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contact:
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date: 21 December 2009
our reference: C17559/08
your reference:

Dear [REDACTED],

Brent Cross Cricklewood Regeneration Area Planning Application– Waste Handling Facility.

I write in response to your email to [REDACTED] of 17 December in which you outline the concerns of the Waste Infrastructure Delivery Programme Team at DEFRA in relation to the wording of draft condition 41.2. The WIDP Team are concerned that the condition would allow Barnet discretion to allow the closure of the existing waste handling facility before a replacement facility was open.

The BXC planning application is a masterplan for the comprehensive regeneration of the area. The provision of a new waste handling facility is an important component of the plans for the regeneration area. However, Barnet would not be prepared to permit the closure of the existing waste transfer facility unless it had been demonstrated that suitable alternative provision had been made. As you are aware, the London Plan and the emerging North London Waste Plan safeguard existing sites from development unless suitable compensatory sites or provision has been made and draft condition 41.2 has been drafted in order to safeguard the continued provision of waste handling facilities for the Brent Cross Cricklewood Area in the context of the development permitted by the planning permission that has been resolved to be granted. The flexibility built into the condition is intended to address the possibility that the NLWA may find alternative premises of its own volition and may no longer need to operate from the existing Hendon Waste Transfer Station. In that event it may be possible and justifiable, in accordance with the protective policies in the development plan framework, to enable the development to proceed notwithstanding that the new Waste Handling Facility is not completed

I hope that this letter clarifies the purpose of draft condition 41.2 and I would also mention that the approved Heads of Terms for the section 106 agreement also contain provisions which will reinforce the position of NLWA and Barnet in securing and programming the detailed delivery of the new waste handling facility, as far as is reasonably practicable.

Yours sincerely

[REDACTED]
[REDACTED]
p.p. [REDACTED]
Head of Planning and Development Management