

London Borough of Barnet
2 Bristol Avenue,
Colindale NW9 4EW
15 October 2024
Our ref: 13070480

Thank you for your request received on 4 October 2024, for the following information:

Dear Barnet Borough Council,

Re: Dollis Valley estate regeneration phase 4 & 5

Under the Information Act 2000 and Environmental Regulations 2004, could you please provide information on the following:

- current status of this project**
- when do you expect the demolition of remaining buildings to start and be completed.**
- How long the demolition phase is expected to take.**
- when do you expect these final phases to start and the project to be completed.**

- please provide all updated and recorded information regarding these final phases.**

We have processed this request under the Environmental Information Regulations 2004.

Response

The council holds the information requested and the answers to your questions are below

- current status of this project

Hybrid Application approved Jan 2013 for 631 homes (40% affordable) and a Community Centre.

Hybrid planning application ref: B/00354/13 can be viewed online
<https://publicaccess.barnet.gov.uk/online-applications>

[22/3228/NMA | Non-material amendments to planning permission reference 18/5561/S73 dated 19/03/19 for 'Variation of Condition 1 \(approved drawings\) to facilitate minor changes to unit mix, numbers and other minor amendments for Phase 3 of Dollis Valley Estate in relation to Reserved Matters application, reference 17/5168/RMA, seeking approval of landscaping, appearance, scale, access and layout for Phase 3 of the Dollis Valley Regeneration pursuant to Condition 7 of the hybrid planning permission reference B/00354/13 dated 01/10/2013 involving the erection of 117 residential dwellings \(Use Class C3\) comprising 61 houses and 56 apartments, including associated infrastructure, car parking and landscaping, together with details to discharge the requirements of the following conditions: 6 Phasing and Implementation Strategy, 7 Reserved Matters to be submitted per Phase, 39 Childrens Play Space, 48 Archaeology, 53 Sound insulation, 89 Daylight, sunlight and overshadowing assessment.' Amendments include increased extent of dropped kerbing and additional drainage works; three new private parking bays within plot 313 | Dollis Valley Estate Phase 3 Dollis Valley Drive Barnet EN5](#)

Phases 4/5 Reserved Matters Application (RMA) was approved March 2022 for 223 across both phases 4 & 5 Phase 4 = 100 and phase 5 123

Phase 4A & 4B and 5 ref: 21/2407/RMA application can be viewed online
<https://publicaccess.barnet.gov.uk/online-applications>

[21/2407/RMA Reserved matters application seeking approval of landscaping, appearance, scale, access and layout pursuant for Phases 4A, 4B and 5 of the Dollis Valley Regeneration pursuant to Condition 7 of the hybrid planning permission reference B/00354/13 dated 01/10/2013 involving the erection of 223 residential dwellings \(Use Class C3\) comprising 105 houses and 118 apartments, including associated infrastructure, car parking and landscaping together with details to discharge the requirements of condition 89 in respect of Phases 4A, 4B and 5](#)

The Planning Committee Report can be found here
[Dollis Valley Phases 4 5.pdf \(moderngov.co.uk\)](#)

- when do you expect the demolition of remaining buildings to start and be completed.

It is not yet clear - we are waiting for amendments to the RMA to be completed, approved and then viability tested as the scheme has viability challenges and design solutions are being explored by Countryside, the developer.

- How long the demolition phase is expected to take.

The length of the demolition stage is not yet known.

- when do you expect these final phases to start and the project to be completed.

A start date has not yet been confirmed but may commence summer 2025 based on the progress being made to resolve viability issues. A completion date is not yet known however the construction could complete summer 2027. This would depend on the demolition timeline and will be subject to confirmation of the programme.

- please provide all updated and recorded information regarding these final phases.

See above

Further information

Residents can also check here: for updates on the scheme and notes on progress with the scheme from quarterly minutes of the [Dollis Valley | Partnership Board](#). This website is run by L&Q who manage the estate and service the Partnership Board. October notes are not yet out.

If you are interested in the data that the council holds you may wish to visit Open Barnet, the council's data portal. This brings together all our published datasets and other information of interest on one searchable database for anyone, anywhere to access. <http://open.barnet.gov.uk/>

Advice and Assistance : Direct Marketing

If you are a company that intends to use the names and contact details of council officers (or other officers) provided in this response for direct marketing, you need to be registered with the Information Commissioner to process personal data for this purpose. You must also check that the individual (whom you wish to contact for direct marketing purposes) is not registered with one of the Preference Services to prevent Direct Marketing. If they are you must adhere to this preference.

You must also ensure you comply with the Privacy Electronic and Communications Regulations (PECR). For more information follow this Link www.ico.org.uk

For the avoidance of doubt the provision of council (and other) officer names and contact details under FOI does not give consent to receive direct marketing via any media and expressly does not constitute a 'soft opt-in' under PECR.

Your rights

If you are unhappy with the way your request for information has been handled, you can request a review within the next 40 working days by writing to the Information

Management Team at: foi@barnet.gov.uk. Or by post to Records & Information Management Service, Assurance Group, London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

If, having exhausted our review procedure, you remain dissatisfied with the handling of your request or complaint, you will have a right to appeal to the Information Commissioner at: The Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF (telephone: 0303 123 1113; website www.ico.org.uk). There is no charge for making an appeal.