

Our Ref: PM/JLE0290
Your Ref:

E-mail: murphyp@rpsgroup.com
Date: 30th March 2009

Nicola Capelli
London Borough of Barnet
Planning Department
North London Business Park
Oakleigh Road South
London N11 1NP

Dear Nicola

BRENT CROSS CRICKLEWOOD REF NO: C17559/08
REGULATION 19 OF THE TOWN & COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT)(ENGLAND & WALES) REGULATIONS 1999

I write on behalf of the BXC Development Partners further to your letter dated 17th March 2009 which requests further information concerning the Environmental Statement as well as clarification on a number of other matters.

Please find enclosed 20 hard and 75 electronic copies of the following documents (unless otherwise stated):

- A summary note identifying responses to each of the Regulation 19 points raised by the Council, including the necessary cross referencing to relevant parts of the application documentation;
- Revised Schedule 6 from document 'Application Forms, Certificate C and Agricultural Holding Certificate' (BXC1);
- Revised Development Specification & Framework (BXC1);
- Revised Addendum to Drawings & Plans (BXC1) enclosing revised plans;
- Revised Environmental Statement (Vol 1a and NTS) and Addendum (Vol 1b) (BXC2);
- Revised Design & Access Statement and Design Guidelines (BXC3);
- Revised Addendum to the Planning Statement (BXC4);
- Transport Assessment Supplementary Report II (BXC5);
- Revised Addendum to Environmental Sustainability Strategy (BXC8);
- Revised Energy Report (BXC9);
- Revised Addendum to the Social Infrastructure Strategy (BXC10);
- Revised Addendum to the Regeneration Strategy (BXC12);
- Revised Addendum to the Health Impact Assessment (BXC18);
- Addendum to the Construction Impact Assessment (BXC21); and
- A revised list of errata identifying minor changes to other application documents.

In many cases we have supplied a new document rather than an errata or supplementary document to the March 2008 version simply for ease of reference. So that those who have considered the March and November versions can readily identify the changes in the new documents, we set out below a table summarising changes to the original documents.

Vol	Document Title	Original Submission Date	Revision Date	Notes
BXC1	Application Forms, Certificate C and Agricultural Holding Certificate	25 th March 2008	November 2008 & March 2009	Revised Schedule 6 (drawing list updated)
	Development Specification and Framework inc Parameter Plans and Zonal Floorspace Schedule	25 th March 2008	November 2008 & March 2009	Document revised
	Drawings and Plans	25 th March 2008	November 2008 & March 2009	Relevant plans updated in a Revised Addendum
BXC2	Environmental Statement (Vol 1a)	25 th March 2008	November 2008 & March 2009	Document revised
	Environmental Statement (Vol 1b)	25 th March 2008	November 2008 & March 2009	Document revised (Nov) & Addendum (March)
	Environmental Statement (Vol 2) (appendices inc Construction Method Statement)	25 th March 2008	November 2008	Document revised
	Environmental Statement: Non-Technical Summary	25 th March 2008	November 2008 & March 2009	Document revised
BXC3	Design and Access Statement	25 th March 2008	November 2008 & March 2009	Document revised
	Design Guidelines	25 th March 2008	November 2008 & March 2009	Document revised
BXC4	Planning Statement	25 th March 2008	November 2008 & March 2009	Revised Addendum
BXC5	Transport Assessment (Vol 1)	15 th September 2008	March 2009	Supplementary Report II
	Transport Assessment Appendices (Vol 2)	15 th September 2008	March 2009	Supplementary Report II
	Transport Assessment Framework Travel Plan (Vol 3)	15 th September 2008	March 2009	Supplementary Report II
	Transport Assessment Highway (Vol 4)	15 th September 2008	March 2009	Supplementary Report II
BXC6	Retail Report	25 th March 2008	November 2008	Document revised
BXC7	Public Realm & Open Space Strategy	25 th March 2008	November 2008	Addendum
BXC8	Environmental Sustainability Strategy	25 th March 2008	November 2008 & March 2009	Revised Addendum
BXC9	Energy	25 th March 2008	November 2008 & March 2009	Document revised
BXC10	Social Infrastructure Strategy	25 th March 2008	November 2008 & March 2009	Revised Addendum
BXC11	Utility Strategy	25 th March 2008	-	-
BXC12	Regeneration Strategy	25 th March 2008	November 2008 & March 2009	Revised Addendum
BXC13	Estate Management Strategy	25 th March 2008	November 2008	Addendum
BXC14	Housing Strategy	25 th March 2008	-	-
BXC15	Drainage Strategy	25 th March 2008	November 2008	Addendum (Appendix 4 of BXC16 Addendum)
BXC16	Stage 2 Flood Risk Assessment inc Preliminary Flood Risk Assessment (Stage 1)	25 th March 2008	November 2008	Addendum

	Stage 3 Flood Risk Assessment	25 th March 2008	November 2008	Addendum
BXC17	Phase 1 Geo-technical Assessment	25 th March 2008	-	-
	Contamination Report	25 th March 2008	-	-
	Geo-technical Development Report	25 th March 2008	-	-
	River Brent Remediation Report	25 th March 2008	-	-
BXC18	Health Impact Assessment	25 th March 2008	November 2008 & March 2009	Revised Addendum
BXC19	Statement of Community Involvement	25 th March 2008	-	-
BXC20	Approval In Principle Documentation for Bridges	25 th March 2008	November 2008	Bridge Ref B6 (formally B7) updated
BXC 21	Construction Impact Assessment	17 th September 2008	March 2009	Addendum

A short description and explanation of the principal changes to each document are provided in the remaining part of this letter.

1. BXC1 (Application Forms, Certificate C and Agricultural Holding Certificate)

The 'Application Forms, Certificate C and Agricultural Holding Certificate' document is supported by a number of schedules. Schedule 6 lists those plans and documents which form part of the planning application.

Please find enclosed a Revised Schedule 6 which lists those plans which are to be substituted.

Principal changes occur to the following plans:

- i) Highway Plans for Strategic Junctions:
 - M1/A406/A5 – cycle ramps added at Bridge B6;
 - A41/A406 inc slip road into Brent Cross – modifications to the configuration of the junction including alterations to the A406 Westbound on-slip road;
 - A41/Whitefield Avenue – minor update including an additional lane added on Whitefield Avenue and amendments to the island on the A41; and
 - A5/Diverted Geron Way – minor modification to the location of the railway station footbridge.
- ii) Parameter Plans, updated as follows:
 - Parameter Plan 005 (Upper Level Uses to Key Frontages) – the southern elevation to High Street North changed from 'residential' to 'any permitted use' applicable within that Development Zone;

- Parameter Plan 013 (Transport Interchanges) – a minor update to identify the approximate location of the BX bus station building which is likely to form part of a larger mixed use building;
- Parameter Plan 018 (Waste & Freight Facilities) – correction to reflect the vehicular access point into the site; and
- Parameter Plan 029 (Indicative Phasing Plan) – new plan prepared to identify one example of how the scheme may be delivered.

iii) Illustrative Material:

- Indicative Transport Layout Plan – reflects the changes to the strategic highway layout as discussed above.

2. BXC1 (Development Specification & Framework)

The document has been updated to address the Council's comments received since the November 2008 version and specifically those identified in the Regulation 19 letter. All alterations are highlighted in yellow and principally relate to scheme commitments, delivery and infrastructure triggers.

3. BXC1 (Drawings & Plans)

The following revised plans are now submitted in a Revised Addendum:

- Revised Highway Plans for Strategic Junctions, as described above and listed in Revised Schedule 6 of the Application Forms, Certificate C and Agricultural Holding Certificate document (reference nos 2, 3, 4 and 7 in the original contents page); and
- Revised Indicative Transport Layout Plan, as described above and listed in Revised Schedule 6 of the Application Forms, Certificate C and Agricultural Holding Certificate document (reference no 12 in the original contents page).

4. BXC2 (Environmental Statement)

The November 2008 Environmental Statement Volume 1a has been revised to respond to requests from the Council to clarify and/or address particular issues. A Revised Environmental Statement has been prepared for ease of reference and all changes have been identified.

5. BXC3 (Design & Access Statement and Design Guidelines)

The November 2008 Design & Access Statement (DAS) and accompanying Design Guidelines have been revised to respond to issues raised by the Council and the GLA. The changes primarily relate to the inclusion of additional example illustrative residential unit layouts (Section A3.13, DAS) and design guidelines for the relationship between existing parks and adjacent residential properties (Section B3), as well as other minor updates. All textual changes are identified in underline.

6. BXC4 (Planning Statement)

A Revised Addendum to the March 2008 Planning Statement is enclosed which alters specific pages of the document. The principal reasons for the changes relate to the recent publication of the Mayor's draft 'Housing Strategy' and 'Planning for a Better London', as well

as other minor updates. The Revised Addendum includes the changes made in November 2008 as well as those further changes now made. The March 2009 changes are highlighted in yellow for ease of reference.

7. BXC5 (Transport Assessment)

The Transport Assessment (TA) was submitted on 15 September 2008. Further work was carried out on sensitivity tests and supplementary interim analyses to support the TA and this was reported in the TA Supplementary Report (TA-SR), issued on 17 November 2008. This documentation formed part of the consultation undertaken by the Council in November 2008.

The Applicants have engaged with the Authorities (LB Barnet, Transport for London (TfL) & Highways Agency (HA)) on the contents of the TA and TASR, and have undertaken further work, where necessary, to either clarify or substantiate the TA and TASR. The results of this work have been reported in a series of Technical Notes. These Technical Notes and other relevant information have been documented within this TASR II.

8. BXC8 (Environmental Sustainability Strategy)

A Revised Addendum to the March 2008 Environmental Sustainability Strategy is enclosed which replaces the main chapters of the document. The changes are as a result of further discussions with the Council and GLA on carbon reduction targets. This Revised Addendum replaces in full the changes made in November 2008. All changes are highlighted for ease of reference.

9. BXC9 (Energy Strategy)

A Revised Energy Report to the March and November 2008 versions is enclosed. The changes are as a result of further discussions with the Council and GLA on carbon reduction targets. This Revised document replaces in full the March and November 2008 versions. All changes are highlighted for ease of reference.

10. BXC10 (Social Infrastructure Strategy)

A Revised Addendum to the March 2008 Social Infrastructure Strategy is enclosed which alters specific pages of the document. The Revised Addendum includes the changes made in November 2008 as well as those further changes now made. The March 2009 changes are highlighted for ease of reference.

9. BXC12 (Regeneration Strategy)

A Revised Addendum to the March 2008 Regeneration Strategy is enclosed which alters specific pages of the document. The Revised Addendum includes the changes made in November 2008 as well as those further changes now made. The March 2009 changes are highlighted for ease of reference.

10. BXC18 (Health Impact Assessment)

A Revised Addendum to the March 2008 Health Impact Strategy is enclosed which alters specific pages of the document. The Revised Addendum includes the changes made in November 2008 as well as those further changes now made. The March 2009 changes are highlighted for ease of reference.

11. BXC21 (Construction Impact Assessment)

An Addendum to the Construction Impact Assessment has been produced which alters specific pages of the document. The principal alterations relate to the production of an updated Indicative Construction Programme, and the associated histograms, as a result of the queries in the Regulation 19 letter. All changes to text have been identified.

Please also find enclosed a list of errata Revision 2, which supersedes that previously issued on the 28th November 2008. This identifies any small changes to other application documents not listed above. A separate Transport Assessment errata is enclosed within the TASR II.

I trust that the above and enclosed are in order, and that you have sufficient copies for the public consultation. However, should you wish to discuss the matter further please do not hesitate to contact me.

Kind regards

Yours sincerely



PHILIP MURPHY
Associate

Enc.