

# PLANNING APPLICATION SUBMITTED

Redevelopment of Victoria Quarter, New Barnet

April 2020

**Fairview**<sup>®</sup>  
NEW HOMES Ltd.

**One Housing**



CGI of the proposed development

**Fairview New Homes and One Housing are pleased to announce that we have now submitted a planning application to Barnet Council for the redevelopment of Victoria Quarter. The full host of application documents can be found on the Council's planning portal using case ref. 20/1719/FUL.**

This newsletter contains a summary of the background to our proposals, the public consultation undertaken to date, and how this has influenced our planning application. We hope that you will support our proposals for the redevelopment of Victoria Quarter, which represent a chance to deliver a much needed increase in affordable housing provision on a disused brownfield site with existing transport links, therefore also protecting green spaces elsewhere in Barnet.

## Background

The site has been vacant for over a decade following ASDA's acquisition of it in 2009. One Housing since purchased the site and received planning permission to deliver new homes back in 2017.

This previous consent has been made unviable and undeliverable due to the site's past use making the remediation costs particularly high, combined with changes in the housing market and rising construction costs. Barnet is also under increasing pressure to deliver housing, particularly affordable housing. As such, One Housing is working with Fairview New Homes to deliver a revised set of proposals.

## Enhanced public realm

A key benefit of this application is the planned improvements to the public realm surrounding the site which includes the following:



Retaining the existing tree line, alongside new landscaping and boundary treatments



Removing the existing overpass and replacing it with a new well-lit footpath at ground level, crossing under the railway line



A new coffee shop, following feedback from the local community



An on-site management presence from the One Housing community team, helping to improve maintenance, safety and community engagement



Creating a natural transition between the Victoria Recreation Ground, the development and the surrounding area

## Public Consultation (January – March 2020)

Thank you to all those who took part in our consultation and took the time to provide feedback whether at the events, by post, over the phone or via our website. Following the consultation we carefully reviewed the all the feedback received, and where possible, made alterations to the proposals.

**Set out below are the changes we have made to the proposals as a result of feedback from the community and statutory consultees such as the Council, including a reduction in the number of homes proposed and the overall height of the development:**

January 2020 – our initial proposals	April 2020 - Our submitted proposals
692 new homes	652 new homes
242 affordable homes	209 affordable homes
1-14 storeys, though predominantly 1-8	1-10 storeys, though predominantly 4-7
404 car parking spaces	392 car parking spaces
1,317 cycle spaces	1,272 cycle spaces
615sqm of commercial space	438.9 sqm of commercial/community space
Circa £12m Community Infrastructure Levy (CIL) contribution	Circa £11m Community Infrastructure Levy (CIL) contribution

The proposed unit mix of the development has remained largely unchanged since the January consultation, and our submitted proposals include:

**207 one bed (31%)**

**324 two bed (50%)**

**121 three bed (19%)**

## What are affordable homes?

**On a habitable room basis, 35% of the homes will be affordable with 60% London Affordable Rent, a social rent product, and 40% Shared Ownership.**

This means that the revised proposals will deliver more affordable homes at better price levels than the previous scheme.



## What about local infrastructure and public services?

A contribution of circa £11 million will be paid by Fairview New Homes and One Housing as part of the Community Infrastructure Levy (CIL), to cover the cost of additional improvements to local infrastructure, services and amenities. We are also committed to continuing to work with other stakeholders such as the Greater London Authority (GLA), Transport for London (TfL), Barnet Council, Barnet Clinical Commissioning Group (CCG) and Network Rail, as part of a wider investment strategy.

## Sustainable transport

In order to help tackle the climate crisis, improve air quality, and promote healthy lifestyles, we will provide increased housing with fewer cars. This is in line with local needs, and is something we have already successfully delivered elsewhere in outer London.

Our proposals to improve sustainable transport include:



Car parking in line with emerging parking standards, including electric charging points



Directly improving footpaths and crossing points around Victoria Road, Albert Road, the railway line and Victoria Recreation Ground



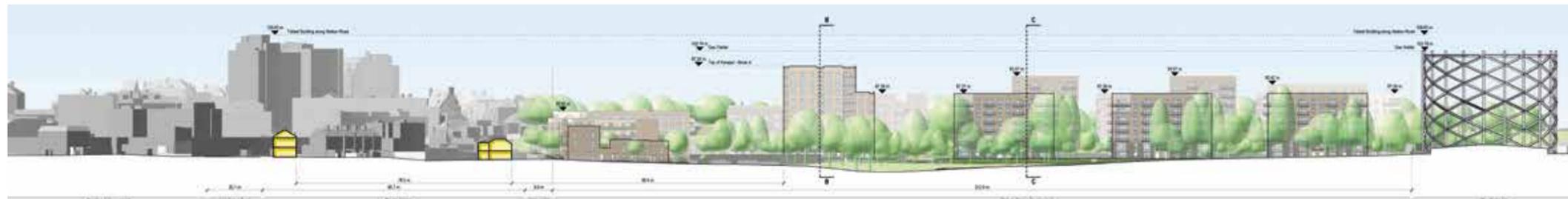
Providing car club spaces and free car club membership



Delivering 1,272 new cycle parking spaces



Funding public consultation and the potential implementation of a Controlled Parking Zone (CPZ). Victoria Quarter residents would not be allowed to apply for parking permits



Site-wide section of the submitted scheme showing comparative heights



CGI of the proposed development



## Timeline

- **November 2019** – Initial remediation works completed on site ✓
- **January 2020** – First stage of public consultation on early emerging proposals ✓
- **February 2020** – Review of feedback and changes to the proposals ✓
- **March 2020** – Second round of public consultation on updated proposals ✓
- **April 2020** – Planning application submitted ✓
- **Autumn/Winter 2020** – Anticipated planning application decision
- **Late 2020/Early 2021** – If application is consented, construction resumes on site

## Any questions?

If you would like to view the full host of planning application documents these are all available on the Barnet Council planning portal and can be found using case ref. [\(20/1719/FUL\)](#). We will also continue to provide community updates via our dedicated project website [www.victoriaquarter.consultationonline.co.uk](http://www.victoriaquarter.consultationonline.co.uk) and by email if you have signed up to be kept informed.

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