

## Summary Delegated Powers Report

<b>TITLE</b>	<b>Redevelopment at Dollis Valley Park Estate Barnet, Phase 2 – Stopping Up Order No 4 - Stopping up of Highway at / adjacent to Dollis Valley Way, Barnet under Section 247 of the Town and Country Planning Act 1990</b>
<b>DATE OF DECISION</b>	<b>12 November 2014</b>
<b>DECISION TAKER</b>	<b>Assistant Director for Strategic Planning, Regeneration and Transport</b>
<b>SUMMARY OF DECISION</b>	<p><b>Background information</b></p> <p>The developer, Countryside Properties UK Ltd (in association with London and Quadrant Housing Trust) applied to the Council for Planning Permission under reference no. B/00354/13 dated 25 January 2013. At its meeting on 17 June 2013, the Planning &amp; Environment Committee passed a resolution to grant planning permission subject to satisfactory completion of a Section 106 Agreement (Town and Country Planning Act 1990). Planning Permission reference number B/00354/13 was granted on 01 October 2013.</p> <p>The redevelopment of Dollis Valley Estate (Phase 2) involves the erection of 163 residential dwellings comprising 84 houses and 79 apartments including associated infrastructure, new site access off Mays Lane at the existing Dollis Valley Drive / Way junction, new public open space, car parking, landscaping, infrastructure and other ancillary works.</p> <p>The developer, Countryside Properties UK Ltd, have made a request to the Council (Local Highway Authority) to stop up highway land within the bounds of the hybrid planning application. The purpose of the stopping up is to extinguish the public right of way from all existing carriageways, footpaths and other highway at / adjacent to Dollis Valley Way, Barnet as shown on attached drawing no. 11274-1001-A4.</p> <p>Drawing no. 11274-1001-A4 illustrates the extent of the highway considered for stopping up. The area to be stopped up is clearly identified in the attached plan and hatched with thick black diagonal lines. The highways need to be stopped up in order to extinguish the public right of way over this area and in order to facilitate the implementation of the Planning Permission. The developers cannot discharge their planning consent unless the highway identified in the attached plan drawing no. 11274-1001-A4 is first stopped up.</p> <p>The developer, Countryside Properties UK Ltd, will meet all the Council's costs in processing the S247 stopping up order, including any legal or advertising costs.</p> <p>The developers will maintain access to all properties unaffected by the proposed redevelopment while construction works take place. Only highway affected by the redevelopment in accordance with the planning permission</p>

	<p>The procedure for the stopping up of a public highway under Section 247 of the Town and Country Planning Act 1990 is set out in Section 252 of the TCPA 1990.</p> <p>This Delegated Powers Report authorises proceeding with the making of the relevant Stopping Up Order to extinguish the public right of way over the highway as identified in the attached plan drawing no. 11274-1001-A4.</p> <p><b>Delegated Powers reporting requirement:</b></p> <p>The Assistant Director for Strategic Planning, Regeneration and Transport is authorised under the Development and Regulatory Services Scheme of Delegation to serve notices and orders under the Town and Country Planning Act 1990.</p> <p>The Town and Country Planning Act 1990 (Section 247) empowers the Council to authorise, by order, the stopping up or diversion of any Highway within its area, or by agreement, within the area of another London Borough. In making the order the Council as local Highway Authority should follow the procedure set out in Section 252 of the Town and Country Planning Act 1990.</p> <p><b>Decision:</b></p> <ul style="list-style-type: none"> <li>• That the Council make an Order for the Stopping up of highway land at/adjacent to Dollis Valley Way, Barnet as per attached drawing no. 11274-1001-A4 and schedule (or any subsequent revision approved by the Traffic and Development Section, Development and Regulatory Services), pursuant to Section 247 of the Town and Country Planning Act 1990.</li> <li>• In the event that there is no opposition to the Notice of the making of the Order, to confirm the order.</li> <li>• In the event that the proposal for the making of the Order is opposed, to notify the Mayor of London of the objection and to hold a public inquiry, if appropriate.</li> <li>• To seek recovery of legal and other fees including advertising costs from the developer / developer's agent.</li> </ul>
<p><b>SELF-ASSURANCE COMPLETE AND STATEMENT PROVIDED</b></p>	<p><b>11 November 2014</b></p>
<p><b>AUDIT TRAIL OF DECISION – RETAINED AND WHERE?</b></p>	<p>Traffic &amp; Development Section, Development and Regulatory Services, Building 4, North London Business Park, (NLBP), Oakleigh Road South, London, N11 1NP</p>

**DECISION TAKER'S STATEMENT**

*I have the required powers to make the decision documented in this report. I am responsible for the report's content and am satisfied that all relevant advice has been sought in the preparation of this report and that it is compliant with the decision making framework of the organisation which includes Constitution, Scheme of Delegation, Budget and Policy Framework and Legal issues including Equalities obligations.*

**I authorise the above decision**

**Signed**   
**Designation** **Assistant Director for Strategic Planning, Regeneration and Transport**  
**Date** 12/11/14

**PHASE 2 DOLLIS VALLEY ESTATE – EN5 2UJ**

**STOPPING UP ORDER SCHEDULE NO.4**

The highway areas and sections listed below are shown on “HIGHWAY STOPPING UP PLAN NO 4” – Drawing Ref 11274-1001 Rev A4. The dimensions quoted below are approximate averages and have been rounded to the nearest half metre. The drawing should be referred to for exact locations.

<b>NAME OF HIGHWAY</b>	<b>ADDRESS OF HIGHWAY</b>	<b>AREA DEMARCATION POINT / GRID REFERENCE</b>	<b>WIDTH OF EXISTING HIGHWAY</b>	<b>LENGTH OF EXISTING HIGHWAY</b>
<b>AREA A</b> EXISTING VERGE TO THE NORTH OF DOLLIS VALLEY WAY  AREA=3002m <sup>2</sup>	EXISTING VERGE TO THE NORTH OF DOLLIS VALLEY WAY. BOUNDED TO THE NORTH BY 83 TO 117 MAYS LANE EN5, TO THE EAST BY FOOTPATH ADJACENT TO 83 MAYS LANE LINKING DOLLIS VALLEY TO MAYS LANE BARNET EN5, TO THE SOUTH BY DOLLIS VALLEY WAY EN5	6 - 524828.6,195664.5 7 - 524697.7,195643.0 8 - 524701.3,195621.4 9 - 524706.2,195619.8 10 - 524715.1,195621.1 11 - 524715.5,195618.9 31 - 524830.9,195647.0 32 - 524804.2,195643.1 33 - 524765.0,195627.3	VARIES FROM 26.3 TO 16.6m	132m
<b>AREA B</b> EXISTING FOOTPATH LINKING DOLLIS VALLEY WAY TO MAYS LANE  AREA=156m <sup>2</sup>	EXISTING FOOTPATH RUNNING NORTH TO SOUTH (ADJACENT TO 83 MAYS LANE, BARNET) LINKING DOLLIS VALLEY WAY TO MAYS LANE BOUNDED TO THE WEST BY 83 MAYS LANE AND TO THE EAST BY EXISTING VERGE	5 - 524822.3,195713.3 30 - 524833.2,196648.2 31 - 524830.9,195647.8 26 - 524824.7,195713.2	2.4m	66m
<b>AREA C</b> EXISTING VERGE TO THE WEST OF DOLLIS VALLEY WAY (DUAL CARRIAGEWAY SECTION)  AREA=2441m <sup>2</sup>	EXISTING VERGE BOUNDED BY TO THE EAST BY DOLLIS VALLEY WAY EN5, TO THE NORTH BY MAYS LANE, TO THE WEST BY EXISTING FOOTWAY ADJACENT TO 83 MAYS LANE BARNET EN5 AND TO THE SOUTH DOLLIS VALLEY WAY, BARNET EN5	4 - 524854.9,195717.5 26 - 524824.7,195713.2 27 - 524873.6,195670.7 28 - 524870.5,195658.4 29 - 524859.8,195652.5, 30 - 524833.2,195648.2	APPROX 42m	APPROX 65m
<b>AREA D</b> DOLLIS VALLEY WAY (DUAL CARRIAGEWAY SECTION), ADJACENT VERGE AND FOOTWAY  AREA=2121m <sup>2</sup>	EXISTING DUAL CARRIAGEWAY RUNNING NORTH TO SOUTH INCLUDING VERGE TO THE WEST AND ADJACENT EASTERN FOOTWAY BETWEEN MAYS LANE TO THE NORTH BARNET EN5 AND TO THE SOUTH BY DOLLIS VALLEY DRIVE, BARNET EN5	2 - 524869.7,195725.0 3 - 524859.8,195721.3 4 - 524854.9,195717.5 21 - 524907.9,195651.1 22 - 524886.5,195703.6 25 - 524879.0,195722.1 27 - 524873.6,195670.7 28 - 524870.5,195658.4, 34 - 524892.2,195646.1 35 - 524872.3,195646.9	APPROX 24m	APPROX 82m
<b>AREA E</b> EXISTING VERGE EAST OF DOLLIS VALLEY WAY (DUAL CARRIAGEWAY SECTION)  AREA=915m <sup>2</sup>	EXISTING VERGE, FOOTPATHS BOUNDED BY TO THE NORTH BY MAYS LANE, TO THE WEST BY DOLLIS VALLEY WAY DUAL CARRIAGEWAY, TO THE EAST BY 63 MAYS LANE BARNET EN5 AND TO THE SOUTH BY GARAGES AT BRENT PLACE, BARNET EN5	1 - 524905.6,195744.0 22 - 524886.5,195703.6 23 - 524918.6,195571.9, 24 - 524881.6,195731.1 25 - 524879.0,195722.1	34m	27m

This drawing is copyright © and must not be reproduced in whole or in part without written authority.

**LEGEND**

- EXISTING HIGHWAY TO BE STOPPED UP
- EXISTING BUILDINGS DEMOLISHED, TO BE DEMOLISHED UNDER PHASE 2
- HYBRID PLANNING APPLICATION BOUNDARY
- PHASE 2 BOUNDARY
- HYBRID PLANNING BOUNDARY
- AREA DEMARCATION
- AREA DEMARCATION

**APPROVAL**

Rev	Revisions	By	Date
A4	AMENDED TO LBB COMMENTS	AW	16.10.14
A3	AMENDED TO LBB COMMENTS	AW	07.10.14
A2	AMENDED TO LBB COMMENTS	AW	18.09.14
A1	ISSUED FOR APPROVAL	AW	20.06.14

**Countryside Properties**  
 Planning and Development  
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

**Consulting Engineers**  
 The Mill House  
 Billingfold Lane  
 Billingfold  
 Eastleigh, Hampshire  
 SO50 7JG  
 T: 01329 525200  
 F: 01329 525201  
 e: info@billingsfold.co.uk  
 www.billingsfold.co.uk

**ace**  
 A Member of the association  
 of Professional Engineers  
 Chartered Engineer London Upminster

**DOLLIS VALLEY-Phase 2  
 ESTATE REGENERATION  
 LB. BARNET**

**HIGHWAY STOPPING UP  
 ORDER PLAN No-4**

Drawn: AW      Checked: GW  
 Scale: 1:500      Date: JUN 14  
 Drawing No: 11274/1001  
 A4

