

# **THIS IS NOT A CIRCULAR. PLEASE READ AND RESPOND**

## **THIS LETTER HAS BEEN DELIVERED TO YOU BY CONCERNED HARTLAND DRIVE RESIDENTS**

As you all might know Fairview Homes (FH) intend lodging an application to develop the site behind Hartland Drive: The old Infant School. Planning permission was granted in 2016 but the development didn't happen and the planning permission expired.

We now know that it is anticipated that a planning application will be lodged in the autumn. Permission WILL be granted but we need to marshal ourselves into an effective voice to challenge those aspects of the development which may adversely affect the quality of our lives and the value of our properties.

### **The aim is to ensure the new development is compatible with the area**

Looking at the meagre information currently available to us FH intend to present the application to the Council as effectively an update of the 2016 application. There are some significant differences and unless we, as residents directly affected by the development, take steps to present challenges to aspects of the development, we are all going to have the peaceful quality of our lives diminished in Hartland Drive, Hartland Close and the top of Wolmer Gardens.

An initial consideration of the plan throws up the following:

1. Parking. The original plan did not propose to keep the path to the former Broadfields infant school, but is now included as a "pedestrian access". It is anticipated there will be a major shortage of parking spaces for the cars of the residents of the new development and their guests, Hartland Drive & Wolmer Gardens will be used as their car park with people then walking through the pedestrian access. We already have teachers from the school parking all day in term time because the Council failed to enforce a condition of the new school extension planning permission involving more staff, to include additional staff parking spaces.
2. We need to be satisfied there are effective drainage measures in place to ensure a flood risk to our properties does not exist. Historically there has been flooding nearby, for example in the garages in Springfield Crescent, the existing cemetery site, the new cemetery site and in some properties on Hartland Drive. All 4 sides of the site have flood or drainage problems.
3. Is overdevelopment of the site an issue? It is thought an additional 22% homes. The apartments were previously to be three storeys high with underground parking, the new plan proposes five high without underground parking.
4. The gardens are said to be "larger" than the front gardens which will form "a natural divide" between the new homes and those on Hartland Drive. If the plan provided to us by FH is to scale the back gardens seem to be 3 metres. If the new residents decide to avail themselves of "permitted development" structures, we will have walls practically touching our boundaries.

Six residents met on 6th August and identified the points raised.

*PTO*

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<http://www.broadfieldsra.co.uk> will be updated when there is something to report

### Three matters for you to reply to please.

- Please confirm whether you received a letter, dated 7<sup>th</sup> May 2020, from the LB Barnet inviting comments on this application for permission to carry out site clearance, preparatory works, ground investigation and remediation/removal of any contaminated material between Broadfields Primary School and Hartland Drive.

**Please do not confuse this with the letter sent directly to us by Fairview Homes OR the letter sent to us by the LB Barnet about the cemetery works, which was sent around the same time.**

It is imperative you lodge your comments to LB Barnet about the clearance application pointing out that it has been done without permission and the fact that there has been a savage and unnecessary clearance of mature trees and that this is contrary to FH's assertion that "*mature trees will be retained on the site wherever possible and incorporated into the development.*"

The deadline is August 16<sup>th</sup>. Doing nothing is not an option. The developers need to recognise we are a united and organised group and our submissions will be made forcefully and effectively.

- The only way we will present an effective argument to the Council is with professional advice from a Planning Consultant. Planning law is complex and unless there is a resident in HD who has this expertise, we must instruct such an expert.

This will cost.

Please confirm whether you are willing to initially pay £50 but up to £250 depending how many contribute. The money is not required immediately. Experts will not be instructed unless there are funds available to cover fees. We cannot have a situation where the individual instructing experts becomes personally liable for the whole bill. The amount per household may be less depending on who is instructed and how much work there is to be done. This will not be known until the actual application is lodged with all the accompanying documents. If any of you wish to suggest an expert, please do.

Everyone will reap the benefit of any concessions we secure, so it's not unreasonable for all to contribute.

It is intended that the contributed funds will be held in a designated bank account. Two signatories will be required for any transaction on the account. If you would like to nominate yourself or another as a potential signatory please do so using the email address provided.

Finally, please e-mail [mail@broadfieldsra.co.uk](mailto:mail@broadfieldsra.co.uk) with your replies to the three questions:

1. Whether you received the LBB Planning Notification letter. Nobody I have spoken to received it.
2. Have you lodged your comments on the application on both?  
Fairview Homes <https://hartlanddrive.co.uk/> &  
email to:- [planning.consultation@barnet.gov.uk](mailto:planning.consultation@barnet.gov.uk) REF 20/2007/FUL | Site clearance and preparation works,  
ground investigation and remediation/removal of any contaminated material | Land Between Broadfields Primary  
School And Hartland Drive Edgware Barnet HA8 8JP  
& copy to our 3 Councillors  
[cllr.L.freedman@barnet.gov.uk](mailto:cllr.L.freedman@barnet.gov.uk)  
[cllr.s.wardle@barnet.gov.uk](mailto:cllr.s.wardle@barnet.gov.uk)  
[cllr.b.gordon@barnet.gov.uk](mailto:cllr.b.gordon@barnet.gov.uk)
3. **Are you willing to contribute to the fighting fund to instruct a planning consultant? Initially £50, but it is likely to be up to £250 each**

THANK YOU