instructed to discuss the impact of the scheme with affected landowners and negotiate agreements. If an agreement cannot reasonably be reached, the Council will need to exercise a CPO to acquire affected properties, but only as a last resort. In this event, it may be necessary to hold a public inquiry.

A CPO gives the Council powers to compel landowners to sell them land and interests in land (e.g. a right to resurface land) when owners are not willing to sell by agreement. If land or property is bought through a CPO, the landowner will generally be entitled to compensation provided by the Statutory Compensation Code.

The process of exercising a CPO can be lengthy so work on this has commenced in case it is required. Affected residents will be informed as these preparations progress and will receive a number of formal legal notices. A timetable of the key activities can be found on page 4.

INFORMATION FOR PROPERTIES WHERE LAND IS AFFECTED – PINK LAND

A small number of properties will need to be acquired to deliver improvements to the highways.

Affected landowners (leaseholders/freeholders) will be eligible for a number of different statutory payments, depending on their circumstances, which we summarise below:

- Property value of existing property
- Home loss or basic loss payment
- Reimbursement of reasonable disturbance expenses or reinvestment costs
- Reimbursement of reasonable professional fees

Affected landowners have been contacted by GVA and discussions have begun.

For further information, please contact Michael Walton at GVA on:

020 7911 2772 or michael.walton@gva.co.uk

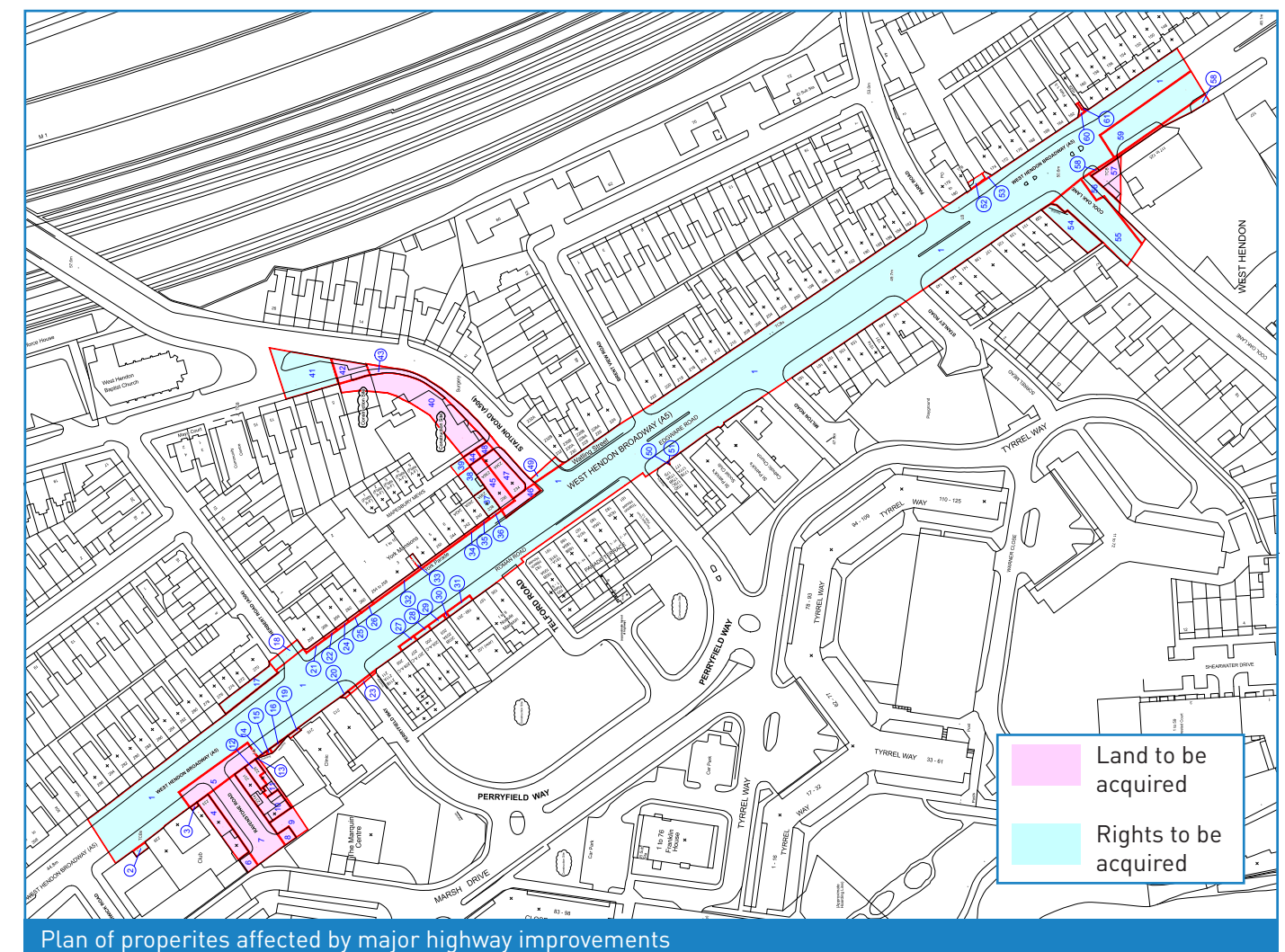
INFORMATION FOR PROPERTIES WHERE RIGHTS ARE AFFECTED – BLUE LAND

Some businesses, landowners and households will be affected by the acquisition of rights to enable improvement works to the highways. This is to undertake:

- Resurfacing of footways and public realm
- Temporary construction works
- Impact on rights of light
- Crane over sailing

It will not be necessary to acquire properties where rights are affected so **residents and businesses in these properties will not need to move.**

Formal legal notices will be provided as the project progresses. Details of the timetable can be found on page 4.



Plan of properties affected by major highway improvements

TIMETABLE AND KEY ACTIVITIES TO PREPARE FOR THE HIGHWAY CPO

Step 1: Preparation for the highway CPO (spring - summer 2016)

- Land referencing exercise (letter/s and door knocking)

Step 2: Making and notifying the CPO (spring - summer 2016)

- Council decision to make the CPO
- Private treaty negotiations
- Sealing of the CPO order
- Site, resident and newspaper notices published
- Statutory opportunity for residents and stakeholders to submit representations to the National Planning Casework Unit

Step 3: Public inquiry (autumn - winter 2016)

- It may be necessary to hold a public inquiry (most CPO's are subject to an inquiry)

Step 4: Secretary of State decision and legal notices (spring - summer 2017)

Step 5: Exercise the CPO and legal notices

CONTACT US

BARNET COUNCIL

Regeneration contact:

Regeneration Services

t: 020 8359 7248

e: regeneration@barnet.gov.uk

GVA

Private treaty arrangements contact:

Michael Walton

t: 020 7911 2773

e: michael.walton@gva.co.uk

BARNET HOMES

Management of the existing estate and non-secure tenant rehousing contact:

Regeneration Team

t: 020 8359 2900

e: talktous@barnethomes.org

METROPOLITAN

Moving to your new home on the estate contact:

Reshmun Nehar

t: 020 3535 2926

e: reshmun.nehar@metropolitan.org.uk

BARRATT LONDON

Building works on-site contact:

Community hotline

t: 0800 170 7270

e: info@west-hendon.co.uk

INDEPENDENT ADVICE

If you would like to speak to someone independent of the Council and Barratt Metropolitan LLP then you can obtain information and advice from:

Robert Webb of Priority Estates Project (PEP)

t: 01793 737294 | m: 07730 624358

e: robert.w@pep.org.uk

w: pep.org.uk/west-hendon-regeneration.html

If you would like a copy of this in large print, on audio tape, in a different language or in any other format please phone **Sheila Morcombe on 020 3535 4250**

