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REGENERATION OF MILL HILL EAST MOVES A STEP CLOSER

The redevelopment of Mill Hill East has moved a step closer with the submission of a formal outline planning application by the Inglis Consortium.

The brownfield site in the heart of the London Borough of Barnet incorporates the former Inglis Barracks, once home to the Middlesex Regiment and the British Forces Post Office.

The redevelopment will be residential led and the Consortium's vision includes 2,174 new homes, both private and affordable. A wide range of new community facilities are also proposed, including a primary school, a GP surgery, local shops, offices and attractive open space – including parks and gardens.

The plans seek to create a thriving sustainable community, with the minimum possible environmental impact. All homes and public buildings will meet tough standards for energy efficiency and at least 20 per cent of energy need will be met from renewable sources. To achieve this the plans include a combined heat and power plant.

Addressing transport and access issues has been a priority for the Consortium and dependence on cars will be reduced by promoting greener alternatives. Residents will have easy access to the station, bus routes will be redirected through the site and an off-road cycle route will run by the main east-west road through the site. Significant local road improvements are also promised.

The plans have been brought forward following the council's adoption of the Mill Hill East Area Action Plan earlier this year, which identifies Mill Hill East as a major sustainable regeneration opportunity for Barnet. The Inglis Consortium undertook a public consultation on the plans in February 2009 and revised them following feedback from local residents.

Colin Darby, of the Inglis Consortium, said:

“Present and future residents of Mill Hill will benefit enormously from the redevelopment. The plans have evolved to take account of the very helpful feedback we received during our public consultation programme.

“We believe the outline planning application now meets the local community’s aspirations. We have a great opportunity to bring forward first class sustainable development that can contribute to the future success not just of Mill Hill, but the whole of Barnet as a borough.”

ENDS

For further information contact Jared Ingham on 020 7529 1719.

Notes to editors:

1. The Mill Hill East site is located opposite Mill Hill East Underground Station and is bordered by Bittacy Hill, Partingdale Lane and Frith Lane.
2. The Inglis Consortium is a group of landowners comprising VSM Estates Ltd (a joint venture between St Modwen Properties Ltd and Vinci Plc), Annington Property Ltd and the London Borough of Barnet, who collectively own the site.
3. The plans include:
 - 2,174 high quality new homes
 - primary school
 - GP surgery
 - local shops
 - office space and related facilities for business use
 - district energy centre
 - attractive open space, including parks and gardens
 - transport and access improvements.
4. The outline planning application has been shaped by feedback received during the Inglis Consortium’s public consultation programme. Key changes made to respond to feedback include the reduction of building height along Bittacy Hill, the provision of more family-sized homes and the preservation and development of the popular former Officers’ Mess.
5. Improvements will be made to Holders Hill Circus roundabout, traffic lights will be installed at the Bittacy Hill / Frith Lane junction and Bittacy Hill will be widened between Frith Lane and Holders Hill Circus. The transport strategy aims to encourage walking, cycling and the use of public transport whilst minimising car use.
6. The residential led mixed-use redevelopment of the site will provide a range of homes from one bedroom flats to five bedroom houses to meet a variety of needs including for family housing. To make the most efficient use of the site 76 per cent of homes will be flats and 24 per cent will be houses. The largest viable amount of homes, approximately 30 per cent, will be designated as affordable.
7. All new homes will achieve a minimum of Code for Sustainable Homes Level Four and the outline planning application includes a combined heat and power plant fuelled by biomass and gas.
8. A public information line has been set up on 0845 602 6741, a public e-mail address has also been set up at millhilleast@inglisconsortium.co.uk and a website showing the plans can be viewed at www.millhill-east.co.uk.