

# THE SITE'S HISTORY

Revised proposals for the redevelopment of Victoria Quarter, New Barnet

The site, a currently decommissioned gas works, was originally purchased by ASDA in 2009 and has been left vacant for more than a decade. After acquiring the land from ASDA in 2015, One Housing secured planning permission to redevelop the site with new homes in 2017. One Housing completed initial remediation works in November 2019.

However, the site's former use as a gas works has made remediation work extremely complex and costs particularly high. Since the original application, planning policy has also been updated to make optimum use of brownfield sites to protect greenfield sites, as is reflected in the adopted 2020 London Plan. This, combined with changes in the housing market and increased housing costs, means that the existing consent is unviable and undeliverable.

One Housing partnered with Fairview New Homes in 2019 to bring forward a viable development that delivers much needed new homes, particularly more affordable homes.



## THE 2020 SCHEME

In 2020, after two rounds of public consultation and working with statutory consultees we submitted a planning application which was deliverable and would provide the housing needs of the borough.

Whilst we worked with statutory consultees to formulate a scheme that they supported and sought to engage with the community, we acknowledge the opposition to the previous scheme and the refusal of planning permission.

We have been given a very clear steer by the community, planning committee and officers as to the positive areas of the scheme (such as opening access to the Recreation Ground and replacing the railway crossing) and the points to address in bringing forward this new application. In particular, we acknowledge the concerns raised regarding height, massing and density.

We still need to formulate a deliverable scheme and face a viability challenge with this site, but hope to address the reasons for refusal through constructive engagement with the community and consultees.

### Our 2020 planning application comprised:

**652** new homes

**209** affordable homes

**1-10** storeys, though predominantly 1-7

**392** car parking spaces

**1,272** cycle spaces

**444** sqm of commercial space