

(by email)

Our reference: MGLA170826-5999

9 September 2026

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 14 August 2026. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

You requested:

All internal and external correspondence of the Greater London Authority (incl. all reports) concerning ecology and natural environment matters, in relation to the planning application for the redevelopment of Great North Leisure Park, N12 0GL (Barnet ref. 25/0213/FUL).

To include these matters among others: Environmental Impact Assessment, biodiversity assessments, Glebelands Local Nature Reserve, protected species (including Great Crested Newts, bats, slow worms, breeding birds and others)- both on and off-site, environmental law obligations, Natural England guidance and regulations, ecology enhancement and mitigation strategy, studies and reports submitted by the applicant (Arada- formerly Regal London).

Information to cover the period from 1 January 2023 to 14 August 2026.

(FYI: this application was the subject of a Representation Hearing on 27 May 2026).

Our response to your request is as follows:

GLA Officers assessed the proposals in relation to the publicly available reports submitted with the planning application a link of which is attached below:

[25/0213/FUL | Comprehensive redevelopment involving demolition of existing buildings and phased redevelopment to provide up to 1,485 residential dwellings \(Use Class C3\) across 20 buildings \(with links\) up to 25 storeys in height; a new 2 storey leisure centre \(Use Class E\(d\)\); flexible commercial space \(Use Class E\); a single storey sports changing pavilion \(Use Class F2\(c\)\); and landscaping, parking, access, and associated works. \[Amended description, documents and plans; changes include: reduction in residential units from 1502 to 1485, revised leisure centre design, revised residential block design, updated landscape design, and updated supporting technical reports and drawings\] | Great North Leisure Park Chaplin Square London N12 0GL](#)

GREATER LONDON AUTHORITY

The GLA received a high volume of representations on this matter of which a significant number had the same text of:

I am particularly concerned about the impact this development would have on the protected great crested newt population at the neighbouring Glebelands Nature Reserve. Great crested newts are a European Protected Species. It is a criminal offence under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 to deliberately harm them, disturb their habitat, or damage their resting places.

Barnet Council's Strategic Planning Committee unanimously rejected the scheme on grounds of over-development and harm to the local environment.

Campaigners have separately raised that Arada has failed to deliver the ecological surveys required by law to protect the great crested newts at Glebelands Nature Reserve. Granting planning permission in the absence of these surveys would, in my view, place this consent on legally precarious ground.

I am also concerned about the broader impact on biodiversity. The Glebelands Nature Reserve provides essential habitat that supports not only great crested newts but a wider range of protected species. A development of this scale and density — 1,485 homes in 20 buildings rising to 25 storeys — on the boundary of this reserve poses a serious and unquantified risk to that habitat.

Barnet Council refused this application. Sarah Sackman MP opposed it. Thousands of residents signed a petition against it. I urge you to respect that democratic verdict and decline to approve this scheme.

Protected species are protected for a reason. I ask you to uphold that protection.

The GLA holds the attached internal correspondence in relation to this.

We have previously disclosed the public comments at: [EIR - Great North Leisure Park \[Mar 2026\] | London City Hall](#)

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA170826-5999.

Yours sincerely

Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

From: [Jules Pipe](#)
To: [REDACTED]
Cc: [Lucinda Turner](#)
Subject: Re: Great North Leisure Park
Date: 22 May 2026 14:39:48

Hi [REDACTED]

Thanks for this. Who will be able to convincingly give me a response to my question about this on the day? Just asking the developer whether the newts will be looked after isn't going to be enough. Any independent experts available to be questioned as to whether the mitigation measures are good enough? Developer should have sorted and be paying.

Plus the herpetologists email also mentioned nearby bats?

[REDACTED]
[REDACTED]

Cheers

Jules

Sent from [Outlook for iOS](#)

From: [REDACTED]
Sent: Friday, May 22, 2026 1:36:25 PM
To: [REDACTED] ; Jules Pipe
Cc: Lucinda Turner
Subject: Re: Great North Leisure Park

Hi both

The GCN issue is not a new one and in essence mitigation measures are secured on this brownfield site which has an allocation for redevelopment, the councils ecology officer raises no objections either,

Current count is 3000 emails

[REDACTED]
[REDACTED]

Sent from [Outlook for iOS](#)

From: [REDACTED]
Sent: Friday, May 22, 2026 1:33:13 PM
To: Jules Pipe
Cc: Lucinda Turner ; [REDACTED]
Subject: Great North Leisure Park

Hi Jules

The Stage 3 hearing report deals with the Great Crested Newts – para 177 of the report. It is also flagged in the consultation responses section. Natural England were also consulted and have not raised it as an issue.

The survey in April 2026 reaffirms the findings of the April 2025 that there is a population of Great Crested Newts in the Glebelands Wood Nature Reserve.

The emails you have received will have to be considered as late representations are you able to provide the latest number?

Many thanks

