

## **West Hendon Regeneration Scheme**

### **Report to the Welsh Harp Joint Consultative Committee December 2005**

#### Legal Framework:

- The Council and Metropolitan West Hendon are finalising negotiations on the Principal Development Agreement. The Council Cabinet met in August and approved the PDA in principle, subject to agreeing a number of outstanding commercial issues. The Council's Overview and Scrutiny Committee considered the report in September and it was agreed that outstanding matters would be dealt with under a Delegated Powers Report and subject to further scrutiny.

#### Planning:

- Following a Planning and Environment Committee on 27<sup>th</sup> July 2005, Barnet Council are 'minded to grant' planning consent, subject to finalising the Section 106 Agreement and call in by Government Office for London (GOL) and Mayor of London.
- Negotiations are underway on the Section 106 Agreement in accordance with the Heads of Terms included in the Planning and Environment Committee Report. The Heads of Terms included the issues discussed with English Nature and the Welsh Harp Conservation Group at various pre-planning meetings.
- It is anticipated that the Mayor of London/GOL will consider the application in December 2005.

#### Site Assembly:

- Discussions are taking place on promoting a Compulsory Purchase Order (CPO) with Barnet Council. It is anticipated the Council will consider the use of a CPO in February 2006.
- Metropolitan is acquiring properties required for the scheme at market value as they come to the market or from owners wishing to sell in advance of the regeneration scheme.

A full report will be presented to the March 2006 JCC.

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28<sup>th</sup> November 2005