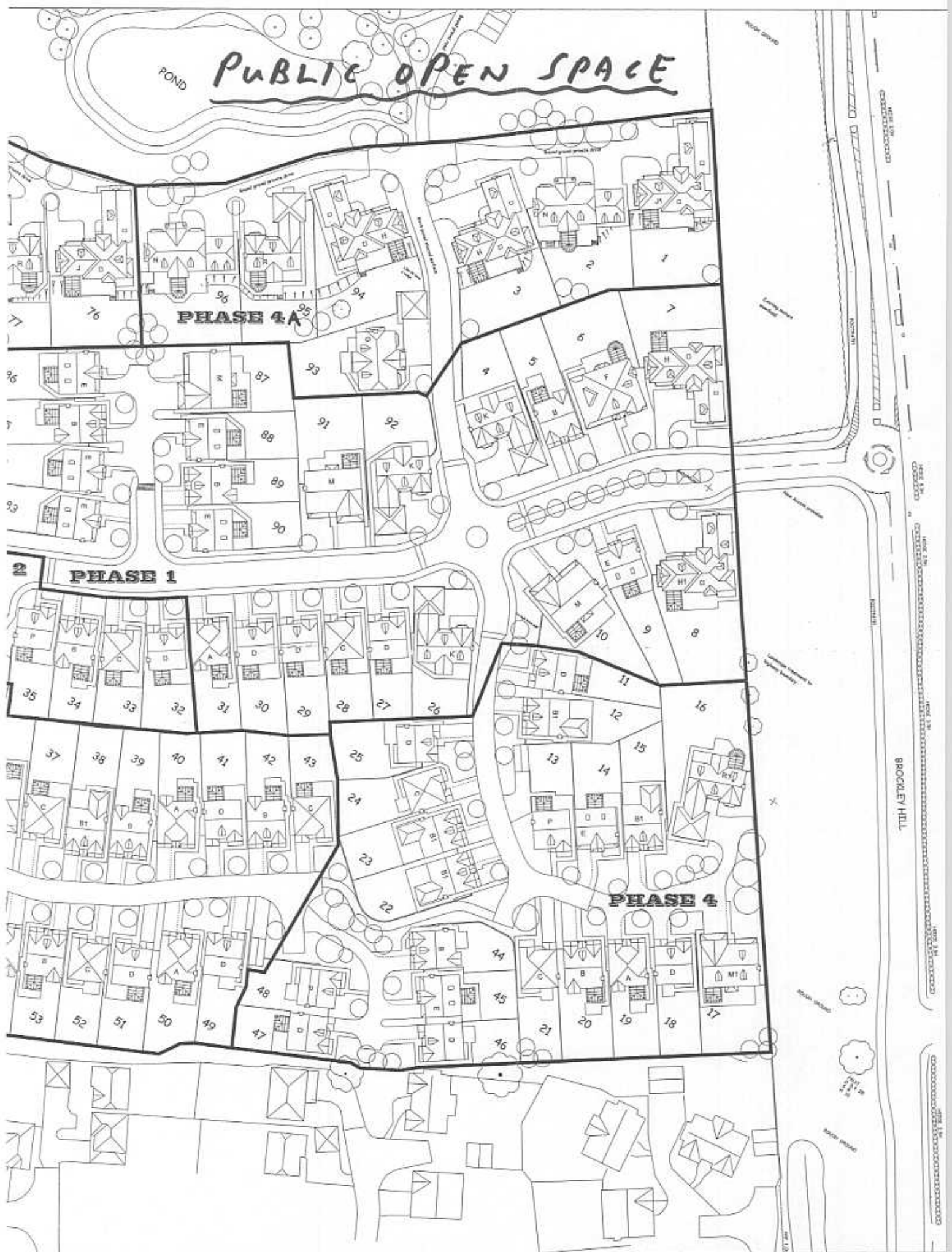


# APPENDIX A



Ref: MWS0825/POS Access

25<sup>th</sup> August 2005

Ed McAlister  
Harrow Council  
Planning Department  
Garden House  
5 St Johns Road  
Harrow  
Middlesex  
HA1 2EE



Dear Ed

**Re: Brockley Park, Stanmore**

As requested I write to confirm why Laing are requesting a delayed handover to the vehicular access that will serve the POS at Brockley Park.

The initial units constructed by Laing were plots 5 to 10, this provided the sales centre and a welcoming entrance to the site, which was beneficial to Laing and the existing local residents. We then constructed Phase 1B which completed the street scene. Phase 2 continued on immediately after and is positioned at the rear of the site, which enabled Phase 3 and 4A to be constructed around the occupied street scene without too much disruption. Phase 4B is the final area where the site compound and storage area is occupied and this is due for completion at the end of 2006.

The reasoning behind the phasing; this was worked up between the Construction and Sales Departments to provide an even mix of types and values of properties for sale and under construction during the construction period, whilst maintaining the safest environment possible for the general public. This phasing plan enabled the Harrow Planning Department to discharge condition 21, relating to the phasing of the development, on 3<sup>rd</sup> November 2003.

Both Laing Homes and the Planners now appreciate that the phasing plan did not take into account the requirement to fully handover the POS by 33% occupations. We will endeavor to complete Phase 4A as soon as possible, however we are now so far down the line with Phase 2 and 3 it would not be possible to re-look at the phasing of the development as approved 2 years ago. We are happy to and in a position to handover the POS including the pedestrian access from Brockley Hill, with the vehicular access to be provided by the end of 2006.

The reason that we have requested an extension to the vehicular access is on the grounds of health and safety. Whilst Phase 4A is under construction there will potentially be constant

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Ulaco Street, Wolverhampton WV1 3JE  
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use of heavy plant and this could endanger the general public, which is our main concern.

We appreciate that once handed over you will require vehicular access for maintenance and this we are happy to provide, with the proper notice.

I hope the proposal is agreeable to the Committee and wait for their guidance.

Kind regards,



**Mark Wakeling**  
DEVELOPMENT MANAGER

Direct Line: 020 8236 3844

Fax Number: 020 8236 3851

Email: [mark.wakeling@laing-homes.co.uk](mailto:mark.wakeling@laing-homes.co.uk)

Cc: Colin Marshall / David Robbins / Bryn Maidman / Tony Woodman

Public Open Space to be planted with single specimen trees, tree  
Species are to be selected from locally indigenous varieties. All plants  
protected from rabbit damage and shall be included within a 12 m  
plan.

### GROUNDWORKS

On completion of re-contouring, the ground shall be ripped to rel  
shall be spread with 300mm deep imported topsoil. All tree pits s  
topsoil. Wildflower meadow areas shall be retained as nutrient po

## APPENDIX C

