

**Our Ref: PM/JLE0290**  
**Your Ref:**

**E-mail: murphyp@rpsgroup.com**  
**Date: 12<sup>th</sup> November 2008**

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**

I write on behalf of the BXC Development Partners in respect of the above application to enclose 10 hard and 10 electronic copies of the following documents (unless otherwise stated):

- Revised Schedule 6 from document 'Application Forms, Certificate C and Agricultural Holding Certificate' (BXC1);
- Revised Development Specification & Framework (BXC1);
- Addendum to Drawings & Plans (BXC1) enclosing revised plans;
- Revised Environmental Statement (all volumes) (BXC2);
- Revised Design & Access Statement (including Design Guidelines) (BXC3);
- Addendum to the Planning Statement (BXC4);
- Revised Retail Report (BXC6);
- Addendum to the Public Realm & Open Space Strategy (BXC7);
- Addendum to the Environmental Sustainability Strategy (BXC8);
- Revised Energy Strategy (BXC9);
- Addendum to the Social Infrastructure Strategy (BXC10);
- Addendum to the Regeneration Strategy (BXC12);
- Addendum to the Estate Management Strategy (BXC13);
- Addendum to the Flood Risk Assessment (BXC16) (including modifications to the Drainage Strategy BXC15 in Appendix 4);
- Addendum to the Health Impact Assessment (BXC18); and
- Revised Approval in Principle plan and report for Bridge B6 (previously referenced B7) (BXC20).

Please note that a supplementary report to the Transport Assessment (BXC5), which provides further supporting information to the Transport Assessment, will be issued shortly.

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 version can readily identify the changes in the new documents, we set out below a table summarising changes to the original documents.

<b>Vol</b>	<b>Document Title</b>	<b>Original Submission Date</b>	<b>Revision Date</b>	<b>Notes</b>
<b>BXC1</b>	Application Forms, Certificate C and Agricultural Holding Certificate	25 <sup>th</sup> March 2008	November 2008	Schedule 6 (drawing list updated)
	Development Specification and Framework inc Parameter Plans and Zonal Floorspace Schedule	25 <sup>th</sup> March 2008	November 2008	Document revised
	Drawings and Plans	25 <sup>th</sup> March 2008	November 2008	Relevant plans updated in an Addendum
<b>BXC2</b>	Environmental Statement (Vol 1a)	25 <sup>th</sup> March 2008	November 2008	Document revised
	Environmental Statement (Vol 1b)	25 <sup>th</sup> March 2008	November 2008	Document revised
	Environmental Statement (Vol 2) (appendices inc Construction Method Statement)	25 <sup>th</sup> March 2008	November 2008	Document revised
	Environmental Statement: Non-Technical Summary	25 <sup>th</sup> March 2008	November 2008	Document revised
<b>BXC3</b>	Design and Access Statement	25 <sup>th</sup> March 2008	November 2008	Document revised
	Design Guidelines	25 <sup>th</sup> March 2008	November 2008	Document revised
<b>BXC4</b>	Planning Statement	25 <sup>th</sup> March 2008	November 2008	Addendum
<b>BXC5</b>	Transport Assessment (Vol 1)	15 <sup>th</sup> September 2008	-	-
	Transport Assessment Appendices (Vol 2)	15 <sup>th</sup> September 2008	-	-
	Transport Assessment Framework Travel Plan (Vol 3)	15 <sup>th</sup> September 2008	-	-
	Transport Assessment Highway (Vol 4)	15 <sup>th</sup> September 2008	-	-
<b>BXC6</b>	Retail Report	25 <sup>th</sup> March 2008	November 2008	Document revised
<b>BXC7</b>	Public Realm & Open Space Strategy	25 <sup>th</sup> March 2008	November 2008	Addendum
<b>BXC8</b>	Environmental Sustainability Strategy	25 <sup>th</sup> March 2008	November 2008	Addendum
<b>BXC9</b>	Energy	25 <sup>th</sup> March 2008	November 2008	Document revised
<b>BXC10</b>	Social Infrastructure Strategy	25 <sup>th</sup> March 2008	November 2008	Addendum
<b>BXC11</b>	Utility Strategy	25 <sup>th</sup> March 2008	-	-
<b>BXC12</b>	Regeneration Strategy	25 <sup>th</sup> March 2008	November 2008	Addendum
<b>BXC13</b>	Estate Management Strategy	25 <sup>th</sup> March 2008	November 2008	Addendum
<b>BXC14</b>	Housing Strategy	25 <sup>th</sup> March 2008	-	-
<b>BXC15</b>	Drainage Strategy	25 <sup>th</sup> March 2008	November 2008	Addendum (Appendix 4 of BXC16 Addendum)
<b>BXC16</b>	Stage 2 Flood Risk Assessment inc Preliminary Flood Risk Assessment (Stage 1)	25 <sup>th</sup> March 2008	November 2008	Addendum
	Stage 3 Flood Risk Assessment	25 <sup>th</sup> March 2008	November 2008	Addendum
<b>BXC17</b>	Phase 1 Geo-technical Assessment	25 <sup>th</sup> March 2008	-	-
	Contamination Report	25 <sup>th</sup> March 2008	-	-

	Geo-technical Development Report	25 <sup>th</sup> March 2008	-	-
	River Brent Remediation Report	25 <sup>th</sup> March 2008	-	-
<b>BXC18</b>	Health Impact Assessment	25 <sup>th</sup> March 2008	November 2008	Addendum
<b>BXC19</b>	Statement of Community Involvement	25 <sup>th</sup> March 2008	-	-
<b>BXC20</b>	Approval In Principle Documentation for Bridges	25 <sup>th</sup> March 2008	November 2008	Bridge Ref B6 (formally B7) updated
<b>BXC 21</b>	Construction Impact Assessment	17 <sup>th</sup> September 2008	-	-

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 – a re-aligned bridge, amended signal locations and stop lines, bus gate removed, modifications to existing footbridge adjacent to the existing car dealership, use of an additional arch to the south as a foot/cycle way, new access off the A406 (W) into the existing car dealership and bus stops added;
  - A41/A406 inc slip road into Brent Cross – the slip road is now signal controlled, amended road marking on the mid level roundabout, single lane exit from roundabout onto the A406 (W) slip and bus stops added;
  - A41/Whitefield Avenue – the inclusion of bus stops and carriageway widening on Whitefield Avenue;
  - A5/Link Road over MML – cyclists using the footway over the bridge rather than the bus lane, pedestrian crossing changed to a toucan crossing, and staggered pedestrian crossing and right turn to adjacent building plot;
  - A5/Rail Freight Facility – inclusion of bus stops and text changes;
  - A5/Diverted Geron Way – the inclusion of bus stops;
  - A5/A407 – the inclusion of bus stops;
  - A407/Claremont Road – the inclusion of bus stops;
  - Ingress/egress to Brent Cross off A406 – textual changes to footway/cycleway.

ii) Parameter Plans updated as follows:

- Parameter Plan 002 (Transport Infrastructure) – Minor update to indicate new junction into the proposed rail freight site;
- Parameter Plan 006 (Site Levels) – Minor updates including improving the clarity of the plan;
- Parameter Plan 007 (Maximum Heights) – Updated to show potential increased height of the CHP stack;
- Parameter Plan 009 (Basement and Service Access) – Updated to show access into basement car park adjacent to the new railway station;
- Parameter Plan 010 (Utilities) – Minor updates including improving the clarity of the plan;
- Parameter Plan 011 (River Brent) – Updated to reflect comments of the Council and the Environment Agency, specifically with regard to the cross sections;
- Parameter Plan 012 (Clitterhouse Playing Fields) – Minor updates including improving the clarity of the plan;
- Parameter Plan 013 (Transport Interchanges) – Minor updates including alterations to the accompanying text within the notes;
- Parameter Plan 016 (Existing Buildings & Spaces) – Responds to Council requests that certain existing buildings be shown on the plan;
- Parameter Plan 019 (Indicative PDP Layout Plan) – Shows an indicative layout (rather than areas for development), based on the principles and parameters of the other Parameter Plans;
- Parameter Plan 020 (Indicative Market Quarter Layout) – New plan to show an indicative layout of that development zone, based on the principles and parameters of the other Parameter Plans;
- Parameter Plan 021 (Indicative Eastern Lands Layout) – New plan to show an indicative layout of that development zone, based on the principles and parameters of the other Parameter Plans;
- Parameter Plan 022 (Indicative Station Quarter Layout) – New plan to show an indicative layout of that development zone, based on the principles and parameters of the other Parameter Plans;
- Parameter Plan 023 (Indicative Brent Terrace Layout) – New plan to show an indicative layout of that development zone, based on the principles and parameters of the other Parameter Plans;
- Parameter Plan 024 (Indicative Cricklewood Lane Layout) – New plan to show an indicative layout of that development zone, based on the principles and parameters of the other Parameter Plans;

- Parameter Plan 025 (Indicative Railway Lands Layout) – New plan to show an indicative layout of that development zone, based on the principles and parameters of the other Parameter Plans;
- Parameter Plan 026 (Indicative Clitterhouse Paying Fields Layout) – New plan to show an indicative layout of that development zone, based on the principles and parameters of the other Parameter Plans;
- Parameter Plan 027 (Indicative Brent Cross East Layout) – New plan to show an indicative layout of that development zone, based on the principles and parameters of the other Parameter Plans; and
- Parameter Plan 028 (Indicative Brent Cross West Layout) – New plan to show an indicative layout of that development zone, based on the principles and parameters of the other Parameter Plans.

iii) Illustrative Material:

- Indicative Transport Layout Plan – Reflects the changes to the strategic highway layout as discussed above; and
- Indicative cross sections and graphs for existing and proposed ground levels – New plans produced in response to the Council's request for a greater understanding of the potential changes to site levels for specific cross sections across the site.

## **2. BXC1 (Development Specification & Framework)**

This addresses the Council's comments received to date, principal alterations include clarifications to the scheme commitments (particularly environmental matters) to ensure consistency with other application documents, additional description to some infrastructure/engineering works and bridge structures, clarifications on scheme implementation and updates to appendices.

## **3. BXC1 (Drawings & Plans)**

The following revised plans are now submitted in an 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 – 10 in the original contents page;
- 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;
- New indicative cross sections and graphs for existing and proposed ground levels (as described above and listed in Revised Schedule 6 of the Application Forms, Certificate C and Agricultural Holding Certificate document).

## **4. BXC2 (Environmental Statement)**

The March 2008 Environmental Statement 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 Chapter 1 of the document explains the nature of changes to each chapter.

#### **5. BXC3 (Design & Access Statement including Design Guidelines)**

The March 2008 Design & Access Statement and Design Guidelines have been revised to respond to requests from the Council to clarify and/or address particular issues. The main changes relate to the need for improved cross-referencing and consistency with the Development Specification & Framework, further explanation for certain aspects of the scheme structure and layout, and clarification of implementation procedures. A Revised Design & Access Statement and Design Guidelines have been prepared for ease of reference.

#### **6. BXC4 (Planning Statement)**

An 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 Council's Core Strategy Issues & Options draft, the Government's consultation on revisions to PPS6, as well as other minor updates.

#### **7. BXC5 (Transport Assessment)**

The Transport Assessment was submitted on the 15<sup>th</sup> September 2008. It has come to our attention that the following plans have been updated to reflect comments from the Highway Authorities on specific bridges, and we would be grateful if the Council could substitute these plans in Volume 4 Appendix B of the TA (Highway Engineering Proposals) within the 4 copies it has already received:

- P/D111870/H/100/1000 Rev E (which replaces P/D111870/H/100/1000 Rev C);
- P/D111870/H/100/1006 Rev E (which replaces P/D111870/H/100/1006 Rev C);
- P/D111870/H/100/1011 Rev D (which replaces P/D111870/H/100/1011 Rev B);
- P/D111870/H/100/1012 Rev D (which replaces P/D111870/H/100/1012 Rev B);
- P/D111870/H/100/1013 Rev D (which replaces P/D111870/H/100/1013 Rev B);
- P/D111870/H/110/1005 Rev A (which replaces P/D111870/H/110/1005);
- P/D111870/H/110/1012 Rev B (which replaces P/D111870/H/110/1012); and
- P/D111870/H/110/1013 Rev B (which replaces P/D111870/H/110/1013).

I have enclosed 4 sticky labels for you to attach to the front of each September Transport Assessment which records the substitution of plans for future reference.

I have attached a further 6 hard copies of the Transport Assessment which have been updated as necessary to include the above plans.

The Transport Assessment acknowledges that further supplementary material will be produced as supporting information in response to specific comments from the Highway Authorities. As such a Supplementary Report will be released shortly.

#### **8. BXC6 (Retail Report)**

The March 2008 Retail Report has been revised to respond to requests from the Council to clarify and/or address particular issues. The main changes relate to the need for a more thorough explanation behind the definition of the catchment area, reference to Government's consultation on alterations to PPS6 and a more detailed executive summary. A Revised Retail Report has been prepared for ease of reference.

**9. BXC7 (Public Realm & Open Space)**

An Addendum to the March 2008 Public Realm & Open Space is enclosed which alters specific pages of the document. The principal reasons for the changes relate to the clarification that Millennium Green will increase in size, minor alterations to various plans/images and other minor updates.

**10. BXC8 (Environmental Sustainability Strategy)**

An Addendum to the March 2008 Environmental Sustainability Strategy is enclosed which replaces the main chapters of the document. The existing appendices of the March 2008 document remain relevant. The principal reasons for the changes relate to the clarification and consistency of scheme commitments with the Development Specification & Framework as well as other minor updates.

**11. BXC9 (Energy Assessment)**

The March 2008 Energy Assessment have been revised to respond to requests from the Council to clarify and/or address particular issues. The fundamental change to the document has been to transfer the technical energy assessment analysis to appendices, leaving the main chapters of the document to clearly explain the scheme proposals. A Revised Energy Assessment has been prepared for ease of reference.

**12. BXC10 (Social Infrastructure Strategy)**

An Addendum to the March 2008 Social Infrastructure Strategy is enclosed which alters specific pages of the document, in response to queries raised by the Council.

**13. BXC12 (Regeneration Strategy)**

An Addendum to the March 2008 Regeneration Strategy is enclosed which alters specific pages of the document, in response to queries raised by the Council.

**14. BXC13 (Estate Management Strategy)**

An Addendum to the March 2008 Estate Management Strategy is enclosed which alters specific pages of the document, in response to queries raised by the Council.

**15. BXC15 (Drainage Strategy) & BXC16 (Flood Risk Assessment)**

An Addendum to the March 2008 Flood Risk Assessment is enclosed which provides additional clarification following the Environment Agency's consultation response. Appendix 4 of this document includes associated updates to the Drainage Strategy.

**16. BXC18 (Health Impact Assessment)**

An Addendum to the March 2008 Health Impact Assessment is enclosed which alters specific pages of the document, in response to queries raised by the Council.

**17. BXC20 (Approval in Principle Plans for Bridges)**

The Approval in Principle plan and associated engineering report relating to the M1/A406 Bridge Ref B6 (previously termed B7) is to be substituted to reflect discussions with TfL who have requested the bridge be a pedestrian and cycle bridge (rather than a pedestrian bridge only as currently stated).

**18. BXC21 (Construction Impact Assessment)**

The Construction Impact Assessment was submitted on the 17<sup>th</sup> September 2008 and identifies primarily the transport construction impacts of the proposed development. Please find attached a further 6 hard copies of this document.

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.