

Ref: LR/00916/L0012

26th July 2019

Sent by Post & Email (WestHendonPFmasterplan@barnet.gov.uk)

Greenspaces
London Borough of Barnet
North London Business Park
Oakleigh Road South
London
N11 1NP

Dear Sirs

**West Hendon Playing Fields & Associated Community Facilities
Draft Masterplan Consultation**

Thank you for the opportunity to comment on the current masterplan plan proposals for a new sports hub at West Hendon Playing Fields.

Our client, Taylor Wimpey North Thames, has an interest in land at Woodfield Nursery, which is located to the south of West Hendon Playing Fields and Cool Oak Lane – directly opposite the proposed car and coach parking areas notated at Parking Areas 2 and 3 on the Draft Masterplan.

Our client welcomes the masterplan proposals considering them to be a positive response to the accessibility and suitability of the local area for such uses that would ultimately serve to positively enhance access to sport and recreation facilities for existing and future residents.

We have not completed the standard questionnaire but wanted to make you aware of our client's support of the proposals and to emerging proposals they have for the development of their site.

Since 2003, Woodfield Nursery has been occupied by a landscape contractor business, Greenmantle. The nature of Greenmantle's operation has changed in recent years and while they wish to remain, they no longer require the level of floorspace that currently exists on site. With this in mind, the landowners engaged Taylor Wimpey in 2016 to explore the potential for securing the redevelopment of the site. They are currently progressing proposals for the redevelopment of the site to provide replacement business premises and new housing and intend to submit a full planning application in the very near future. A copy of the emerging draft Site Layout (Drawing No. 0011 D) is enclosed for your information.

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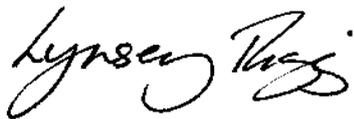
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In addition to being bound to the north by the West Hendon Playing Fields, the Woodfield Nursery site is sandwiched between Woodfield Park to the east and the Welsh Harp Open Space to the west. We wanted to make you aware that in order to encourage the use of the neighbouring open spaces, our client's emerging scheme proposes a footpath through the southern part of the site providing a link between Woodfield Park and the Welsh Harp Open Space. It is recognised that there currently exists access between the two spaces via the Capital Ring footpath, which runs closer to the reservoir, but with the proposed new links proposed by the masterplan, it is considered that the footpath proposed via our clients site offers the opportunity to expand and add further choice to the footpath network. The north-south links through the development would add further choice still by offering the ability to walk between the open spaces to the south of Cool Oak Lane and the new facilities to the north with out the need to walk along Cool Oak Lane.

I trust that the enclosed information is helpful and of interest. Should you have any queries or like to discuss this matter further please do not hesitate to contact either myself or my colleague, Geoff Armstrong.

Yours faithfully

A handwritten signature in black ink, reading 'Lynsey Rigg'.

Lynsey Rigg (lynsey.rigg@arplanning.co.uk)

Director

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