

## **Appendix D- Councillors Queries**

### **Representations made by Councillor**

**My understanding is that the western part of the site does have SINC status, could you please confirm?**

That is correct Please find the maps attached which show the area designated as a SINC coloured green and the area of land proposed to be leased edged in red appendix E

**Why was SINC status not in the report to ARG?**

As SINC status relates to a small area of land bordering the brook to the West of the site and the land is to be kept in its existing use and condition, with the benefit of a management plan, SINC status is not expected to be affected. It was therefore not identified as a reason not to proceed with the lease. The report to ARG currently being prepared will include an explanation of the SINC designation and boundary.

**It is correct that the west side of the site is MOL with SINC status whereas the eastern section has no status?**

The western part of the plot adjacent to Dollis Brook is Metropolitan Open Land (MOL) with SINC status and our understanding is the eastern side has no such status

**Could I please have the total number of objections received?**

44 objections were received immediately following the statutory advertising of the committee decision and a further 11 have been received since, all of which will be provided to the committee.

**Following last week's meeting of the Assets and Capital board on 30th July, could you please let me know when the minutes will be available and those of any meetings held since January this year?**

We would advise that as ACB is not a decision making board but a meeting where senior officers have the opportunity to discuss their input into the recommendations that are intended to be taken to the ARG committee, minutes are not usually circulated outside the attendees. We should be in a position to release the minutes shortly

**Is the draft report on this item, due to go to ARG on 7th Sept, available and what will be the officer recommendation?**

The draft is not currently available but will be distributed to Governance for publication on the 19<sup>th</sup> of August. Member's consideration will be shortly after that. As the report is directed only to the consideration of objections received it will not include an officer's recommendation. Additionally it is not intended to re state all of the information provided as part of the original committee submission, a copy of which will be attached for information. Please advise if you would like a copy.

**Why is it going back to ARG?**

The purpose of the referral of this matter back to ARG is for consideration of representations and will include all objections received.

**Will there be a report back on the consultation and will details of the objections be included?**

Yes and as above

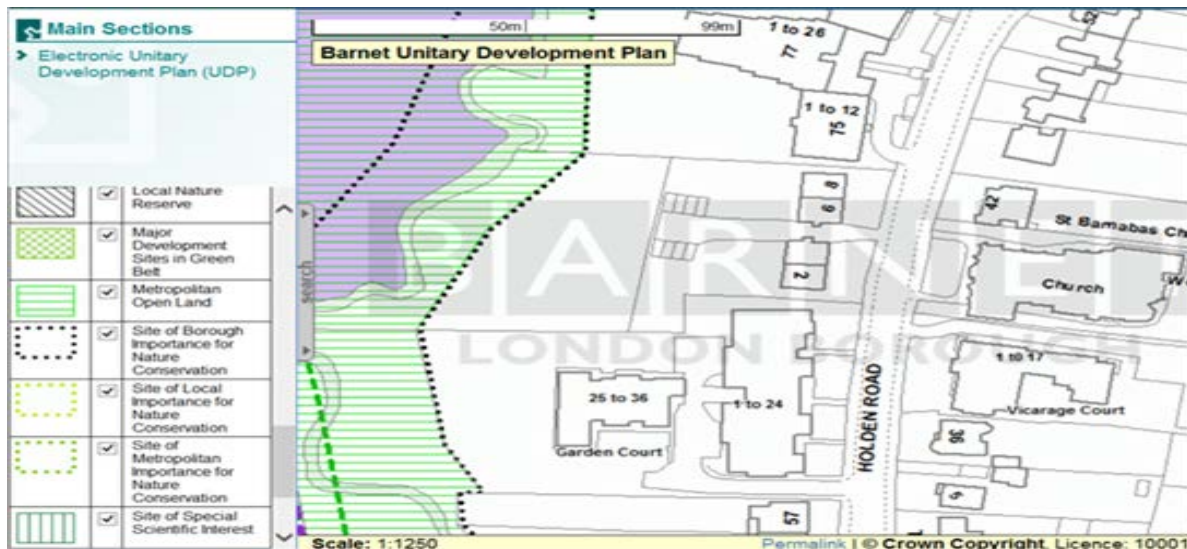
**On planning could you please tell me the ratio of new build to amenity space i.e. would the developer be able to build, as per the plans, without any extra space?**

The site area to the east of the vertical dividing line and forming the built up area of the site is approximately 2250sq.m. Approximately 1920sq.m is built up. This leaves peripheral communal space at ground floor level. However, there are communal areas and terraces at upper floor levels which contribute to provide the formal amenity space for the development.

The planning statement for the application states that each unit has private amenity space either in balconies, enclosed gardens or roof terraces to meet or exceed the requirements of the local plan. There would also be three communal areas one of which would include children's play space. The scheme would have approximately 156sq.m of communal space. The scheme is not reliant on the woodlands to make up the numbers for communal space as far as I am aware; however, it is an asset for future residents.

**If the western side of the site was retained as MOL with SINC status and the eastern side only used by the developer for amenity space would this have any impact on the current new build plans?**

The boundaries of the Eastern part of the site designated as MOL with SINC status are not sufficiently clear to enable accurate measurement without a comprehensive land survey.



Above is an excerpt from the proposals map for the Barnet Local Plan. The site is one directly opposite the church (behind the A, R and N for Barnet).

This shows the application site on the left hand (western) side of Holden Road.  
 Green: Metropolitan Open Land  
 Black dots: SINC (Site of Importance for nature conservation).

It is clear that the actual development site is set a substantial distance away from both these designations.

These designations would not affect the development footprint or the basement car park.

**Have any discussions taken place as to what would be included in a S106 agreement?**

At pre-application stage, it was agreed that the following would be sought through the Section 106 process, acknowledging also that a CiL payment would be substantial as a result of this development:

Affordable housing provision, either on site, off site or in the form of a commuted payment

- A contribution towards employment and training
- A Woodlands Management Plan
- A Travel Plan
- Contributions to the green walk

Depending on the considerations of highways officers, any highway modifications that may be necessary to contribute to safe access and highway effectiveness.

**Re 6e below. This didn't answer my question.**

**If the developer has a lease on the land will the public be barred from accessing it?**

There will be no change to the public access rights however as was stated in the original report to committee the site is bounded on three sides by private ownership and the brook to the rear and public access is restricted.

The documentation submitted with the application indicates that it is an objective of the developer to facilitate both communal access from the development to the woodland area and also wider access from other members of the public. Access is currently gained by walking through the brook, but an access across the river through a new bridge would be sought. It is likely that members of the general public would access this site not through the development but from the west using the Dollis Valley Greenwalk

**When does council expect plans to be submitted?**

The application has been submitted. This took place late on 31 July. The application was registered on 3 August. There is a 13 week expiry date of 2 November. The applicants have entered into a planning performance agreement with the Council and the aim is to take the application to committee on 28 October with completion of the Section 106 agreement on or by 11 November.

The application is currently out for consultation internally and externally.