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# **Local Development Framework**

Barnet's Core Strategy  
and Development Management  
Policies Documents  
Consultation Statement –  
Regulations 30(1) (d) and (e)

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August 2011



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# 1. Barnet's Core Strategy and Development Management Consultation Report

Background

# 1.1 Introduction

- 1.1.1 Barnet's Core Strategy and Development Management Policies Development Plan Documents (DPDs) have been prepared in accordance with our Statement of Community Involvement and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. Consultation stages that were carried out before the 2008 Regulations are still relevant and are provided for by the "transitional arrangements" contained in the 2008 Regulations.
- 1.1.2 This Consultation Statement meets the requirements of Regulation 30(d) by setting out which bodies and persons were invited to make representations under Regulation 27 to the Core Strategy DPD and the Development Management Policies DPD
- how these bodies and persons were invited to make representations to the Core Strategy and Development Management Policies documents;
  - a summary of the main issues raised by representations to both documents and
  - how these main issues have been taken into account in the Submission Versions of the Core Strategy and Development Management Policies DPDs.

## Overview

- 1.1.3 The Local Development Framework (LDF) replaces the Unitary Development Plan (UDP) adopted May 2006. It embodies spatial planning – the practice of 'place shaping' to deliver social, economic and environmental outcomes and provide the overarching local policy framework for delivering sustainable development in Barnet.
- 1.1.4 The LDF is a folder of separate documents. Two of the most important documents are the Core Strategy and the Development Management Plan Policies. Following the adoption of the DPDs the UDP will effectively be replaced except for the saved suite of policies on Brent Cross-Cricklewood as set out in Appendix A of the Core Strategy.
- 1.1.5 **The Core Strategy** comprises:
- the long-term spatial vision and strategic place-shaping objectives for Barnet;
  - a spatial strategy;
  - core policies; and
  - a monitoring and implementation framework with clear objectives for delivery.
- 1.1.6 The Core Strategy should be kept under review and maintain a 15 year time-horizon. Barnet's Core Strategy is targeted for adoption in December 2011 and therefore looks ahead to 2026.
- 1.1.7 **Development Management Policies** set out the borough-wide planning policies that implement the Core Strategy and will be used for day to day decision making by the Planning Service and for planning delegated or committee determinations. They will set out the policy basis for delivering the long-term spatial vision and strategic place-shaping objectives in Barnet which are set out in the Core Strategy.

## 1.2 Barnet's Statement of Community Involvement

- 1.2.1 Barnet's Core Strategy and Development Management Policies DPD have been developed in accordance with our Statement of Community Involvement (SCI).
- 1.2.2 Barnet's Statement of Community Involvement (SCI) was formally adopted in June 2007. It is a communication strategy which sets out how Barnet Council will involve the community and key stakeholders in preparing its Local Development Framework (LDF).
- 1.2.3 It establishes which groups will be targeted, the manner in which consultation will be carried out and the overall timing of the process.
- 1.2.4 The SCI also explains how the council intends to involve the community in dealing with all types of planning applications and sets out the role of developers in the engagement process.

## 1.3 Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

- 1.3.1 Barnet's Core Strategy and Development Management Policies DPD have been prepared in accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. These Regulations make provisions relating to the Local Development Procedure established under Part 2 of the Planning and Compulsory Purchase Act 2004 and they set out the procedure which Local Planning Authorities must follow when preparing their Local Development Documents and their Local Development Scheme. Below is a brief outline of some regulatory requirements.
- 1.3.2 Regulations 25 and 26 require a statement setting out:
  - who was invited to make representations
  - how they were invited
  - a summary of the main issues raised by any representations received
  - how any representations have been taken into account
- 1.3.3 Under Regulation 27 before a local authority submits a development plan document to the Secretary of State, it must publish and make available the documents it proposes to submit.
- 1.3.4 Regulation 28 requires a summary to be prepared of the main issues raised by the representations. This process should assist local authorities to review the representations and to consider what, if any changes should be made to the draft development plan document before submission. Regulation 28 requires the local authority to allow a minimum of six weeks in which to receive representations on the development plan document.
- 1.3.5 Regulation 29 requires general conformity with the regional strategy. When the local authority publishes all documents under Regulation 27, they must make a request to either the regional planning body (or the Mayor) for an opinion on

general conformity of the development plan document to either the regional spatial strategy (or the spatial development strategy).

- 1.3.6 Regulation 30 requires the preparation of a summary of the main issues raised by representations received during consultation.

## 1.4 Structure of this Report

- 1.4.1 This report is structured according to the order that different stages of consultation have taken place. The last two stages of consultation have been joint consultations for the Core Strategy and Development Management Policies documents. This has enabled the council to use its resources for consultation efficiently and to avoid consultation fatigue in the community by consulting on the two most important LDF documents at the same time.

Core Strategy	Development Management Policies DPD	Date of Consultation
Issues and Options (Reg 25)	-	30 June - 29 September 2008
Direction of Travel Preferred Approach (Reg 25)	-	9 November 2009 - 11 January 2010
Publication Stage (Regs 25-27)	Preferred Approach (Reg 25)	30 September 2010 – 25 November 2010
Submission Stage (Regs 25-27)	Submission Stage(Regs 25-27)	11 May 2011 – 22 June 2011

- 1.4.2 Summaries of the main issues raised through consultation at the various stages and the Councils responses to them are included in appendices at the end of this document as follows:

- **Appendix A** – Core Strategy: Summary of main issues raised at Direction of Travel
- **Appendix B** – Core Strategy: Summary of main issues raised at Publication Stage
- **Appendix C** – Development Management Policies DPD: Summary of main issues raised at Preferred Approach
- **Appendix D** – Core Strategy: Summary of main issues raised at Pre-submission amendments
- **Appendix E** – Development Management Policies DPD: Summary of main issues raised at Submission draft stage

- 1.4.3 The Issues and Options stage of consultation on the Core Strategy is dealt with in it's entirety in Chapter 3 of this report.

## 2. Early engagement on Barnet's Local Development Framework

2007

## 2.1 Early engagement on Barnet's Local Development Framework

### Report on LDF workshops

#### Are you planning for Barnet? - LDF workshops

2.2.1 Engagement on Barnet's Local Development Framework really kicked off in late 2007 when we held two workshops in Barnet. This section details the issues discussed and points of view raised by attendees at the LDF workshops held on 30 October 2007 at North London Business Park, Barnet and 21 November 2007 at Hendon Town Hall.

2.2.2 A total of 121 individuals, representatives of community groups / organisations, councillors and council staff attended these workshops. A list of attendees is attached at the end of this section.

#### Discussion of the issues facing Barnet and suggestions made of how they can be addressed:

2.2.3 The focus for each of the workshops was:

- The Natural Environment
- Transport and Traffic
- Delivering Housing and Homes
- Planning for Barnet's Economy
- Enhancing and Protecting the Suburbs
- Planning for Climate Change
- Meeting the needs of all of Barnet's Communities
- Historic and Cultural Heritage

2.2.4 Each of the workshops was managed by a facilitator to ensure contributions were made by all.

#### Workshop 1: The natural environment

2.2.5 This topic raised the following issues :

- The potential loss of green belt to development. Over the next 10 years pressure of extra population will create pressure to develop housing on Green Belt land.
- By what other means can land be found to accommodate population growth? It was recommended that in order to tackle this situation there needs to be greater protection of green belt land and other open spaces within the borough.
- Sponsorship of open spaces is another potential possibility to raise funding and awareness of Barnet's natural environment.
- Monitoring policies regarding parks and other green spaces would be a major advantage to the council and residents around the area.
- Greater access to the green belt would allow this amenity to be enjoyed by a greater number of Barnet's residents.

- Need to protect and preserve the front and rear gardens of properties. This is because they contribute to character, provide natural drainage and therefore mitigate flood risk.
- The rise in the number of hard standings in front gardens was attributed to the fact that there are parking restrictions within the borough and residents feel that there is insufficient parking spaces to park their cars outside their homes.
- It was agreed that high density developments taking place in the future may have a detrimental effect on Barnet's character.
- Stronger policies need to be enforced to ensure that there is replacement for planting where necessary.
- Natural habitats, including trees and rivers, and wildlife in the borough need greater protection.
- Planning policies should seek to safeguard allotments from being lost to development and place a greater emphasis on their importance and general maintenance.
- Funds for promoting Barnet's natural environment could potentially be raised through S106 contributions and possibly the 'Barnet Bond'.

## Workshop 2: Transport and traffic

2.2.6 The topic raised the following issues :

- Need for improved public transport, better parking facilities, improved safety for all road users and the reduction of road traffic.
- Too much reliance on cars to move people around the borough.
- To tackle congestion schools should stagger their opening times and promote car sharing during the school run. Bike sheds could help encourage pupils to cycle to school.
- Safety issues between pedestrians and cyclists were raised.
- Public transport fares should be reduced for journeys taking place within the borough.
- It was also stated that there should be charges for parking at shopping centres and all non-residential car parks.
- Other general points raised included the need for improved bus services during off peak times. It was also suggested that there should be better and safer cycling and pedestrian access into town and shopping centres.
- It was suggested that there needed to be allocated spaces for Barnet residents at train and tube stations. It was suggested that cycle lanes should be provided in back streets as well as on major roads to help to increase cyclists' safety.
- It was proposed that road access in residential areas should be restricted to residents only and that there should be no through roads in major residential areas, instead it was suggested that we have one-way systems around large residential areas.

## Workshop 3: Delivering housing and homes

- Barnet's housing target is challenging. Can our present infrastructure (especially the North Circular) cope with the projected growth

- Figures from the 2001 census are inaccurate. The population is larger than the official figures suggest.
- Lifetime homes do not offer the complete solution to many of the housing issues facing Barnet
- Compromise should be made in some instances allowing less affordable housing to be provided by developers and more 4 and 5 bedroom properties to be built instead.
- Barnet has suffered the loss of many terraced houses. This has exacerbated parking difficulties.
- There is much debate about houses as opposed to density. Higher densities require greater infrastructure, particularly roads, schools and hospitals.
- Increased housing densities may diminish Barnet's attractiveness and harm its character in the future. Therefore it was felt that effective monitoring should be conducted in order to control housing density in the borough.
- There are too many poor quality housing development schemes.
- New Conservation Areas are detrimental to housing development. Areas need to be identified where sustainable development can take place.
- More mixed use and mixed tenure developments need to be promoted within the borough.

#### Workshop 4: Planning for Barnet's economy

- Healthy town centres should offer a variety of facilities to attract people to use them. More local jobs within the borough would lead to more sustainable communities being created.
- Park and ride type commuting into London is creating parking problems.
- Consider change of use of residential buildings to commercial uses. This would create additional employment opportunities within the borough.
- The growth of small, local shopping centres should be encouraged. This is because they incorporate public services such as libraries, post offices and good parking facilities. They help facilitate mixed use development.
- Pedestrianisation could make shopping areas more attractive and accessible to people. By creating work and leisure facilities in close proximity to residential areas more sustainable communities can be formed.
- Affordable rents in town centres would encourage and promote start-up businesses. Town centres also provide the opportunity to create thriving evening economies and provide further employment.
- Many manual jobs are not actually performed by Barnet's residents.
- In the future more people will be working from home. This method of working is being encouraged by many larger companies and public institutions. Consideration should be made to calculate the long term impact that home working will have on the borough.

#### Workshop 5: Enhancing and protecting the suburbs

- Need for better car parking facilities in most of the town centres throughout the borough. Greater retail offerings would lead to greater vitality within town centres throughout the borough.

- Long-term vacant retail units could be used for non-retail development and that there was a need for a revision of class usage composition in town centre policy.
- The trend to increase the size of the family home was a cheaper alternative than moving home.
- Low density housing was identified as one of the attractive features of suburban living. The character of residential areas within the borough are changing through the practice of allowing more flatted development to take place rather than building more traditional family houses.
- Give young starters the chance to purchase their own homes and also the need to provide adequate housing for the elderly and the retired.
- Designing out crime should ensure that places are welcoming and inviting to use and takes into consideration the needs of the users.
- A borough-wide audit of green spaces could be carried out; identifying redundant or underused areas.
- There was a general consensus that open spaces should not be built on because they are pleasant to look at and they have valuable health implications as people use open spaces for recreation and leisure.
- To maintain the character of Barnet as a suburb requires an understanding of why people move to Barnet, and what is the attraction/appeal of the area.

## Workshop 6: Planning for climate change

- In order to mitigate the challenges that climate change will bring, early anticipation and planning needs to be conducted to reduce the impact that these changes will bring.
- A recycling strategy needs to be formalised by the council to outline how the council will over the long term seek to cut carbon emissions within the borough across different sectors.
- All future public facilities that are constructed should aim to be carbon neutral.
- Incentives could be introduced to encourage property owners to make their properties more environmentally sound.
- New planning policy rules need to be introduced for new build developments to regulate development more closely. Households should only be allowed to use up to 50% of the area of their front gardens for hard standings.
- As the borough contains a considerable number of flats, developers should ensure that there is sufficient space within new flatted developments to incorporate recycling facilities.
- Climate change has the potential to have a negative impact on biodiversity within the borough. This needs to be monitored to safeguard habitats for different species.
- Building stock is renewed very rarely (every 100 years or so). Replacing this stock with carbon neutral and more energy efficient buildings will also take a long time.
- The energy efficiency of buildings could also be increased by incorporating renewable energy sources such as solar panels and Combined Heat and Power (CHP) and by improving the heat insulation of the building by using green roofs.

## Workshop 7: Meeting the needs of all of Barnet's communities

- Local residents want to know how S106 funds are being used within their communities.
- Communities also need to be better informed of existing services within their vicinities. All community service facilities should be accessible to everyone.
- Disabled access could be improved in many public buildings.
- Children from within the borough should be given priority in relation to the allocation of school places.
- Avenues need to be explored to safeguard the existing post offices in the borough because they served a valuable community function.
- There is a lack of educational activities with playing fields.
- Existing community facilities would better serve the communities they are in if they are enable users to access their facilities both in the daytime and evenings.
- With the recent and planned closure of healthcare facilities across the borough there are concerns that supply will not be able to meet demand.
- Existing facilities are poorly located with inadequate public transport services. Cycle routes that exist within the borough are not attractive for cyclists.

## Workshop 8: Historic and cultural heritage

- Concern about how future housing development will affect the established character of the borough.
- Barnet is losing garden space. This is an amenity which is not only enjoyed by the land owner but also neighbouring residents.
- Developments are taking place whereby Victorian/Georgian residential properties are being demolished and are being replaced with flatted developments with associated off-street parking. Such development is detrimental to the character of that particular area.
- Areas with a pleasant character should be afforded some protection – similar to a conservation area. These areas may not have specific historic or architectural interest but should be protected from overdevelopment and development which would degrade character.

## List of Attendees

2.2.7 The following list of individuals attended LDF workshops that were held on 30 October and 21 November 2007 at North London Business Park and Hendon Town Hall.

<b>Name</b>	<b>Organisation or Resident</b>
Adam Driscoll	- S106 Officer, LBB
Alana Lau	- Resident
Alvin Ormond	- Planning & Project Management Services
Andrew Dismore	- Member Parliament
Anna Scott	- Environment Agency
Anthony Powell	- Crime Prevention Design Adviser
Antonio Cruz	- Comer Homes
Barbara Herridge	- NLWA
Barry Lewis	- Arch 7 Design

Cathy Munonyedi	- Planning Policy Team LBB
Charles Harvey	- Resident
Charles Wicksteed	- Resident
Chris Hurwitz Bremner	- Resident
Chris Nightingale	- Spaces
Clare Coats	- EDAW
Claudia McLaughlin	- Resident
Clive Cohen	- London Wildlife Trust (Barnet Group)
Cllr Brian Sallinger	- Barnet Member
Cllr Colin Rogers	- Barnet Member
Cllr Duncan Macdonald	- Barnet Member
Cllr Geoff Cooke	- Barnet Member
Cllr John Hart	- Barnet Member
Cllr Julie Johnson	- Barnet Member
Cllr Lynne Hillan	- Barnet Member
Cllr Marina Yannakoudakis	- Barnet Member
Cllr Melvin Cohen	- Barnet Member
Colin Evans	- Resident
Corey Chambers	- Resident
Dalia Lichfield	- Lichfield Planning
David Howard	- FORAB
David Lockett	- North London Chamber of Commerce
David Moran	- Development Control Planner, LBB
Dennis Pepper	- London Wildlife Trust (Barnet Group)
Derek Chandler	- Resident
Derek Chung	- West Hendon Resident's Association
Diana Furley	- Lyonsdown Residents' Group
Dorothy Evans	- Resident
Dr Natubhai shah	- Barnet Multi-Faith Groups
Dunston Patterson	- Resident
Edward Calloway	- Resident
Elaine Parker	- Assistant Development Director - Network Housing Association
Elizabeth Wardle	- Lyonsdown Residents' Group
Erica Mason	- Vetting Team, LBB
Eshan Karunatilika	- LDF Programme Manager, LBB
Fleming, Kim	- Royal Free Hospital NHS TRUST
Gardy Vaswani	- Resident
Gerry Bates	- Resident
Gillian Palmer	- Children's service, LBB
Glynnis Joffe	- Adult Health Partnerships, LBB
Gordon Charatan	- Architect
Harry Levy	- West Hendon Resident
Helen Bangs	- Heritage Team, LBB
Helen Massey	- Barnet Residents Association
Helen Wood	- London Development Agency
James Stevens	- House Building Federation
Jenny Bruce	- Resident
Jeremy Parker	- Barnet Cyclists
Jo Dowling	- Major Projects, LBB

John Living	- Mill Hill Preservation Society
John Parker	- Friern Village Residents Association
John Toseland	- Resident
Josef Sucharewicz	- AS Property Investment
Karina Sissman	- Development Control Area Team Manager, LBB
Karl E Ruge	- Friern Barnet & Whetstone Residents Association
Kate Kennally	- Assistant Director of Social Services
Kate Roskell	- Head Teacher St Mary's C of E High School
Katy Ward	- Teacher - Martin Primary School
Keith Ginsburg	- Strategic Consultant
Kevin Green	- Mill Hill Preservation Society
Lee Parchment	- Friern Village Residents Association
Liz Lightbourne	- Environment Agency
Lucy Williams	- Teacher - Martin Primary School
Mac McKenny	- The Whetstone Society
Margaret Robbins	- Resident
Maria Fiore	- Resident
Maria Nash	- DAB
Mark Lees	- Comer Homes
Mark Rawcliffe	- Arch 7 Design
Mary Joseet	- Resident
Mary Karaolis	- Head Teacher Ravenscroft
Mike Dawson	- The Finchley society
Mike Freestone	- Director of Environment & Transport
Mr A M Kahorshidian	- M K Architects
Mr Deakin	- Jehovah's Witnesses
Mr M. Kuraishi	- Muslim Welfare Society
Mr Massey	- Barnet Residents Association
Mrs A Epstein	- Resident
Mrs Coupe	- Resident
Neil Blackshaw	- HUDU
Neil Goldberg	- Planning Policy Team. LBB
Nicholas Mottershead	- Resident
Nick Lynch	- Planning Policy Team, LBB
Nicola Bird	- Regeneration Department, LBB
Nicola Buck	- Environment Department, LBB
Oliver Burston	- Resident
Oliver Stanley	- Resident
Peter Kyte	- consultant
Peter Pickering	- The Finchley society
Philip Murphy	- Resident
Philip Osei Mensah	- Planning Policy Team LBB
Rabbi Meyer	- Head teacher of Hasmonean High School's Boys'
Rebecca Mottershead	- Resident
Rita Brar	- Planning Policy Team LBB
Robert Newton	- North Finchley LA 21
Robert Shutler	- Resident
Robin Pearson	- Planning Consultant Pearson Associates
Roger Bailey	- Friern Village Residents Association
Roger Chapman	- Finchley Community Development Trust

Ros Ward	- Planning Policy Manager, LBB
Rosie Evangelou	- Consultation Unit, LBB
Shakil Ahmed	- Ayesha Community Education
Steve Knight	- Middlesex University
Steve Rawlings	- Notting Hill Housing
Stewart Murray	- Director of Planning, LBB
Susanne Mahdavi	- M K Architects
Terry Amos	- Resident
Vijaya Ram	- Planning LBB
Virginia Cameron	- Resident
Warren Forsyth	- Middlesex University
Zenda Green	- Mill Hill Preservation Society

# 3. Core Strategy Issues and Options Consultation Report

30 June - 29  
September 2008

## 3.1 Consultation on Core Strategy Issues and Options

### Overview

3.1.1 The Issues and Options document generated over 23,500 comments from a total of 462 respondents. Comments were submitted via the following channels:

- the Citizens Panel – 320 respondents and 21,451 comments.
- the Issues and Options Questionnaire – 142 respondents and 2,216 comments.
- the Issues and Options Document – Written Responses (does not include Questionnaire or Citizen’s Panel Responses) – 44 respondents.
- petition (two petitions were submitted on Save our Suburbs (SOS) and Three Strands) - 56 respondents.
- in total 950 individual comments were received – this figure excludes questionnaire responses, the Citizen’s Panel responses, SOS and Three Strands petition.

### Consultation documents

3.1.2 A number of methods were used to encourage responses on the Core Strategy and associated documents. A traditional format was followed at most events with a presentation which summarised the key messages contained in the document followed by a question and answer session. A summary version and a consultation leaflet/questionnaire were also produced to encourage comments from a wide range of respondents. The list below sets out the methods of invitation and engagement.

### Methods of invitation and engagement

3.1.3 Barnet published its Core Strategy Issues and Options on June 30 2008. Consultation on the document ran for 3 months until September 29 2008. It was widely publicised:

- Documents were deposited at all Barnet’s 16 libraries and at Hendon Town Hall and Planning Reception at North London Business Park;
- by publishing a public notice in the Barnet Press on 26 July 2008;
- by publishing a press release on 27 August 2008 outlining the Issues and Options stage of Core Strategy preparation;
- via e-mails and letters to all contacts on our LDF consultation database, which includes public and statutory bodies, developers, residents associations, community groups and local businesses;
- five borough-wide community engagement meetings in September 2008. A total of 74 people attended these meetings. Feedback from the meetings is highlighted later in this report;
- Residents Area Forums: Chipping Barnet Residents Forum – 16 September 2008, Finchley and Golders Green Residents Forum – 17 September 2008, Hendon Residents Forum – 18 September 2008. These forums are open to all Barnet residents. Hard copies of the document, questionnaires and leaflets were available at each forum;

- A meeting with the Barnet Environmental Network at North London Business Park on August 2008;
- Barnet Multi-Cultural Forum 25 September 2008, organised by Just Space – London Civic Forum. A total of 21 people attended the event. Hard copies of the document, questionnaires and leaflets were available at the forum; and
- members of our Citizen’s Panel were invited to comment on the issues and options for Barnet. A total of 320 members of the Panel made a total of 21,451 comments on the Issues and Options document. A summary is provided in Section 6 of this report.
- Neighbouring boroughs were informed of the consultation and invited to make comments or have an input to address any cross boundary issues that arose.

### Pre-Engagement

- 3.1.4 As part of the Core Strategy production process and in order to promote wider ownership we established a programme of continuous engagement with the Local Strategic Partnership. We provided presentations on the emerging LDF Core Strategy to the Executive of the Local Strategic Partnership in January 2008 and to Barnet Civic Network in April 2008.

## 3.2 Community Meetings on Planning for the Future of Barnet

### Planning for Future of Barnet – Community Meetings

- 3.2.1 A series of community meetings took place across the borough in September 2008 with the objective of encouraging input to Barnet’s Local Development Framework. We wanted to hear views on the issues facing Barnet and the options that should be pursued to address them.

### Meetings

- 3.2.2 The following meetings were held
- 8 September 2008 at the International Gospel Church, 102A Watling Avenue, Edgware
  - 10 September 2008 at Avenue House, East End Road, Finchley
  - 11 September 2008 at the Cricklewood Trades Hall Club & Institute, 134 Cricklewood Lane, Cricklewood
  - 18 September 2008 at Barnet House, 1255 High Road, Whetstone
  - 22 September 2008 at Freehold Community Centre, Alexandra Road

- 3.2.3 The five meetings took place across Barnet and were attended by 74 people.

### List of Attendees

- 3.2.4 The following people attended the meetings

Andrew Brown	- Friends of Windsor Open Space
Andy Karski	- Tibbalds Planning & Design
Anthony Powell	- Metropolitan Police
Ben Halevi	- Resident
Catherine Appleby	- Resident
Chetin Malyari	- Green Square Residents Association

Cllr Claire Farrier	- Councillor
Cllr Jim Tierney	- Councillor
Cllr John Hart	- Councillor
Daniel Hope	- Suburbs Foundation
Daniel Rose	- GVA Grimley
Danny Parnes	- Resident
David Howard	- FARAB
David Lee	- The Barnet Society
David Lockett	- Chamber of Commerce
Dennis Pepper	- LA21
Derek Sagar	- Hadley Residents Assoc
Don Cooper	- District Archaeological Society
Dr Julia Heinz	- Green Square Residents Association
Dr M J Ford	- Mill Hill Preservation Society
Dr Nathubhai Shah	- World Council of Jain Academies
Emma Katsikides	- Resident
Finlay Kelly	- LDA
Gardi Vaswani	- Agenda 21
Gerald Bates	- Group Representative
Graham Jardin	- Green Square Residents Association
Guy Christianson	- Resident
Harry Levy	- Resident
Heather Siverns	- BBC Media Centre
Helen Lockham	- St Andrew's CE Primary School Headteacher
Helen Massey	- Barnet Resident's Association
Jim Nelhams	- HADAS
Jo Nelhams	- HADAS
Joanna Lambert	- Tibbalds Planning & Design
John Bowra, Chairman	- Christ's College Finchley
John Dix	- Resident
John Jenkins	- Resident
John Silverton	- Resident
Kate Solomon	- LBB, Care & Repair Manager
Kevin Thomas	- Resident
Kim Mason	- Resident
Leena Patel	- Asian Women's group
Linda Farley	- Resident
Linden Grove	- Garden History Society
Margaret West	- Ravensdale Residents Association
Maria Nash	- Resident
Maurice Archer	- Barnet African Caribbean Association
Melvin Gamp	- Barnet 55+
Mike Dawson	- Finchley Society
Mr & Mrs Sam Ward	- Resident
Mr and Mrs Judith Usiskin	- Resident
Mr Karl E Ruge	- Whetstone
Mr Kuraishi	- Resident
Mr Nick Glancy	- Resident
Mr O'Reilly	- Resident
Mr Salinger	- Councillor
Mrs Edwards	- Barnet Borough Arts Council
Mrs Elisabeth Wardler	- Lynsdown Association
Mrs Oliver	- East Barnet Parish Association
Mrs Patty Skeets	- Burnt Oak Traders Association
Mrs S. Taylor	- Resident

Nick O'Reilly	- London Fire Brigade
Nila Patel	- Anand Day Centre
Patricia Murphy	- East Finchley Village Society
Patrick Bentley	- Resident
Peter Cragg	- Resident
Peter Pickering	- Finchley Society
Rama Khanbar	- Asian Women's group
Robert Husband	- RSPB
Robert Newton	- North Finchley LA 21
Robert Shutler	- Woodside Park Residents Association
Ross McCalla	- AS Property Investors Ltd
Stephen Wax	- Stephen Wax Assoc
Stewart Satchel	- Metropolitan Police
Warren Forsythe	- Middlesex University

3.2.5 Following a short presentation on the issues and options the meetings focused on the five themes that formed the structure of the document.

3.2.6 There was wide ranging discussion about the future shape of the borough and how we manage change. General comments about planning and concerns about specific sites were raised as well as the views expressed on the five themes.

## Theme 1 - Growing successfully

- Needs to be greater provision of small workplaces for self-employed people
- Skills base of employers such as Middlesex University is valuable as it contributes to the knowledge economy
- Questions raised about what the council was doing to attract new businesses and employment to Barnet
- Barnet overprovided with office space. Provision of new office space in the regeneration areas will impact on existing office space in Barnet's town centres.
- Trends indicate less office space will be required in future
- Continual loss of offices and cafes in New Barnet.
- Concern about loss of employment uses and the failure of the planning system to prevent such losses.
- The contribution of small businesses to the local economy should be recognised.
- When businesses are lost to housing then access to displaced shops or community facilities is reduced
- Employment land is a finite resource and once it is used for housing it is lost permanently.
- Green Belt could be used for industrial use if there was some form of compensatory provision such as a land swap

## Theme 2 - Delivering the infrastructure to accommodate growth and ensure sustainable development

- Which comes first, growth or infrastructure? It seems like the council is looking for growth without having the necessary infrastructure in place.
- Concern about loss of community facilities to residential and the failure of the planning system to prevent such losses.
- Need to ensure Section 106 money is spent locally within the community where the development takes place
- Local open spaces suffer from the focus on Premier Parks
- Highlighted the importance of good quality green spaces to healthier lifestyles
- Need to provide more swimming pools (especially for the over 60s) in the borough, as there are very few.
- There is a lack of leisure, arts and sports facilities as a whole in the borough.
- No provision for places of worship. Need for a place of spiritual contemplation within the borough
- No provision to improve tube lines in regeneration areas i.e. Colindale and Mill Hill East. Northern Line provision is not being made to cope with the increased population growth.
- Better local transport by bus is important.
- Need to reduce congestion on North Circular and around Henley's Corner
- Monorail is the rail for the future
- Day to day access to health care is becoming more difficult
- Traffic congestion impacts on day to day activities such as going to the supermarket
- Reduce school traffic as it causes congestion.
- North Circular Road difficult to cross
- Cycle lanes are not being used efficiently enough.
- Cycling in the borough is not promoted enough.
- The council seems to be encouraging car parking in residential developments rather than reducing car dependency
- Car clubs and electric cars should be encouraged to mitigate pollution.
- Locals are car dependent because public transport is not an option
- There should be greater enforcement of the speed limit as the roads have become rat-runs.
- Need for more accessible public toilets
- There is growing concern about parking at polyclinics.
- Need to provide facilities for older people and young persons

## Theme 3 - Meeting housing aspirations

- Barnet's future should not be just about accommodating population growth
- Concern that predicted growth numbers in the borough could not be accommodated
- What impact will the credit crunch have on housing delivery?
- Will housing be more affordable to local residents?
- Why do we need to build more homes when there are so many lying empty?
- There should be a commitment to produce housing of a high quality
- Shortage of lower priced rented accommodation
- Too many 1 & 2 bedroom properties, buy-to-let and short-term letting.
- Shortage of family units (3 & 4 bedroom).
- Breakdown of the family structure is affecting housing needs.
- Shortages of school and GP places as provision has not kept pace with residential development
- Increased social housing has put further pressure on schools and nurseries
- Even with the development of affordable housing it was expressed that people do not want to move to this area for lack of schools, shops

## Theme 4 - Planning for vitality and viability of a network of suburban town centres

- High Barnet, New Barnet and North Finchley are fading as town centres
- In order for town centres to survive they need the presence of a major retailer.
- During rush hour the town centres become severely congested.
- Parking in town centres is too expensive in Barnet. Parking should be affordable.
- People need cars to shop in the town centres
- Proposed that there are different parking rates for different activities and lower rates for Barnet residents.
- Local town centres feel safe in the evening but there was a problem with parking.
- Need for evidence on town centre catchments as centres with larger shops serve people from further afield.
- Need to understand how out of centre places impact on local businesses
- Town centres have lost their village community feel.
- Reduce car journeys by making town centres places that have local shops for local residents to use.
- Concern about loss of town centre employment and retail uses to residential
- What is the linkage between the LDF and the town centre strategies ?
- Need to protect local neighbourhood centres.

- Arts Depot could be better used in the evenings

## Theme 5 - Planning development and growth to be environmentally sensitive

- Good standards of design should apply across all of Barnet rather than certain parts being afforded a higher level of protection.
- Drainage systems locally cannot cope with current rainfall.
- Poor drainage rather than climate change causes flooding
- How sustainable are current buildings? Not aware of what can be done to improve existing homes.
- Can the LDF specify the materials to be used in new developments?
- Questionable value of use of renewables in out of centre store accessed by car
- Don't think you can blame flooding on climate change it is more about poor drainage.
- Loss of green spaces contributes to climate change.
- Insist on the highest level of sustainable construction with suitable cavity walls.
- UK building standards not consistent with EU ones.

### General comments included

- The five themes of the Core Strategy are all concerned with growth rather than the protection of the suburbs
- Issues offer so many generalisations it becomes idealistic
- How much autonomy does Barnet have with regard to planning?
- Need for more community based approach to planning issues
- Need for meaningful partnership rather than consultation
- Isolation of communities on the borough periphery
- Need to address quality of life
- LDF meetings should be more frequent perhaps weekly

## 3.3 List of Respondents

- 3.3.1 The following organisations and individuals submitted written responses to the Barnet Core Strategy Issues and Options.

A S Property Investment Ltd	Karen and John Spector
Access in Barnet	Katerina Fischel
Alex Geiger	Kim and Chris Bryan
All Souls College	Kim Mason
Andrew and Carolyn Berkeley	King Sturge LLP
Ann Duarte	Labour Group (Barnet)
Ann M Dresser	London Development Agency
Ann Pepper	London Fire and Emergency Planning Authority
Asda Stores Ltd	Linda A Dolata
Barnet and District Athletic Club	Linda Farley
Barnet College	London Wildlife Trust
Barnet Fed of Allotment and Horticultural Studies	Manjit K Arora and Mrs Maureen Arora
Barnet Refugee Forum	Margaret West
Barnet Residents Association	Medical Research Council
Beryl Hayes	Metropolitan Police Authority
BrentX/Cricklewood Development Partners	Michael Dawson
British Library	Middlesex University
British Waterways	Miss J M Canning
Brook Farm Allotments and Horticultural Assoc	Mobile Operators Association
Burnt Oak Traders Association	Mr D P McCarthy
Commission for Architecture & the Built Environment	Mr Leslie Sussman
Carolyn Killen	Mr T A J Dennis
Cedric T S Isaac	Mr T Borrill
Charles Wicksteed	Mrs A Roy
Christine Reyland	Mrs D Miller
Cllr Duncan Macdonald	Mrs D Visaria
Cllr John Hart	Mrs E K Brandenburger
Colin Darby	Mrs J Smith
Costco Wholesale UK Ltd	Mrs M Tonucci
Crewys Road Residents Assoc	Mrs Mary Peters
Danny Parnes	Mrs R Geiger
David Constable	Mrs S Jolly
David Howard	Mrs V Norris
Dennis Robb	Ms S T Borel
Derek Sagar	Nathalie Heyden
Dominion Housing Group	National Grid Property Holdings
E G Willis	Natural England
East Finchley Allotments	NHS London Healthy Urban Development Unit
Elena and Peter Charlton	O M Gould
Elena Choong	Patricia Murphy
Elizabeth Burling	Patty Brown
Enfield Council	Pocket Living Ltd

English Heritage	R Bird
Environment Agency	Rahul Mody
F Soord	Robert Newton
Federations of Residents Associations in Barnet	Robert Sacks
Fiona Henderson	S Davison
Fitzjohn Avenue Area Assoc	Sainsbury's Supermarkets
Friends of Windsor Open Space	Sandra Soer
Friends of York Park	Sheila Braggins
Friends, Families and Travellers	St George Central London
Friern Village RA	Susan and Derek McMaster
G and H Lazarus	Transport for London
Garden and Plants Centre Developments Ltd	Thames Water Property Services
Garden History Society	The Barnet Society
Government Office for London	The Comer Group
H Martin	The Finchley Society
H S A Raperport	The Highways Agency
HADAS ( Hendon & District Archaeological Society)	The Suburbs Foundation
Hadley Residents Assoc	The Theatres Trust
Hana Kleiner	The Whetstone Society
Harry Levy	Totteridge Resident's Association
Heather Siverns	W Chard
Helen Anderton	J B Galton
Herts & Middx Wildlife Trust	Jeffrey and Fenella Young
Irene Lee	Jehovah's Witnesses
Isabelle Richard	John Cox
June Porges	John Dix

## 3.4 Summary of comments received and our response

### General Comments and Opening Sections of Issues and Options

- 3.4.1 In total 90 individual comments were submitted a summary of which is set out below.
- 3.4.2 The Government Office for London (GOL) submitted a number of comments on the Issues and Options paper. They stated that:
- The document is well written and readable providing sufficient explanation of what this consultation is about and the role and scope of the Core Strategy in the LDF process. It relates well to and is founded on other Barnet strategies, including the Three Strands Approach.
  - The informative profile of Barnet provides a sense of place. Relevant challenges and issues are raised and drivers for change identified. The inclusion of high quality supporting illustrative material is important to aid the reader's understanding of the Council's Strategy.

- The Core Objectives, whilst all valid, are often generic. They would benefit from being made more locally distinctive by the inclusion where possible of Barnet specific references or examples related to the issues Barnet faces over the plan period.
- Many of the questions asked on the options are pertinent ones – the answers to many of which will of course depend on what the underpinning evidence shows. If a policy course is advocated that varies from the extant London Plan and / or national policy it is very important that supporting evidence justifies this approach.
- It is noted that the document appears to be anticipating the likely direction of travel outlined by the new Mayor of London and the policy changes that he intends to make to the London Plan. The timing of the progress made on the respective documents will be crucial as to how far and the manner in which Barnet are able to go in reflecting emerging London Plan policy.
- It is evident that careful consideration is being given to the infrastructure projects which will be required to support the level of growth anticipated during the plan period. The Barnet Financing Plan and other financial mechanisms including the Community Infrastructure Levy are likely to be central to ensure social and physical infrastructure is delivered. As with the Mill Hill East and Colindale Area Action Plans it will be necessary to demonstrate similar engagement and commitment of key stakeholders for other parts of the Borough in order realise delivery ambitions.
- Two important matters set out in PPS12 that you will wish to have careful regard to in developing your Core Strategy are the test of "reasonable prospect of provision" and the need to have in built flexibility in order to be able to respond to changing circumstances over the lifetime of the plan.

GOL also commented on

- The vision for Core Strategy only looks ahead to 2016; PPS12 advises that the minimum time horizon core strategies should be 15 years from the date of adoption.
- Some options appear to relate to more detailed matters that are unlikely to be appropriate for policies in the Core Strategy for example Option 3.16 and 3.17 relating to design and access statements and design guidance for house extensions.
- Map 2 – Barnet Strategic Developments whilst useful is difficult to decipher in black and white and therefore not as effective as a similar colour version one included in the Three Strands Approach publication.
- It is noted that the Council are considering changing their approach to affordable housing with the introduction of a flexible sliding scale. GOL are keen to discuss the Council's anticipated policy approach and also any implications arising in the light of the recent Blythe Valley judgement.
- It is noted that an option on identifying Brent Cross / Cricklewood as a new metropolitan town centre is raised. This is another area of the Core Strategy where GOL would like to be closely involved as the Council's thinking on this matter evolves.

## Summary of comments

- Several respondents raised concerns about the consultation on Issues and Options, in particular the lack of publicity. Although New Barnet is highlighted as a priority town centre none of the public meetings were held in New Barnet.

- The failure to publish the outputs of the LDF workshops in 2007 and the origins of the vision for the Core Strategy was highlighted. One respondent questioned the authority of the LDF Members Steering Group to endorse the Core Strategy Issues and Options objectives.
- Several respondents considered the process to be unduly complicated with many of the choices promoted being meaningless. It was therefore difficult to understand. There is a need for a more logical and rational way of eliciting comments rather than pre-determined answers. Several respondents considered that there was insufficient explanation for the five themes. Concerns were expressed about inevitability of growth and that choices were restricted to how it will occur. To blindly continue growth, knowing that it is not sustainable in terms of congestion, pollution and infrastructure is wrong.
- A question was asked about consideration of alternative spatial strategies to the Three Strands Approach. Several respondents referred to original Three Strands Approach as approved by Cabinet in November 2004 as being the appropriate key driver for the Core Strategy. One respondent proposed their own Three Strands themes
  - Protecting Green Belt, open spaces and conservation areas together with back gardens
  - Enhancing the suburbs by ensuring that infill development is sustainable and in keeping with its locality
  - Growth will include regeneration opportunities, development intensification in appropriate town centres subject to provision of infrastructure
- Several respondents raised concerns about the LDF evidence base and their involvement in its preparation. Evidence should be highlighted as an Appendix. Concerns were also expressed about the comprehensiveness of evidence at the Issues and Options stage particularly on issues around health, heritage, open space and the knowledge economy.
- Several respondents considered that the document should provide more information on the programme of regeneration in Barnet
- One respondent commented that the imperatives of outside bodies such as the Primary Care Trust are allowed to override sensible and logical planning policies because those bodies have central government or financial clout.
- One respondent highlighted that PPS 12 states that where the Core Strategy allocates strategic sites they must include a 'submission proposals map'. Given that Brent Cross -Cricklewood is to be allocated a strategic site a proposals map will need to be prepared.
- Several respondents raised omissions from the Core Strategy including : air quality; allotments; private gardens, heritage; historic parks, noise; play space; hedgerows and trees; sports facilities and waterways.

## Our Response

- 3.4.3 Meetings were held throughout Barnet in September 2008 as part of the consultation. Publicity generated 23,000 comments from 462 people. We consider this a good response. New Barnet is one of six priority town centres. Each one of these will be subject to a town centre development framework upon which there will be further opportunities for engagement.

- 3.4.4 The outputs of the 2007 LDF workshops are published at Section 5 of this report. The cross-party LDF Members Steering Group provides valuable input to the production of the Core Strategy. Cross-party engagement with lead members is encouraged as part of the LDF frontloading process.
- 3.4.5 We do recognise that the change over to the new LDF system and consultation on Issues and Options has proved complicated. We are required to set out reasonable options on where, when and how Barnet will change. These options include housing growth. The five themes provide a useful framework for the 80 options that comprised Issues and Options. We have not taken these themes forward in the Direction of Travel.
- 3.4.6 The Three Strands of Protection, Enhancement and Growth have remained constant since 2004 and provide the place making strategy for Barnet as expressed in our priority policy CS 1. An alternative spatial strategy to Three Strands allowing growth to take place across all parts of Barnet was considered and rejected for the reasons set out in para 7.2.1 of the Direction of Travel document. The issues raised in the alternative Three Strands are covered in the Direction of Travel.
- 3.4.7 The LDF evidence base will continue to emerge and the Core Strategy will continue to be informed by it. The Core Strategy must be founded on a robust and credible evidence base. It is not realistic to have all evidence completed at Issues and Options stage as it should be as up-to-date as is practicable. It should also be proportionate to the job being undertaken by the Core Strategy.
- 3.4.8 The Direction of Travel as illustrated by the Key Diagram provides a picture of regeneration programmes in Barnet.
- 3.4.9 The soundness of the Core Strategy and other DPDs such as Site Allocations will be tested at the Examination in Public. The 'imperatives of outside bodies' have to be justified, effective and consistent with national policy.
- 3.4.10 A final LDF Proposals Map will be produced when the LDF is completed. Brent Cross - Cricklewood is identified in the Key Diagram. The Direction of Travel makes clear the relationship between the Core Strategy and the planning framework for Brent Cross - Cricklewood.
- 3.4.11 Many of the omissions highlighted are now referred to in the Core Strategy - Direction of Travel.

## Vision and Objectives

- 3.4.12 In total 49 individual comments were submitted a summary of which is set out below.
- Several respondents proposed rewording of the objectives for climate change, community safety, movement, health and well being, and heritage. There was support for a more cross-cutting approach for the objectives using health, heritage and open spaces.
  - The need to address climate change adaptation as well as mitigation was highlighted.
  - Respondents highlighted that the challenge on air quality management was not reflected in the vision and objectives and did not connect with reducing traffic growth.
  - One respondent raised the issue of measuring LDF delivery and the need for financial, qualitative and quantitative targets.

## Our Response

- 3.4.13 The objectives have been redrafted as part of the Direction of Travel in order to focus on the key issues to be addressed by the Core Strategy.
- 3.4.14 Ensuring the efficient use of resources is seen as the way to minimise our contribution to climate change.
- 3.4.15 The issue of air quality is recognised in the Direction of Travel as having an impact on Barnet's attractiveness as a place to live. Policy CS 8 seeks to reduce the environmental impact of travel.
- 3.4.16 Para 20.10 of the Direction of Travel sets out how the performance of the Core Strategy will be measured.

## Strategic Background

- 3.4.17 In total 37 individual comments were submitted a summary of which is set out below.

## Responses

- Several respondents raised the issue of Barnet as a large borough not being a truly distinctive place. Many considered it to be a collection of communities clustered around town centres of varying size and having their own strengths and weaknesses. This diversity is a key feature of the Borough that needs to be acknowledged in preparing a plan for its future development.
- Concern was expressed about top-down solutions that may apply to one area but do genuine damage to another. Need for local solutions that enable the entire town centres to thrive with their own individual character.
- Respondents considered that the protection and enhancement of Barnet's suburbs, town centres and historic areas has not been given prominence in the development of options.

## Our Response

- 3.4.18 Barnet is considered distinctive as a place because of its constituent parts. This provides the opening for the supporting text for Policy CS 3 - Protecting and Enhancing Barnet's Character. The early findings of the Characterisation Study supports this view and we seek to develop policy that protects and enhances Barnet's distinctiveness.
- 3.4.19 We are producing a series of town centre frameworks for the six largest centres. The success of these centres will depend on them retaining their individual character.
- 3.4.20 We consider that the Direction of Travel document does provide prominence for our suburbs, town centres and historic areas as place that we should protect and enhance. Two policies specifically highlight protection and enhancement of places that contribute to Barnet's distinctiveness.

## Profile of Barnet

### Barnet the People, the Place

- 3.4.21 In total 45 individual comments were submitted a summary of which is set out below.

## Responses

- One respondent highlighted the need to include health challenges facing the borough such as obesity and access to healthcare. Need to refer to key health conditions, the ageing population and notable inequalities ('hotspots') in terms of ill health and access to health services.
- One respondent questioned the need to plan for communities that if by definition are diverse therefore have no common needs.
- Several respondents highlighted the need to focus on high car use, low orbital public transport, ways to increase walking and cycling as a means of transport together with challenges relating to air quality and global climate change in the context of their relationship to major road corridors.

## Our Response

- 3.4.22 Health inequalities including coronary heart disease, cancer and respiratory problems are highlighted in the Direction of Travel. We highlight the 'finding the 5,000' project which seeks to identify those residents most at risk of heart disease, stroke and diabetes.
- 3.4.23 Barnet's population is changing, becoming younger and more diverse. Diversity does not imply that expectations of housing, transport, community facilities and town centres are not shared.
- 3.4.24 Policy CS 8 on Providing Integrated and Efficient Travel seeks to reduce the environmental impact of travel by promoting transport choice as well as influencing behaviour, encouraging a reduction in travel by car.

## Theme 1: Growing Successfully

- 3.4.25 75 individual comments were submitted with respect to Theme 1.

### Issue 1 – Growing Successfully – City Suburb

- 3.4.26 In total 8 individual comments were submitted on this section.

## Responses

- One respondent highlighted the absence of options on ensuring that the quality of life enjoyed in the city suburb is maintained and enhanced.
- It was highlighted that parts of Barnet are former towns in Hertfordshire and Middlesex and therefore not city suburbs. Clarification was requested on the term 'city-suburb'

## Our Response

- 3.4.27 The Three Strands Approach was developed to help maintain and enhance the quality of life that attracts people to live in Barnet. Three Strands forms the cornerstone of the Core Strategy.
- 3.4.28 Barnet is a suburban borough that forms part of a successful global city. Our suburban town centres are the economic, civic, retail, leisure and transport hubs of Barnet and contribute significantly to the economic prosperity of Outer London as a whole.

## Issue 1a - Business Opportunities and Economic Prosperity

### Options

- |      |   |
|------|---|
| 1.01 | Should we protect existing employment sites from change of use, for example, to residential development?          |
| 1.02 | Should we allow the redevelopment of employment sites for mixed use development?                                  |
| 1.03 | Should we allow the redevelopment of existing employment sites where there is no proven need for commercial uses? |

3.4.29 In total 50 individual comments were received.

### Responses

- Several respondents sought a balanced approach to the delivery of jobs and housing and highlighted need for flexibility with employment sites. It was also highlighted that mixed uses should include high quality employment opportunities. The positive impact of mixed uses on reducing commuter distances and the need to travel to work was recognised.
- Need for realism in determining the future of employment sites was raised. It was stated that not all employment sites are suitable for other commercial uses. The safeguarding of sites could benefit local businesses including homeworkers by providing them with the opportunity to grow and expand the knowledge economy. Need to promote incubator units and new business support schemes for small enterprises was highlighted. Support for locating small businesses in accessible town centres in order to give them freedom to work 24/7 without impacting adversely on residential neighbourhoods.
- There was support to utilise protected employment sites with home working hubs, where workers can network and use facilities which would otherwise be beyond their resources.
- One respondent highlighted that the inability for a business to present an offer of units that the market desires is not sufficient reason for change of use. protect employment land and support it's regeneration into the types needed for Barnet's knowledge economy and home businesses.
- There were mixed views on mixed use development. Some highlighted that it reduced employment land and increased potential impacts on residential amenity from employment uses. Others considered that a mixed use development can improve a scheme's viability as sustainable residential development can make the best economic re-use of a site.
- Respondents highlighted the positive contribution of Middlesex University as a major direct employer and generator of income and additional jobs into the local economy. Although there is special mention of the knowledge economy, other sectors including retail, service and health play an important role as well.

### Our Response

- 3.4.30 Evidence from the Employment Land Review highlights the local demand for smaller business premises and the importance of safeguarding existing employment locations. We aim to support businesses, with more flexible and affordable workspace in more accessible locations such as town centres.
- 3.4.31 The option to allow redevelopment of employment sites for mixed uses has been rejected as it would reduce supply of accommodation and make workspaces more

unaffordable. Mixed use development works best in town centres where there is already good access to services.

3.4.32 It is recognised that supporting business is not just about premises. The Core Strategy highlights partnership working with education providers on knowledge transfer as well as developing the skills required for a strong and prosperous Barnet.

3.4.33 The role of Middlesex University in supporting local businesses is highlighted in the Direction of Travel. The knowledge economy remains important to a strong and prosperous Barnet as do the retail, service and health sectors.

### Issue 1b – Improving the skills of local residents and ensuring local economic prosperity

Options	
1.04	Should the council identify locations for further and higher education facilities?
1.05	Should the council encourage the expansion of existing further and higher education facilities?
1.06	Should the council seek financial contributions from major developments for training?

3.4.34 In total 17 individual comments were submitted.

### Responses

- Higher education facilities should be encouraged in or around town centres. There is also a need to take account of impact of student population on family residential areas.
- One respondent highlighted that the source of much of Barnet’s economic activity is generated by those who live here but work elsewhere. Many of these commuters are high earners.
- The lack of suitable, good quality, culturally sensitive and affordable childcare as a key barrier for women to compete in the London labour market.
- The University can expand on its role in skills development and life-long learning in Barnet and further initiatives such as Knowledge Transfer Partnerships are developed in Barnet.

### Our Response

3.4.35 The option to identify specific locations for further and higher education providers has not been pursued. Further expansion plans can be addressed through the Site Allocations DPD.

3.4.36 The suburbs economic contribution to London’s success is highlighted in the Direction of Travel as is the role of town Barnet’s town centres and a new economic hub at Brent Cross-Cricklewood.

3.4.37 One of the focuses of the Skills Development Group is to improve opportunities for those at risk of being excluded from the labour market.

3.4.38 The role of Middlesex University in supporting local businesses is highlighted in the Direction of Travel.

## Theme 2: Delivering the infrastructure to accommodate growth and ensure sustainable development

3.4.39 In total 221 individual comments were submitted regarding Theme 2.

### Issue 2a – Balancing Barnet’s changing travel needs

Options	
2.01	Should the car remain as an important mode of transport in the borough?
2.02	Should we encourage changes in car use, for example the use of hybrid/electric vehicles and car pooling as part of Green Travel Plans?
2.03	Should transport capacity in the borough be increased, for example on orbital and east / west routes?
2.04	Should we encourage people to use public transport, for example by limiting parking provision?
2.05	Should parking be increased, for example in town centres to help shoppers?
2.06	Should we invest in roads?  Should we encourage alternative modes of transport by reallocating road space, for example for bus lanes?
2.07	What variety of modes of transport should we promote to encourage sustainable movement?
2.08	Should we increase road capacity to reduce traffic congestion?
2.09	How can we make moving around the borough easier?

3.4.40 In total 147 individual comments were submitted.

### Responses

- Several respondents sought to reduce traffic levels through improving conditions for walking and cycling and improving public transport and controlling car parking. This included timely delivery of infrastructure serving orbital rather than radial routes, especially into town centres and along E-W routes.
- Several respondents considered that sustainable travel measures should be adopted before localised increases in road capacity. Such increases were considered to have uncertain benefits.
- Several respondents highlighted the need for research and modelling to support movement options.
- Several respondents referred to the need for behaviour change on car usage and highlighted the importance of reliability, affordability and choice to reduce reliance on use of the private car. It was considered that cars (or other personal transport) will be sustainable in a matter of years. In low density suburbs, personal transportation is the only sustainable method of movement.
- Several respondents were concerned about car parking and the need to address balance between high short-stay parking charges and lower tariffs for all day parking. Respondents considered that there should be more

opportunities for 'park and ride' and better interchanges between bus and train, or between car and train.

- Several respondents recognised the need to utilise road space more effectively in terms of buses and car parking controls. A need for better co-ordination of bus routes and expansion into areas not served was highlighted. Several considered that service frequency should be increased at peak hours to encourage use of public transport
- Several respondents highlighted the need to address traffic congestion and pollution problems in areas cited for major redevelopment (M1, A1, A41 and A406 corridors).
- Respondents highlighted light-rail proposals to connect the three main development sites in Barnet (Brent Cross, Colindale and Mill Hill East) and join together all the radial rail and Underground lines in the area.

## Our Response

- 3.4.41 The Infrastructure Delivery Plan will set out transport proposals that can be funded and are deliverable. This will include proposals for improving the strategic road network especially the A406 as well as public transport improvements on the A5 corridor.
- 3.4.42 The Direction of Travel seeks to promote transport choice. This includes a review of Barnet's bus network ensuring services become more responsive to demand. Also ensuring that more orbital routes are established and that routes help to connect the major town centres.
- 3.4.43 The Direction of Travel recognises that many residents will continue to use the car for getting around. The Core Strategy highlights that our approach to parking provision is one of restraint with sensitivity to local circumstances and this includes the major town centres where new frameworks are emerging. Short trip parking is highlighted in Policy CS 4 as a means of supporting town centre retail uses.
- 3.4.44 The private car is recognised as a popular and reliable form of transport. The Core Strategy therefore promotes low emission vehicles. It also encourages people to use their cars less. By promoting e-infrastructure in new development to enable greater levels of 'home-working' it is considered that such provision can influence behaviour change and reduce the need to travel.
- 3.4.45 The need for further research on transport modelling and identification of proposals for the Infrastructure Delivery Plan is highlighted in the Direction of Travel.
- 3.4.46 Increases in road capacity can improve conditions for users of such space and can help reduce congestion.
- 3.4.47 An option on restricting ability to travel in ways that makes non public transport usage less attractive was rejected. This option narrowed choice and discouraged cycling and walking as well as the private car. The Core Strategy aims to make cycling and walking a more attractive option to the car.

## Issue 2b – Providing community facilities for sustainable communities

### Options

- |      |  |
|------|--|
| 2.10 | Should the council encourage the joint use of new and existing community facilities?   |
| 2.11 | Should the council protect existing community facilities from development?<br>Should the council ensure re-provision of community facilities in cases where they are displaced by development? |
| 2.12 | Should community facilities only be allowed where they are accessible by public transport and where parking is regulated?  |
| 2.13 | Should the council use planning to promote healthy lifestyles, for example, through access to community facilities, and open space?  |
| 2.14 | Should the council require greater contributions towards special needs housing and life time homes to accommodate older and disabled residents?  |

3.4.48 In total 59 individual comments were submitted.

### Responses

- There is a consensus on the need for protection of existing facilities. Several respondents highlighted that if a facility is underused increased use should be promoted.
- There is a consensus that the need for meeting places is for the community at large and is wider than religious groups.
- NHS Barnet highlighted the need to reflect the hub and spoke model identified in the Primary Care Strategy and detail how planned primary care developments relate to the Barnet, Enfield and Haringey Clinical Strategy and the Healthcare for London proposals. It was considered that instead of focusing on health facilities there needs to be clearer links between health conditions and planning interventions. This would enable spatial planning to address unhealthy lifestyles and deliver healthier communities.
- Several respondents highlighted the need for new public parks using Green Belt / MOL land.
- Several respondents highlighted that open spaces especially allotments were a means by which healthy outdoor activities are encouraged. In order to spatially plan for healthier lifestyles there should be provision and improvement of the open space network. This would help to ensure that areas of deficiency in provision would be redressed. One respondent considered that Barnet should develop public sports and leisure facilities in line with the Sport England Sports Facility calculator.
- Several respondents highlighted the need for more focus on joint use of community facilities so as to maximise public investments. Shared local facilities increase the sense of community and promote civic awareness. There was support for evening activities at town centre facilities when parking restrictions are lifted.

### Our Response

3.4.49 The option on protecting facilities only when fully utilised has not been taken forward by the Direction of Travel. It is recognised that facilities that are not fully

utilised may still be popular as flexible venues that are capable of meeting changing demands in a changing borough.

- 3.4.50 Health and well being is an issue that merits a policy of its own in the Core Strategy. The Direction of Travel highlights support for the plans of NHS Barnet to deliver modern primary care. As well as addressing clinical care it seeks to address health inequalities.
- 3.4.51 The assessment of open space, sports and recreational facilities does highlight deficiencies as an important part of evidence. Identifying deficiencies informs our understanding of existing provision but does not complete the picture. The assessment has also highlighted issues of quality and accessibility.
- 3.4.52 The Direction of Travel promotes the greater integration of community facilities such as schools and primary care centres. It highlights that the community should have greater access to multi purpose hubs providing a range of services. Greater access should include evening openings. As part of our emerging LDF evidence base we are developing a firmer understanding of supply and demand for community space by all community groups.
- 3.4.53 Although a third of the borough is Green Belt / MOL most of it is located in the north of Barnet. It is therefore away from the main centres of population. It also lacks good public transport accessibility.

### The Core Strategy Implementation Framework

- 3.4.54 In total 15 individual comments were submitted with respect to this particular issue, a summary of which is set out below.

### Responses

- One respondent considers that the Implementation Framework should also identify clear sources of funding for public transport improvements to ensure that proposals are deliverable. Barnet should not rely on developer funding alone for all transport improvements and therefore additional sources of funding should be identified within the Strategy.
- NHS Barnet highlighted that the delivery strategy of the core strategy should be aligned with the implementation of the primary care strategy (and acute strategy and reconfiguration of mental health services) to ensure that new or enhanced health services are provided in the right place at the right time.
- One respondent referred to the council's 'Investing in a First Class City Suburb', as a central document to the Issues and Options.
- One respondent highlighted that infrastructure will have to be in place in advance of the major developments in the pipeline for Barnet over the next fifteen years, and this should be a pre-condition to the approval of major new developments. The Implementation Framework must appear before the Preferred Options.

### Our Response

- 3.4.55 The Infrastructure Delivery Plan (IDP) is being produced in order to demonstrate that the Core Strategy is deliverable. It sets out where, when, by what means (ie funding) and by whom will infrastructure be delivered. It is the most important part of the LDF evidence and requires the input of strategic partners such as NHS Barnet and Transport for London. The IDP is a work in progress which will reflect 'Investing in a First Class City Suburb'. It will be scrutinised at Examination in Public. Having it finalised at Direction of Travel stage is not realistic.

## Theme 3: Meeting Housing Aspirations

3.4.56 In total 213 individual comments were submitted regarding Theme 3.

### Issue 3a – The number and distribution of new housing development

Options	
3.01	Should we focus major housing and economic growth on the west side of the borough in the London – Luton – Bedford corridor, where opportunity is greatest?
3.02	Should the focus of housing development be in the town centres and arterial routes (e.g. A5) with good public transport links?
3.03	Should growth be allowed to take place across all parts of the borough?
3.04	Should the focus of housing growth and development be targeted to protect the high quality suburbs?
3.05	Should we only consider housing development where there are good public transport links or it can be made accessible?

3.4.57 In total 52 individual comments were submitted with respect to this issue.

### Responses

- Several respondents considered that although one third of Barnet is Green Belt it does not justify overcrowded housing development in another part of the Borough. There was wide concern about the amount of flatted development in Barnet and the need for restrictions on the numbers / proportions being built. It was considered that the flats being built were too small. Several respondents considered that terraced houses should be promoted as an alternative to flats and that flats should only be allowed on town centre sites or on main roads where families do not want to live.
- Several respondents considered that if the borough is to accept the growth targets, then all areas of the borough must accept some share in the delivery of those targets, including conservation areas. Housing growth and strategic development across the borough need not adversely impact the high quality suburbs. It was considered that all the suburbs are worthy of protection not just the high quality ones.
- Several respondents welcomed the prioritisation to strategically locate housing and economic growth in the London-Luton-Bedford coordination corridor as long as it did not prejudice other such locations particularly on the eastern side of the borough that can deliver policy objectives in the Core Strategy and London Plan. It was recognised that such focus has the potential to reduce the pressure, particularly from windfall developments, to build in the high quality suburbs.
- There was support for large developments having good public transport access but small developments acceptable on other grounds should not be ruled out on this ground alone.
- Several respondents highlighted the opportunity to remove high-rise developments, in particular failed housing estates, inappropriately placed in suburban locations.

## Our Response

- 3.4.58 The option to spread growth across the Borough has not been pursued in the Core Strategy. Unplanned growth in response to market pressures would entail piecemeal development in low density suburbs and on greenfield land. The opportunity to focus development on regenerating previously developed land in the west would be missed. The concentration of growth in accessible locations where there are opportunities for redevelopment is considered the most appropriate and sustainable strategy.
- 3.4.59 Our approach to density is to optimise rather than merely maximise. Density should not drive development on its own and it should reflect local context and public transport accessibility. The Core Strategy encourages higher densities in places that are capable of sustaining it and where such proposals will not detract from the dominant character. Such locations are identified in the Key Diagram.
- 3.4.60 The Core Strategy highlights the regeneration of the priority estates to meet Decent Homes and deliver a greater range and variety of accommodation.

## Issue 3b – Sustainable design principles

Options	
3.06	Should we enhance the borough's high quality suburbs and historic areas and protect them from intensive development and infill?
3.07	Should we expect different standards of design in different parts of the borough?
3.08	Should high quality design be sought everywhere?
3.09	Should we provide more detailed guidance to developers and residents on urban design throughout the borough?
3.10	Should we provide more detailed guidance to developers in specific development locations?

- 3.4.61 In total 34 individual comments were submitted with respect to this issue.

## Responses

- Several respondents opposed different standards of design in different parts of the borough and considered that high quality design should be sought borough wide. More detailed guidance would be welcomed but should not stifle the individual response to the characteristics of a site, design expression or the particular merits of a site
- Several respondents considered that the emphasis should be in protecting the suburbs not just the high quality ones. It was also considered that enhancing the suburbs and accommodating residential development are not conflicting objectives.
- It was considered that locations accessible by public transport have a more contemporary design and construction approach whereas in lower density areas and heritage locations a more traditional approach could be used. In all locations a high quality design approach should always be sought
- One respondent highlighted that no reference is made to the extent of coverage or number of heritage assets in the Borough. No mention is made of historic spaces as important contributors to the character and distinctiveness of Barnet.

## Our Response

- 3.4.62 We commissioned the Characterisation Study to provide a picture of the residential suburbs and examine those residential streets where suburban uniformity persists. The Study provided a boroughwide focus on residential streets. Only through this assessment can we identify those suburban places that should be safeguarded and those that are worthy of enhancement.
- 3.4.63 A key component of the Characterisation Study has been to set out Barnet's historic development and its legacy. This helps inform the context.
- 3.4.64 Policy CS 3 on protecting and enhancing Barnet's character does highlight that we will produce detailed design guidelines for those areas of the borough that are suitable for further flatted development. It further indicates that the Development Management Policies DPD will provide policies for six residential typologies (linear rural, suburban periphery, suburban, suburban terrace, urban terrace and flats) in order to clarify the key considerations that new design should adhere to. It also sets the framework under which more detailed design guidance can be produced.

## Issue 3c – Low density suburbs

Options	
3.11	Should we continue our existing approach to protecting and enhancing the suburbs?
3.12	Should we be more specific about the character of the suburbs that we respect and enrich?
3.13	Should the Core Strategy resist the loss of gardens in lower density suburbs?
3.14	Should we protect large properties as family houses with gardens to provide a mix of sizes and to preserve the character of an area?
3.15	Should we allow conversions into smaller units where this helps preserve the character of a former family house?
3.16	Should Design and Access Statements, submitted with planning applications set out how they will respect and contribute to local character, distinctiveness and sustainability targets?
3.17	Should we review design guidance for extensions to existing housing to reflect community and cultural needs of our population?

- 3.4.65 In total 22 individual comments were submitted with respect to this issue.

## Responses

- Several respondents highlighted the need to understand and protect 20th century urban landscapes such as council estates and 1930s suburbs. One respondent highlighted the need for a programme of character appraisal of all the suburbs which would make it clear where flat development and conversions will be resisted
- Several respondents recognised the importance of protecting the suburban character of the Borough and considered that, in areas of good public transport accessibility with good services, higher density development may be appropriate and necessary to meet housing requirements and protect greenfield sites elsewhere in the Borough
- It was considered that Barnet is all suburb and not urban. Houses that are structurally sound even though they may not fully meet current needs should be protected from demolition as adaptation/modification would be a better use

of resources. Several respondents objected to conversions even though it may help preserve the character of a former family house. There was also support for re-conversion of flats to single family houses.

- Several respondents considered that new flats and conversion should be resisted in streets characterised by detached and semi-detached family houses. New development should meet the highest levels of sustainable design and construction and be adaptable to future needs as well as ensure that it ‘fits in’ to the existing character of the area.
- One respondent highlighted that any decisions on protection of large family properties or allowing them to be subdivided should be considered in respect of addressing borough and regional levels of housing needs
- One respondent considered that the Core Strategy should set out density ranges for the various settings across the borough paying attention to the strategic guidance in the London Plan but using the power granted in PPS3

### Our Response

- 3.4.66 It is generally considered that design issues are better addressed through the Development Management Policies DPD. However Policy CS 3 on protecting and enhancing Barnet’s character does highlight that we will produce detailed design guidelines for those areas of the borough that are suitable for further flatted development as well as those that have a dominant residential character that has been undermined by inappropriate flatted development. It further indicates that the Development Management Policies DPD will provide policies for six residential typologies (linear rural, suburban periphery, suburban, suburban terrace, urban terrace and flats) in order to clarify the key considerations that new design should adhere to. It also sets the framework under which more detailed design guidance can be produced.
- 3.4.67 The Core Strategy does not set density ranges but does refer to the density matrix in the London Plan. This provides the context for our strategic approach on development.
- 3.4.68 We await the results of the SHMA to provide an up to date picture of housing supply and demand in Barnet. The SHMA will provide evidence on the size of homes required in Barnet to address housing need.

### Issue 3d – Meeting the housing needs of the diverse communities in Barnet

Options	
3.18	Should we define a preferred mix of dwelling sizes and types of housing, with a significant element of family housing unless the developer can demonstrate a demand for smaller homes?
3.19	How important is it to meet housing need?
3.20	Should the council seek a mix of affordable housing tenures, from rental to full home ownership?
3.21	Should the council adopt the latest London Plan tenure mix of low cost home ownership, intermediate and rented housing?
3.22	Given the higher density planned growth areas should we prioritise new family-sized homes elsewhere in the borough?
3.23	Should we expect smaller homes throughout Barnet?

3.24	Should we expect smaller homes in specific locations only where there is higher density development?
3.25	Should we adopt a policy linking housing targets to a minimum floor space requirement per unit to ensure high standards of internal space?
3.26	Should the Core Strategy only support specialist residential care homes in those parts of the Borough where there is a clear demonstrable evidence of local need?

3.4.69 In total 34 individual comments were submitted with respect to this issue.

## Responses

- Several respondents supported protection of family houses from conversion or re-development because they are out of character and involve loss of gardens.
- One respondent considered that policy should reflect the nature of the site, its surroundings and location on terms of identifying suitable dwelling sizes and types rather than prescribing specific dwelling sizes and types
- While one respondent considered that new flatted developments are inflexible to future need another highlighted the need for smaller starter units as they are more affordable to first time buyers. If houses are not provided at the prescribed rate then it is likely to result in a shortfall of housing. This will inhibit choice of dwelling size and tenure and lead to a likely increase in prices
- One respondent considered that a flexible approach to the tenure mix of affordable housing should be adopted. The appropriate mix for a site should be based on individual site circumstances. It was also considered that the dwelling mix should be appropriate to the area and relate to housing need. The housing market's neglect of small to medium affordable family homes was highlighted.
- Several respondents considered that fewer one and two bedroom flats should be built and more three and four bedroom family houses to meet the needs of local families

## Our Response

3.4.70 We await the results of the SHMA to provide an up to date picture of housing need in Barnet. The SHMA will provide evidence on the size of homes required in Barnet to address housing need. The predecessor to the SHMA the 2006 Housing Needs Survey highlighted a shortage of affordable family accommodation.

## Issue 3e – Affordable housing

<b>Options</b>	
3.27	The Mayor of London may review the London wide target of 50% affordable housing on 10 units or more. Should the council consider retaining or changing its existing approach to affordable housing?
Which option do you think is the most appropriate?	
3.28	Retain the existing UDP policy of 50% affordable housing on sites of 10 or more units.
3.29	Introduce a more flexible sliding scale with a lower contribution from smaller to medium sized sites (10 to 24 units) and the current 50% on larger sites (25 or more).
This would mean, for a site of 50 units, 30% from the first 10 to 24 units (resulting in 6 affordable units) and 50% from the remaining 25 units (resulting in 12 units), a total of 18 units or 36%.	

3.30	Should the 10 unit threshold be raised to 15 units in some cases?
3.31	Should we seek a greater contribution towards low cost home ownership and affordable housing to support people's housing choices from rental property to full owner occupation?
3.32	In what circumstances should we accept payment as opposed to on-site affordable housing in new residential development?
3.33	Where developments are particularly viable or greater public funding is available, should the council seek increased contributions to affordable housing, especially low cost housing?
3.34	Should we seek mixed and balanced communities by delivering affordable housing in areas where that tenure is under-represented?
3.35	Should we focus affordable housing where it is most viable and where a greater number of units are possible?

3.4.71 In total 71 individual comments were submitted with respect to this issue.

## Responses

- Several respondents highlighted the need for a degree of flexibility in all aspects of affordable housing provision. The London Plan policy is not a blanket 50% policy on all sites but is a policy that 50% of housing provision London-wide should be affordable. The maximum reasonable amount of affordable housing should be sought on individual sites of 10 or more units. Any decision to reduce this threshold should be justified with a strong evidence base. Several respondents considered that the 50% affordable homes target and the 10 unit threshold should not be abandoned or diluted.
- It was considered that homes should be provided where there is need throughout the borough, but empty homes should be renovated or redeveloped first before new builds put up.
- One respondent highlighted that off-site provision should only be considered where an alternative site or sites have been identified.
- One respondent considered that the dwelling mix should be appropriate to the area, relate to housing need and maximise the potential of the site.
- There was concern about the social rented elements of affordable housing. There is a need to take account of those who will never be able to buy their own home.
- One respondent considered that this debate is starting at the wrong end. There is a discussion on the percentage of housing that should be affordable but nothing on how much housing and what type we actually need.
- Respondents linked provision of affordable housing with needs of gypsies and travellers and students as well as increased opportunities for self build.
- One respondent considered that thresholds should remain at 10 units to ensure that affordable housing sites can come forward without competing with private developers who do not include any provision for affordable housing.
- Several respondents considered that high affordable housing targets undermine the ability to increase housing supply by increasing the cost of development. They supported a changed approach to affordable housing with a threshold raised to 15 units and the target reduced from 50%. Several considered that between 25 and 30% provides more opportunities.

- Several respondents supported payment in lieu where the financial viability of a scheme is compromised through provision of affordable housing on site.

## Our Response

- 3.4.72 Although there was some support for the proposed flexible sliding scale where financial viability is not compromised it was considered that this option would complicate our approach to affordable housing. The Sustainability Appraisal highlighted that with the flexible sliding scale sites would be less likely to meet their potential and land would be used less efficiently.
- 3.4.73 The continuation of the existing approach on affordable housing with a 50% target and a threshold of 10 units has not been taken forward as an option. The approach that Barnet takes will be informed by local evidence including the SHMA and a boroughwide assessment of affordable housing viability.
- 3.4.74 The SHMA will provide a clearer picture of student accommodation in Barnet. The needs of travellers are highlighted in evidence for the London Plan. The promotion of self build accommodation is not considered a strategic issue that can be addressed by the Core Strategy.
- 3.4.75 The Core Strategy Direction of Travel does seek to widen housing choice and recognises that in meeting aspirations home ownership may not be suitable to all. It is therefore important to support a private and social rented sector.

## Theme 4: Planning for vitality and viability of a network of suburban town centres

- 3.4.76 In total 92 individual comments were submitted with respect to Theme 4.

### Issue 4a – The role and function of suburban town centres in Barnet

Options	
4.01	Should the Council identify Brent Cross/ Cricklewood as a new metropolitan town centre, providing it is a mixed use and sustainable centre?
Where should retail growth be accommodated?	
4.02	Within a limited number of the largest town centres?
4.03	In any town centre?
4.04	At one or more of the borough's existing out of centre retail parks?
4.05	Should we encourage retail expenditure within the borough?
4.06	In specific suburban town centres (Edgware, North Finchley, Finchley Church End, Chipping Barnet, New Barnet and Whetstone) where development opportunities have been identified?
4.07	Should we seek to protect more local neighbourhood centres and parades of shops?
4.08	Should we provide more parking to support shopping in town centres given competition with other centres, and out of centre retail parks and shops?

- 3.4.77 In total 41 individual comments were submitted with respect to this issue.

## Responses

- Respondents recognised that town centres and local shopping parades are key to reducing the need to travel and providing convenient facilities for those less able to travel longer distances.
- It was considered that changes of use away from A1 retail can be appropriate where it does not cause a wholesale change to the nature of the town centre. It was considered that greater emphasis should be placed on the mix of facilities in each shopping area with clear guidelines put in place to stop specific types of outlet dominating the area. One respondent recognised that if small town centres are no longer viable or are shrinking changes of use from retail should be allowed. But where town centres are thriving, economic activity should be encouraged by a more permissive approach to parking.
- Several respondents considered that town centres especially Finchley Church End and North Finchley should continue to be the focus for development. Proposals which seek to rejuvenate and reinvigorate the locality should be supported.
- Respondents recognised that town centres should have a good mix of retail, commercial and leisure floor space and that they have to change to survive but positive efforts do need to be made to conserve those aspects that people value and use including their contribution to the suburban townscape. There needs to be an understanding of the historic development of town centres.
- Several respondents raised the importance of car parking in town centres. It was considered that town centre parking policy should be to maximise its availability for the good of the town centre itself - customers and traders. Short term free parking was proposed.
- The need to reconsider Town Centre designations was raised by several respondents particularly for New Barnet which is amongst the smallest District Centre in the London town centre network with only 15,091 sqm of retail space. One respondent highlighted the need to identify the Town Centre “envelope” for individual centres together with Town Centre Plans for the Borough.
- It was considered that there is potential to provide smaller retail units within larger residential and mixed use developments which will serve local needs provided it can be proven that there will be no impact on existing centres.

## Our Response

- 3.4.78 A programme of town centre frameworks is underway for six large centres including Finchley Church End and North Finchley. These centres are considered to have potential for future growth. These detailed frameworks will pursue the individual planning objectives for each centre, help define their boundaries and bring out their distinctiveness. The Characterisation Study has improved our understanding of the historical development of Barnet and its town centres. The Core Strategy clearly sets out the reasons why town centres have been designated in the London Plan. Any change to the designation is an issue for the London Plan.
- 3.4.79 The Core Strategy supports short trip parking in town centres and recognise that there is no one size fits all solution. More detailed parking issues in the major town centres can be addressed through the town centre frameworks and Development Management Policies DPD.

- 3.4.80 We recognise that edge of town centre locations may no longer add to the retail offer and that considering town centres as retail focused places may impede other functions which could contribute to vitality and viability.
- 3.4.81 We have decided not to pursue the option on promoting substantial mixed use development in the smaller town centres. We consider that infill development in such locations is more reflective of scale.
- 3.4.82 We have not taken forward options allowing retail expenditure to go out of Barnet or to allow further growth of out of centre retail parks. The Sustainability Appraisal highlighted that these options would have negative economic, environmental and social impacts. In particular they would increase need to travel by car.

### Issue 4b – Enabling change and enhancing town centres

Options	
4.09	Should we discourage change of use in town centres (e.g. from shop to house)?
4.10	Should we restrict loss of shopping uses only in the core of town centres and be more flexible about change of use at the edges of high streets and secondary locations?
4.11	Should we allow a major expansion and concentration of shopping related development in the larger centres (Edgware, North Finchley, Finchley Church End, Chipping Barnet, New Barnet and Whetstone)?
4.12	Should we allow substantial mixed use development in all town centres
4.13	Should we be flexible and allow conversions?
4.14	Should we protect office and commercial uses from changing to residential use?
4.15	Should we allow more mixed use conversions of town centre offices in locations along high streets and main arterial routes?

- 3.4.83 In total 23 individual comments were submitted regarding this issue.

### Responses

- Respondents recognised that town centres should have a good mix of housing, retail and leisure activities. They should be lived in and accessible with a good day and evening economy and good bus or rail connections. The planning process should be used to prevent the over-proliferation of any one type of business in a particular location and to maintain a variety of provision
- Consensus that high trip generating activities, such as offices, shopping centres and commercial developments should be located close to public transport interchanges or existing and accessible town centres.
- One respondent considered that mixed use development should be encouraged in town centres where lack of demand for sole office and retail use is evident
- Several respondents highlighted the link between expansion at Brent Cross with the anticipated decline of town centres.
- It was recognised that outside the core town centres other uses are often appropriate and indeed traditional retail uses on the fringes should be opposed. Several respondents considered that only those uses that support the shopping offer of town centres should be encouraged
- Respondents recognised that office uses brought jobs and footfall to the town centres but should not be encouraged on ground-floor frontages.

- Several respondents supported flats in certain town locations. This included above shops at the very edge of town centres as these can increase utilisation, avoid empty premises and help to increase the size of the “evening economy” as well as the conversion of shops in peripheral streets to residential space. Retirement housing was considered appropriate. There was less support for major housing expansion in town centres.
- Several respondents considered that each town centre needs to have a range of facilities in order to discourage private car journeys and encourage community spirit

## Our Response

- 3.4.84 We recognise that edge of town centre locations may no longer add to the retail offer and that considering town centres as retail focused places may impede other functions such as housing and leisure and the establishment of a range of facilities which could contribute to vitality and viability.
- 3.4.85 We have not taken forward the option to allow substantial mixed use development in all 20 town centres. It was considered that such an option would have a negative impact. We consider that infill development in such locations is more reflective of scale.
- 3.4.86 We have not taken forward the option to allow further shopping and commercial town centre related development to meet projected demand in any town centre in Barnet.
- 3.4.87 Town centres have an important part to play in contributing to Barnet's housing supply and this is highlighted in the Core Strategy - Direction of Travel.
- 3.4.88 The Core Strategy seeks to promote all town centres and in this promotion we aim to highlight their distinctiveness. Brent Cross is Barnet’s largest shopping location and we are promoting it as a metropolitan town centre following its mixed use regeneration. Brent Cross has a sub-regional reach and it does not necessarily follow that its expansion alone will cause the decline of Barnet’s town centres. We aim to promote successful and vibrant centres throughout Barnet.

## Issue 4c – Managing the evening and night time and entertainment economy

Options	
4.16	Should we encourage more housing developments in town centres to increase activity, for example, on the edge of centres or above shops?
4.17	Should we limit the evening and night-time economy to a few town centres and if so, which centres, and why?
4.18	Should some town centres be designated as the focus of cultural development and leisure such as N12 North Finchley and Chipping Barnet?

- 3.4.89 In total 28 individual comments were received with respect to this issue.

## Responses

- Respondents considered that town centres and market forces should develop their own distinctive blend of nightlife subject to controls over compatibility. The need for evidence to support the night time economy was highlighted. One respondent considered that the evening economy has to have a wider appeal especially to families and older people with a focus on theatres and cinemas. There was support for a range of complementary evening and night-time uses

which would appeal to a wide range of ages and social groups. One respondent considered the options too prescriptive and opposed restricting the ‘evening economy’. Several respondents recognised that a strong cultural sector is key to the development of a vibrant town centre. Future leisure, arts and cultural facilities should be located within the town centres and be part of a successful mixed-use environment with visiting audiences enlivening the surrounding area in the evening, and providing regular custom for local bars and restaurants outside normal working and shopping hours

- There was a lack of support for housing in town centres if it was intended to increase evening activities and several respondents highlighted the incompatibility between residential uses and the evening economy.
- Several respondents recognised that complementary evening and night-time uses can make an important contribution to the character and function of a town centre, and should not therefore be focused in specific locations.
- Several respondents raised concerns about anti-social behaviour, crime and detrimental impact on residential amenity and considered that the evening economy should be confined to areas that can be well policed and accessed by public transport.
- The need to protect cultural venues was highlighted by several respondents. This should include performing arts facilities that stand-alone, are part of other facilities, or are contained within educational or community buildings

### Our Response

- 3.4.90 We recognise that edge of town centre locations may no longer add to the retail offer and that considering town centres as retail focused places may impede other functions such as the evening economy which could contribute to vitality and viability.
- 3.4.91 We also recognise that with 20 town centres we cannot have a one size fits all solution for the evening economy. The town centre frameworks are the appropriate documents for addressing the issues raised by the evening economy.
- 3.4.92 North Finchley is highlighted as a hotspot for alcohol related disorder and the Core Strategy sets out in Policy CS 11 – Making Barnet a Safer Place that we promote safe and more secure town centre environments which encourage community ownership and generate pride.
- 3.4.93 We recognise that town centre cultural venues can help attract visitors particularly in the evening. Their value should be highlighted in the town centre frameworks currently in production.

## Theme 5: Planning, development and growth to be environmentally sensitive

- 3.4.94 In total 73 individual comments were submitted with respect to Theme 5.

### Issue 5a – Choosing sustainable locations for development

Options	
5.01	Should we expect developers to provide evidence that the proposed location is sustainable, or that it can be made so as a result of development, for example by improving access to public transport?

5.02	Should we expect development to contribute to increased biodiversity as well as protecting existing habitats and species?
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3.4.95 In total 28 individual comments were submitted, a summary of which is set out below

### Responses

- Respondents supported proposals which demonstrate their sustainability in terms of efficient use of land ease of access, and contribution to the regeneration of the community and locality should be supported.
- Several respondents highlighted the need to improve water quality and efficiency.
- The issue of air quality was raised by one respondent particularly as major regeneration was happening around areas close to the M1, A1, A5, A41 and A406.
- Some respondents considered that expecting development to contribute to increased bio-diversity would be unreasonable for all but the largest developments.
- Respondents considered that local communities should have access to an appropriate mix of green spaces including natural areas providing for a range of recreational needs, of at least 2 hectares of accessible natural green space per 1,000 residents.
- There was support for the option to expect development to contribute to increased biodiversity as well as protecting existing habitats and species, in line with PPS9. Respondents wanted the Core Strategy to map existing biodiversity resources, areas of deficiency and areas for enhancement. It was considered that improvements in the quality and extent of natural habitats and their supported species should be proposed and highlighted that the distribution of significant species and habitats may alter with climate change.
- It was highlighted that the sensitive adaptation of existing historic buildings can also help towards reducing energy costs and improving energy efficiency.

### Our Response

- 3.4.96 We have not taken forward the option on climate change being the overriding principle for new development. The efficient use of natural resources and the efficient use of land are a central focus of the Core Strategy and a key consideration in government guidance (e.g. PPS1) and the London Plan. This approach had uncertain economic and social aspects in the Sustainability Appraisal. It is vital that our plans consider the full range of matters relevant to the borough to ensure a sustainable future. An approach that incorporates the efficient use of natural resources and land is considered more appropriate and more consistent with government and London-wide policy which take climate change into account alongside wider sustainability matters.
- 3.4.97 A Biodiversity Action Plan aimed at conserving and enhancing biological diversity is underway and will form part of the LDF evidence base. Its outputs will inform the production of the Development Management Policies DPD.
- 3.4.98 The distribution of natural green space is highlighted in the Core Strategy - Direction of Travel. It is considered that the Development Management Policies DPD is the most appropriate part of the LDF for setting standards for open space.

3.4.99 The Core Strategy recognises the impact of air pollution on quality of life and highlights our requirements for Air Quality Assessments.

### Issue 5b – Climate change and living within environmental limits

Options	
5.03	Should we continue our existing approach to sustainable design and construction in order to make Barnet one of London's most sustainable and environmentally responsible city suburbs and boroughs?
5.04	How important is the consideration of climate change as a principle for new development in Barnet?
5.05	Should climate change be given equal weighting to other considerations, such as design?
5.06	Should the Core Strategy be primarily concerned with mitigating the forecast effects of climate change, for example, reducing the amount of biodegradable waste land filled?
5.07	Or should the core strategy prioritise the need to adapt to future impacts, for example incorporating high standards of water efficiency in new housing stock?

3.4.100 In total 45 individual responses were submitted regarding this issue, a summary of which is set out below

### Responses

- Several respondents considered that the primary focus should be on energy and resource efficiency rather than renewable energy.
- Several respondents did not consider that climate change should be the overriding principle for new development and highlighted the impacts of any climate change requirements in terms of the viability of individual schemes.
- One respondent recognised that steps to embed issues of climate change and impact into the thinking of developers, applicants and planners would raise awareness and action on the part of the community in general to adopt a more sustainable way of life.
- Several respondents highlighted the need to naturalise watercourses.
- One respondent highlighted that development should be located where Public Transport Accessibility Levels are high. Developments will be required to locate higher trip generating development near to major transport nodes, adopt a restraint based approach to car parking and include measures to actively promote the use of sustainable transport as well as any necessary service/capacity improvements.
- One respondent highlighted noise as an issue and considered that the Core Strategy should also include the intention to identify any areas of relative tranquillity, which Barnet intends to protect or enhance, in line with London Plan policy 4A.20
- One respondent highlighted the need to protect and promote geodiversity as two sites in Barnet have potential to be designated as being of local importance are identified in the report.
- One respondent highlighted the absence of a reference to the Sequential Test in PPS25 which aims to steer new development to areas at the lowest probability of flooding (Flood Zone 1).

- Several respondents supported the strong emphasis placed on climate change and considered that climate change mitigation and adaptation are fully addressed in the Core Strategy.
- Respondents highlighted that the provision of green infrastructure can have benefits for climate change adaptation, such as flood protection and microclimate control.

## Our Response

- 3.4.101 The efficient use of natural resources and the efficient use of land are a central focus of the Core Strategy and a key consideration in government guidance (e.g. PPS1) and the London Plan. This approach had uncertain economic and social aspects in the Sustainability Appraisal. It is vital that our plans consider the full range of matters relevant to the borough to ensure a sustainable future. An approach that incorporates the efficient use of natural resources and land is considered more appropriate and more consistent with government and London-wide policy which consider climate change alongside wider sustainability matters.
- 3.4.102 A reference to the sequential test has now been added to the Direction of Travel Core Strategy.
- 3.4.103 In terms of noise we recognise the impact on quality of life and The Core Strategy highlights our requirement for Noise Impact Assessments

## Site Specific Comments

- 3.4.104 A number of responses to the Core Strategy Issues and Options document were made with regard to specific sites or areas. The focus of the Core Strategy is on strategic issues. It sets out the overall planning vision and strategy for the borough. The Core Strategy is not intended to consider site specific issues. These issues are intended to be addressed by the Site Allocations document. Subject to respondents providing more details in response to our 'call for sites' the specific sites highlighted by respondents can be addressed by the Site Allocations document.
- 3.4.105 The following sites and areas were proposed:
- All Souls College – Edgware Estate – Development of green belt land for residential development.
  - British Library - Newspaper Library – Colindale – Residential development
  - New Barnet Gas Works – Development for mixed uses.
  - Victoria Road, New Barnet – Preservation.
  - North London Business Park - upgrade of employment site
  - Land at Oakleigh Road South - Development for mixed uses.
  - National Grid Property Holdings Ltd (NGPHL) operational depot to north of New Barnet Gas Works – Residential development.
  - Former Parcellforce site, Edgware Road – Development for mixed uses.
  - Cophall Sports Centre –improvement and expansion
  - 27 Wood Street (the Old Register Office), 29A Wood Street and 31 Wood Street, High Barnet - arts and community uses
  - former Burger King site on Apex Corner – hotel development
  - National Institute for Medical Research, Mill Hill - development

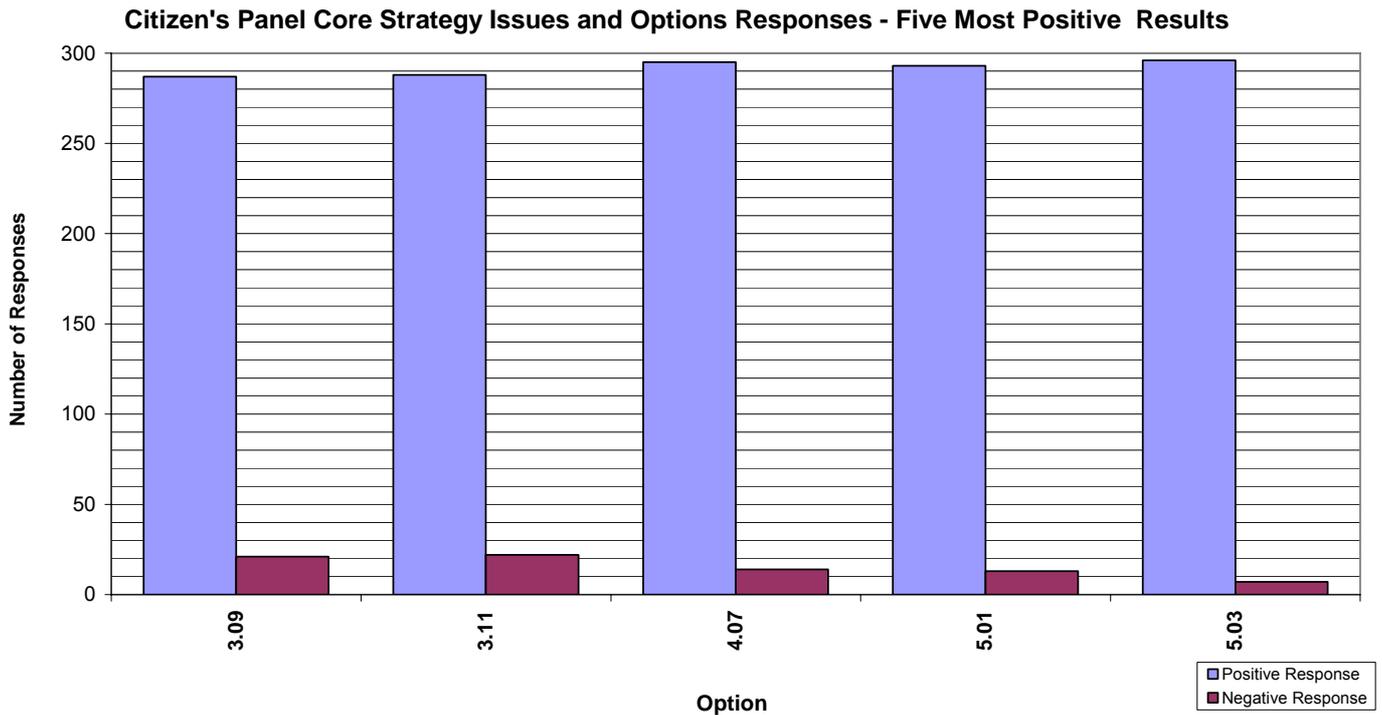
- Brent Reservoir – Sailing Club, Cool Oak Lane Bridge, and land to the north, known as ‘Area 10’. – Bring back into use
- Watling Boys Club – Redevelopment for community use

## 3.5 Citizens Panel Responses

3.5.1                 Barnet's Citizens' Panel was set up in November 1997. The panel is made up of 1,000 Barnet residents, selected to be representative of the adult population of the borough based on ward, age, gender, ethnicity, socio economic and employment status, housing tenure, faith and disability. The aim, therefore, is to have a panel that produces an accurate picture of Barnet residents' views. A total of 320 members of the Panel made a total of 21,451 comments on the Issues and Options document. Whilst largely supportive of the 80 options the Panel provided some stimulating feedback on the 5 themes which are set out below. This feedback has informed the Core Strategy - Direction of Travel.

3.5.2                 Looking at the questionnaire responses, the most positive feedback was for the following questions

- Should we provide more detailed guidance to developers and residents on urban design throughout the borough? (3.09)
- Should we continue our existing approach to protecting and enhancing the suburbs? (3.11)
- Should we seek to protect more local neighbourhood centres and parades of shops? (4.07)
- Should we expect developers to provide evidence that the proposed location is sustainable, or that it can be made so as a result of development, for example by improving access to public transport? (5.01)
- Should we continue our existing approach to sustainable design and construction in order to make Barnet one of London's most sustainable and environmentally responsible city suburbs and boroughs? (5.03)



3.5.3 And the least positive support was for the following

- Should we encourage people to use public transport, for example by limiting parking provision? (2.04)
- Should we increase road capacity to reduce traffic congestion? (2.08)
- Should growth be allowed to take place across all parts of the borough? (3.03)
- Should we expect smaller homes throughout Barnet? (3.23)
- Should retail growth be accommodated within a limited number of the largest town centres? (4.02)

## Citizen's Panel Questionnaire Responses

Citizens Panel Responses	Theme 1						Theme 2													
	Option	1.01	1.02	1.03	1.04	1.05	1.06	2.01	2.02	2.03	2.04	2.05	2.06a	2.06b	2.08	2.10	2.11a	2.11b	2.12	2.13
✓ Responses	105	106	98	216	250	236	236	218	219	137	217	243	161	153	285	249	268	185	286	216
* Responses				60	36	43	79	91	82	177	94	52	124	143	20	59	22	121	23	80

Citizens Panel Responses	Theme 3																
	Option	3.01	3.02	3.03	3.04	3.05	3.06	3.07	3.08	3.09	3.10	3.11	3.12	3.13	3.14	3.15	3.16
✓ Responses	208	212	158	248	239	283	170	272	287	253	288	278	251	283	225	282	241
* Responses	101	95	158	59	74	34	138	38	21	50	22	34	63	28	81	25	65

Citizens Panel Responses	Theme 3																
	Option	3.18	3.19	3.20	3.21	3.22	3.23	3.24	3.25	3.26	3.28	3.29	3.30	3.31	3.33	3.34	3.35
✓ Responses	272	See below	278	213	223	106	178	247	205	94	142	49	210	233	196	228	
* Responses	42	See below	30	82	75	199	125	56	103				80	52	97	68	

Citizens Panel Responses	Theme 4																
	Option	4.01	4.02	4.03	4.04	4.05	4.06	4.07	4.08	4.09	4.10	4.11	4.12	4.13	4.14	4.15	4.16
✓ Responses	216	149	178	177	244	242	295	242	163	203	180	183	221	160	212	191	186
* Responses	72	145	120	118	51	61	14	70	142	92	124	118	72	141	85	102	113

Citizens Panel Responses	Theme 5							
	Option	5.01	5.02	5.03	5.04	5.05	5.06	5.07
✓ Responses		293	276	296	See box below	214	215	249
* Responses		13	27	7	See box below	98	90	54

Citizens Panel Responses to 3.19	
Very important	152
Important	128
Neither Important nor Unimportant	9
Not very Important	6
Not at all Important	3

Citizens Panel Responses to 5.04	
Very important	145
Important	105
Neither Important nor Unimportant	34
Not very Important	26
Not at all Important	7

3.5.4 The comments set out below have been selected to illustrate the main points and issues raised by the Panel. The Citizens Panel told us about:

### Theme 1 – Growing Successfully

- Barnet should ensure that there is a large variety of educational opportunities primarily for the younger generation and that every effort should be made to encourage education at all levels
- The idea of Barnet being a 'University town' is excellent and should improve (hopefully) the tones, views, colours and arts in the borough an educated influx of young people should enrich everyone
- Ideally there should be a mix of dwellings and commercial or industrial premises so that employees do not have to travel far to work. In addition to higher education encourage apprenticeships for manual employment
- Learning and earning i.e. encouraging apprenticeships within the work place. Not all young people need 'degrees' to succeed
- Do we need more housing? Are we full to capacity? What is the point of more sites where there is no proven need
- Post credit crunch, we need places to work close to where we live
- 'Mixed use developments' would be a recipe for the creation of the future slum area and should be avoided, the separation of commercial/employment areas and residential developments would create more environmentally 'friendly' areas
- Do not rely on retail and services for sustained growth, we need to examine the role that manufacturing has on the suburbs. We are facing a recession which will last, this does not bode well for retail development
- Without specific employment sites in the borough, Barnet could become a 'dormitory' suburb with very little skills infrastructure of it's own. Therefore both employment and educational sites need to be nurtured
- Knowledge is power, but people buy things so we must retain the ability to make things

### Theme 2 – Delivering the infrastructure to accommodate growth and ensure sustainable development.

- Better road management. Limit road works and insist they've finished in a timely manner and synchronise traffic signals to enable smooth flow of traffic.

- Get Barnet moving by improving the road capacity, also by using hopper buses on small roads to ease congestion and get to areas that buses don't go, so people are left with no options but to use cars.
- We have to accept that the car is here to stay and try to find ways to accommodate its use. Development in general has to be controlled if we are to maintain the existing environment
- Deliveries between 6am-7am and 8pm-9pm to all businesses will make movement easier
- The 'school run' causes a lot of congestion morning and afternoon. Walking children to school would help cut congestion and is a good way to keep fit for parent and child
- Cycling is seen as too dangerous at the present time but implementing a cycle lane scheme would encourage people to use bicycles.
- Make use of car clubs
- Better public transport - Especially East/West links. Alternative/different car use (electric vehicles or similar). Rational traffic planning i.e. speed guidance on North Circular.
- It is vital that the green open spaces be protected for the health (and air quality) of the community living around them.
- With an ageing population in Barnet also ethnic and religious diversity it is important that community facilities are accessible to all residents

### Theme 3 – Meeting Housing Aspirations

- We cannot meet the housing (or any other) aspirations of anyone who wants to come and live here
- The entire theme has consisted of leading questions worded in a way that show that the council wants to concentrate high density and social housing in less affluent parts of the borough, whilst 'protecting the suburbs' of the wealthy. This is appalling, the burden of increased housing requirements must be shared across the community
- This smacks of Social Engineering!!!
- Not just flats, families need houses
- Build more one bedroom units for first time buyers and then some 2 bed units for the people to move up to as the family grows and then some 3 bed units
- Don't ruin the quality suburbs of Barnet!
- Although housing is an urgent need, we must make sure that we don't override the fine qualities of space and greenery from a burgeoning community. All housing should be balanced and mixed.
- Provision of affordable housing throughout the borough is very important but it should be of a good overall design and quality new housing developments should be evenly distributed across Barnet
- Affordable housing should only be allowed in areas where there is adequate infrastructure i.e. schools, parking, shops, green space and should not appreciably change the nature of the local life. The ethos of owner occupier and self sufficiency should not be endangered, don't turn good areas into bad ones.

- We need to keep a mix of social and private housing or areas become 'no go'

#### Theme 4 – Planning for vitality and viability of a network of suburban town centres

- The balance of evening and night time economy at the moment is about right, there are some areas at night where there is a high amount of night time activity which should not be expanded
- Evening and night time entertainment should be limited to town centres so that they cause the least amount of disturbances to residents. Also easy to police.
- All town centres should have some 'evening/night time economy' but more accessible town-centres with less residential accommodation should have more
- Places like Brent Cross shopping centre have the scope for some leisure activities besides being purely a shopping centre
- It is vitally important to maintain local shopping parades which makes shopping accessible to local community who could walk to their local shop, it identifies a community and to lose these would mean more cars
- Viability and vitality depends on accessibility. Car parking is not the answer - there will never be enough. Efficient, safe, convenient public transport - and cycle friendly high streets are essential to re-invigorate town centres. I'm also sick of the obsession with retail, why can't we encourage the creation of genuine wealth creating jobs
- Local shops are a must for the senior citizens who do not have a car and need to shop day to day, sometimes just to get out of the house and meet people.
- There needs to be less focus on building more shops and more focus on filling the empty ones
- Growth should be concentrated in a few bigger town centres. Smaller centres should be preserved and should provide only a range of vital services. People will thus have a choice whether to live in a busy or a more quiet area of the borough
- I would like to see improved town centres encouraging small businesses, not major supermarkets

#### Theme 5 – Planning, development and growth to be environmentally sensitive

- Climate change is a global issue. I do not believe the council should put this before housing, education, health and transport
- Environmentally friendly development should be sought in all cases.
- Stay away from areas prone to flooding
- Improve waste recycling
- No reason why more environmentally products cannot be used in housing construction – see Grand Designs!
- Design and quality should always be more important than sustainability
- Design should incorporate solar and wind generated energy in all new builds

- Preserving nature and lower pollution should be in the core of any growth strategy as it will definitely pay back in the long run. I feel like it is not being properly addressed at the moment
- Buildings in the future should be designed with adaptability to climate change in mind
- There is no real evidence of global warming or climate change

## 3.6 Representations Submitted via ‘Three Strands Petition’

3.6.1 In total 41 representations were made which subscribe to the criteria set out in the table below.

Summary of Representation	
1	<p>Strand 1: Green Belt and Open Spaces</p> <p>Absolute' protection should mean absolute protection not only for the Green Belt but also for:</p> <ul style="list-style-type: none"> <li>- existing parks and Metropolitan Open Land</li> <li>- nature conservation sites and small local open areas</li> <li>- back gardens and similar backland areas</li> <li>- allotments, trees and wildlife habitats.</li> </ul>
2	<p>Strand 2: Protecting and enhancing suburbs</p> <p>the council should ensure that:</p> <ul style="list-style-type: none"> <li>- our suburban town centres are protected by safeguarding the variety of local retail and business outlets</li> <li>- as far as possible flat development is located above retail and business premises and any necessary town centre development does not conflict in design and scale with what exists</li> <li>- free short stay town centre parking is available.</li> </ul>
3	<p>Any major new development proposals in town centres should be fully discussed with local residents before being determined by the Council.</p> <ul style="list-style-type: none"> <li>- Suburban houses and gardens are protected from new flat developments or conversions for which there is no evidential need.</li> </ul>
4	<p>Strand 3: Growth and Regeneration</p> <p>Employment - The new strategy must provide opportunities for people to work locally and for local small businesses to expand. To this end the Council should safeguard employment land and premises.</p>
5	<p>Transport and Infrastructure - Adequate infrastructural investment (in, for example, public transport, doctor's surgeries, and basic utilities) should be in place before any new developments are approved.</p>
6	<p>Regeneration - New development should be incorporated in regeneration and development areas and in our failing houses estates. Elsewhere the Council should ensure the protection of our suburban streets from further high rise developments.</p>

3.6.2 Our response to the issues raised by the petition is set out in section 2.5.

## 3.7 ‘Save Our Suburbs’ Representations

3.7.1 In total 17 representations were made which subscribe to the criteria set out in the table below.

Summary of Representation	
1	1. Houses: please save our suburban houses and gardens from new flatted developments and conversions.
2	2. Open Space: please give absolute protection to our small open areas and allotments along with the Green Belt, Metropolitan Open Land and parks and save our back gardens and back land from development.
3	3. Town Centres: please protect the borough's suburban townscapes, safeguard the variety of local retail and business outlets, limit development to flats above business premises and provide free short stay town centre parking.
4	4. Employment: please provide opportunities for people to work locally and for local small business expansion by safeguarding employment land and premises.
5	5. Transport and Infrastructure: please ensure adequate investment in infrastructure such as public transport, doctors' surgeries and utility provision before approving new development.
6	6. Regeneration: please save us from further high rise development, improve our failed housing estates and otherwise direct new development to designated regeneration and development areas.

## 3.8 Responses from Citizens Panel and Questionnaire Forms

### Questionnaire Responses to Themes 1 and 2

- We received 569 individual questionnaire responses to Themes 1 and 2

### Questionnaire Responses to Theme 3

- We received 916 individual questionnaire responses to Theme 3

### Questionnaire Responses to Themes 4 and 5

- We received 713 individual questionnaire responses to Theme 4 and 5

	Total Number of Questionnaire Responses for Each Theme					
	Theme 1	Theme 2	Theme 3	Theme 4	Theme 5	Totals
<b>Questionnaire Form Responses</b>	147 422		916	450	281	2216
<b>Citizens Panel Responses</b>	1150 4240		9147	5082	1832	21451
				<b>Grand Total</b>		<b>23667</b>

Fig. 1 Theme 1 – Growing Successfully

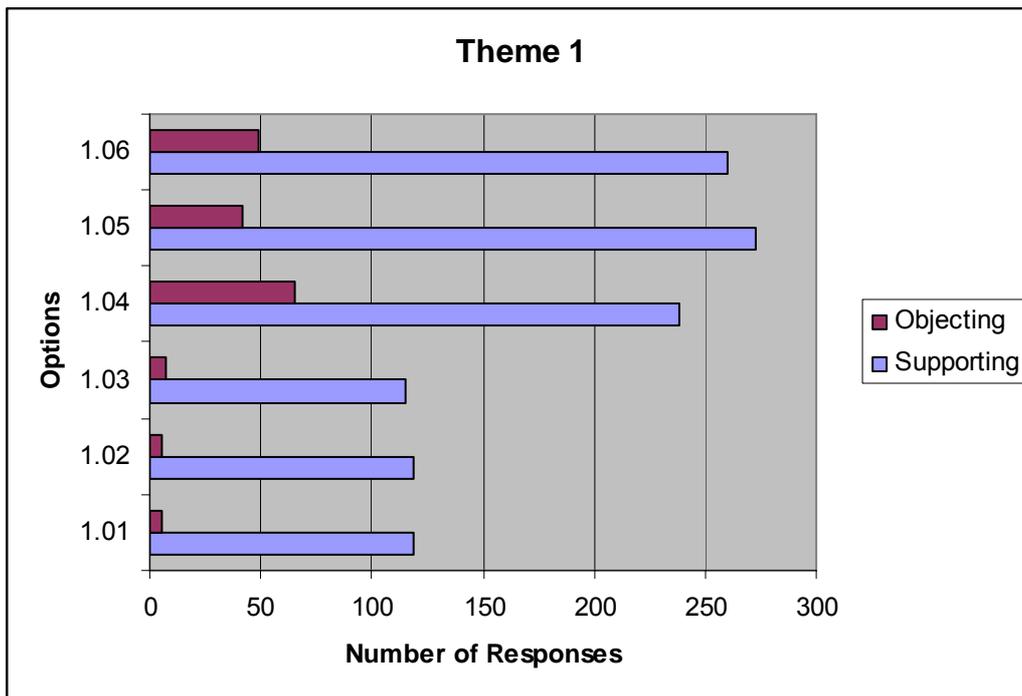


Fig. 2 Theme 2 – Delivering the infrastructure to accommodate growth and ensure sustainable development.

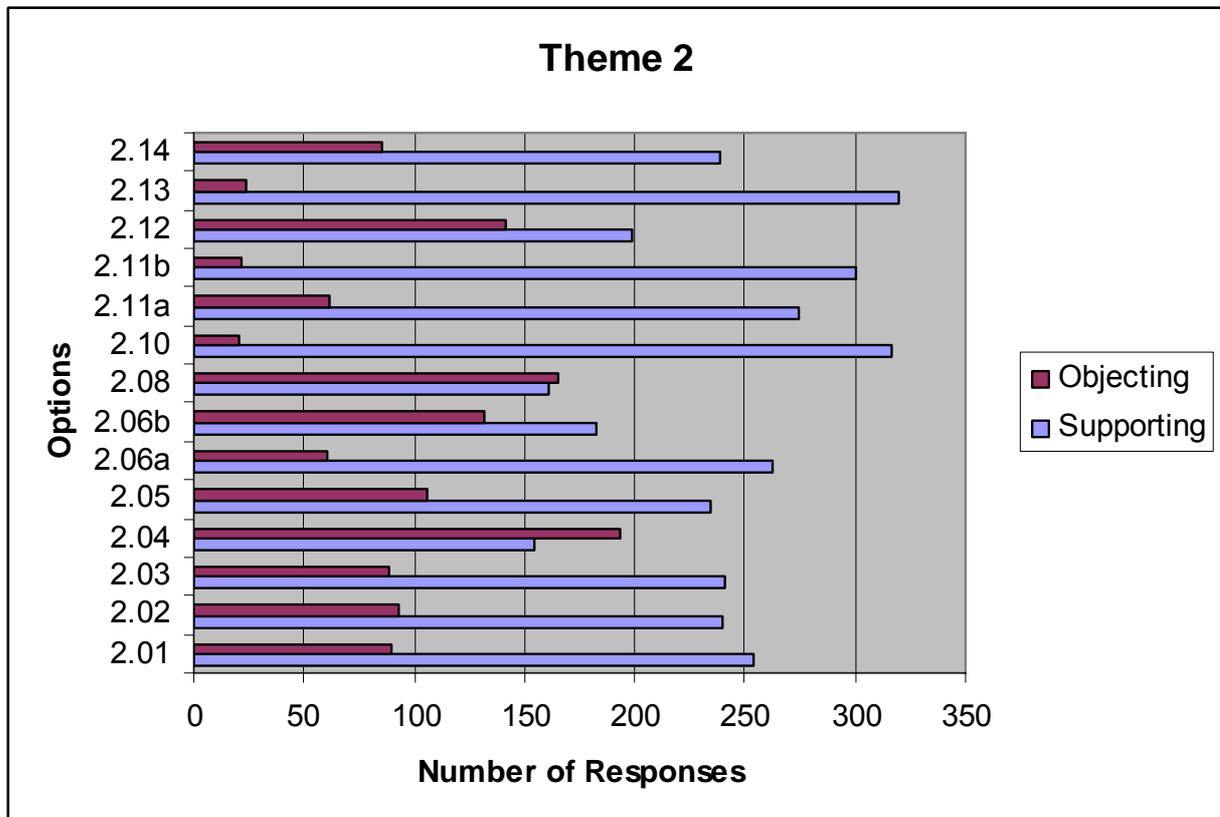


Fig. 3 Theme 3 – Meeting Housing Aspirations

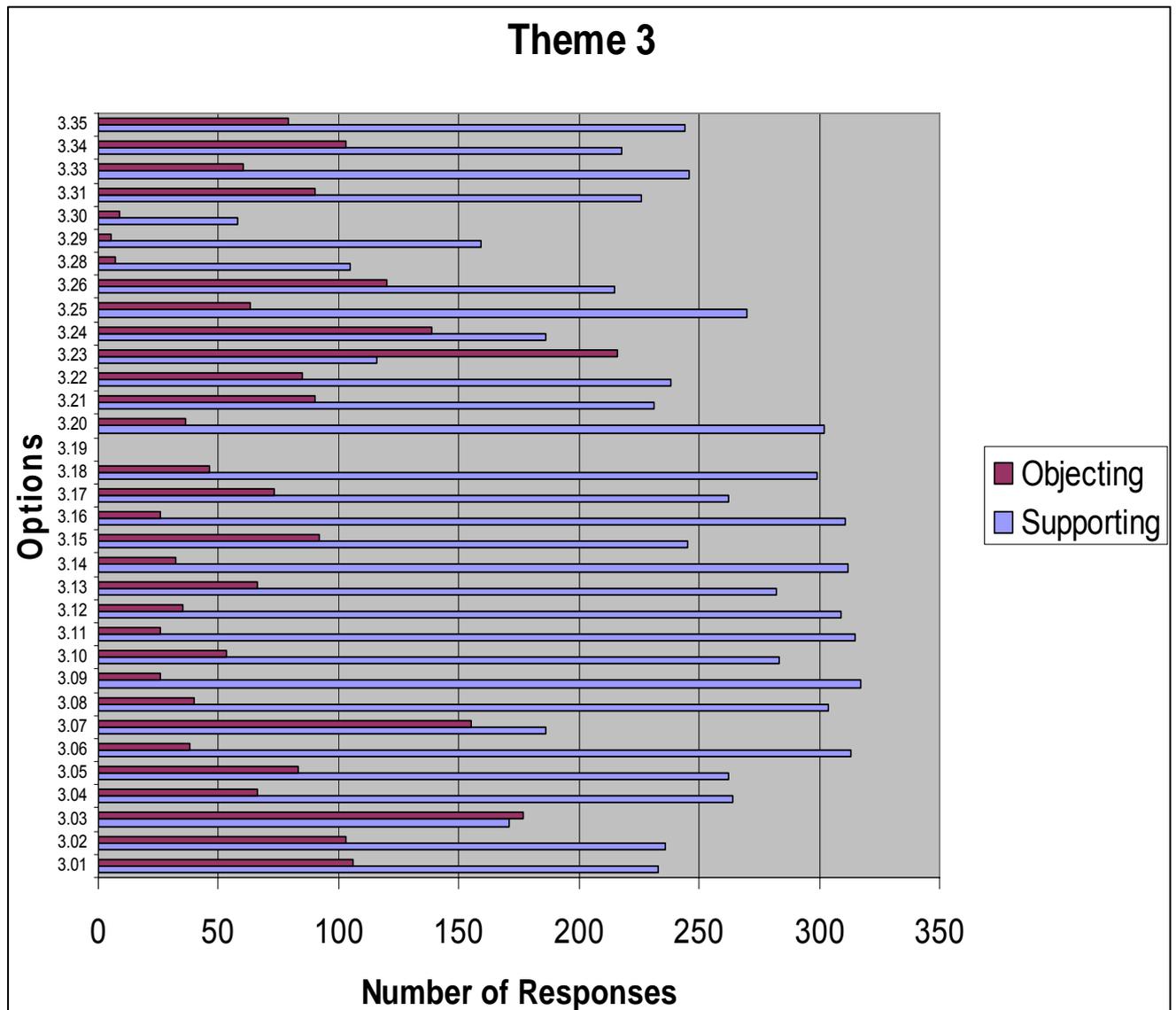


Fig.4 Theme 4 – Planning for vitality and viability of a network of suburban town centres

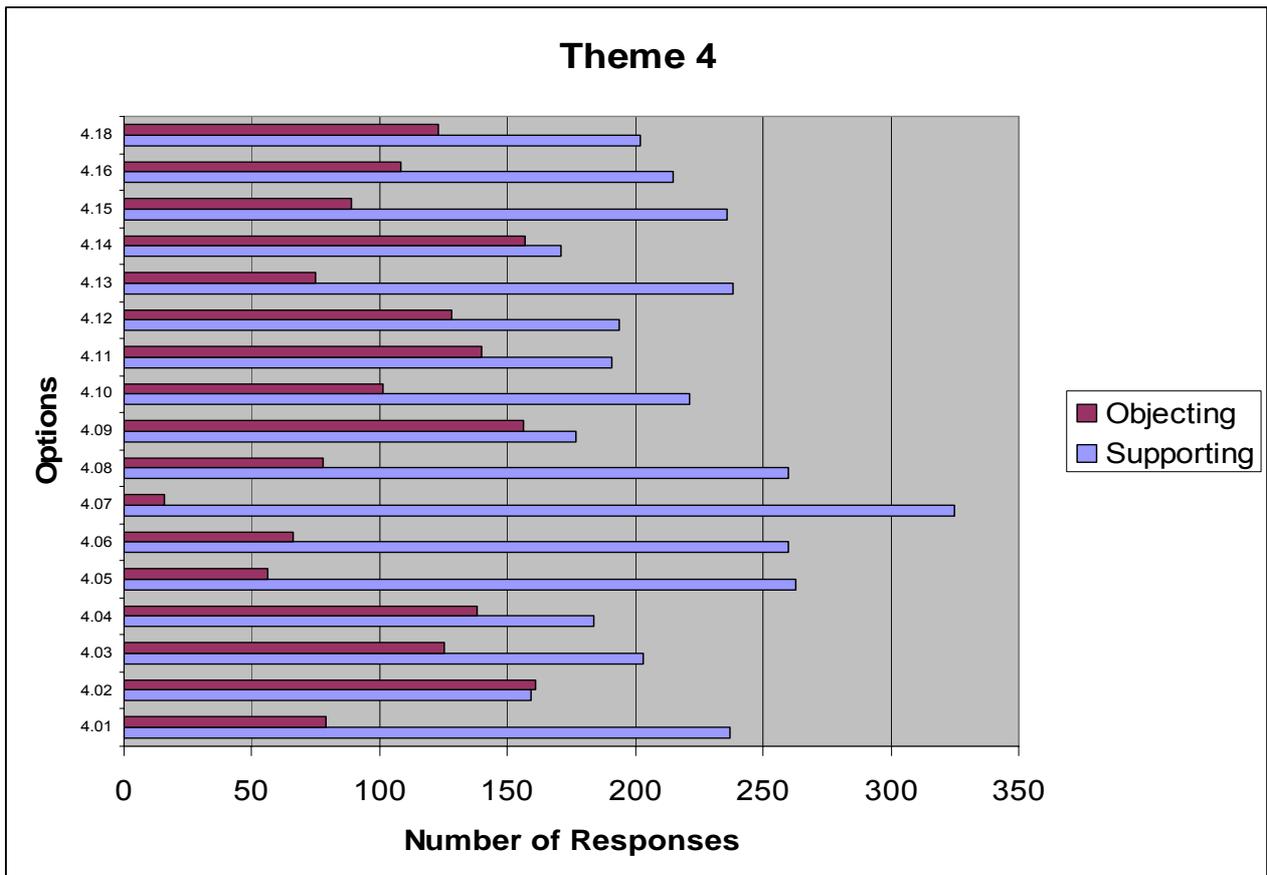
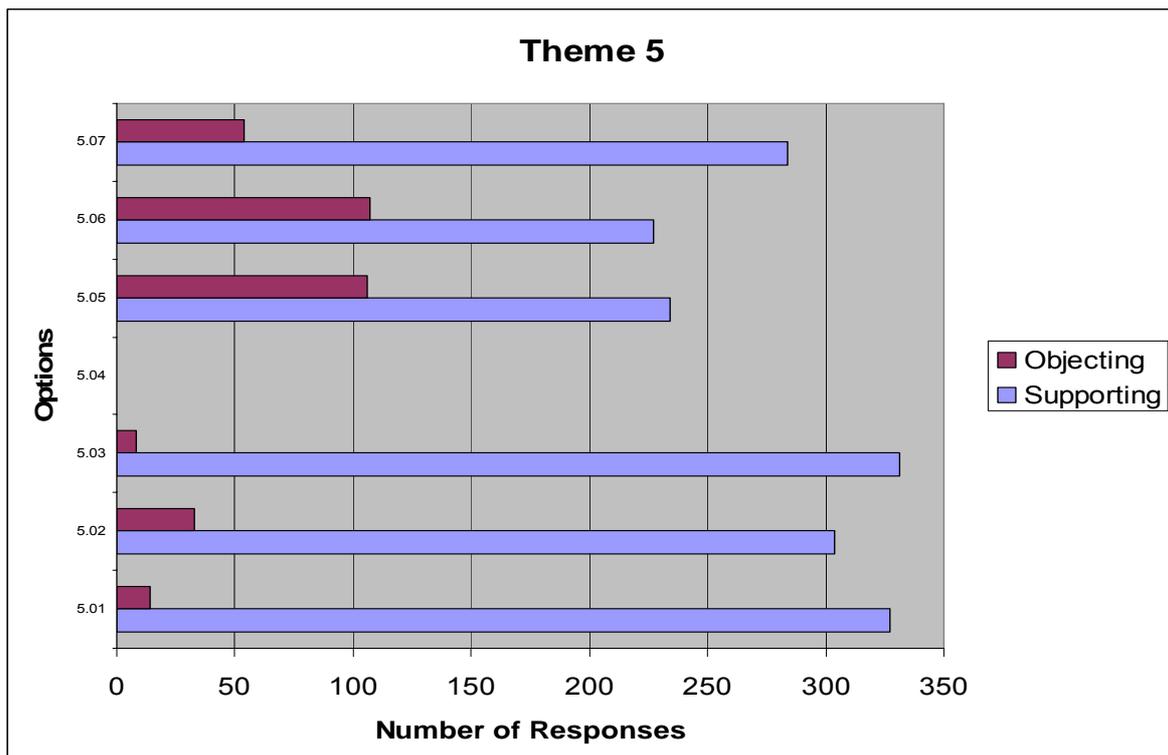


Fig.5 Theme 5 – Planning, development and growth to be environmentally sensitive.



# 4. Barnet's Core Strategy Direction of Travel Consultation Report

9 November  
2009 - 11  
January 2010

## 4.1 Consultation on the Core Strategy Direction of Travel

- 4.1.1 The results of the Issues and Options consultation together with the emerging LDF evidence base and the results of the Sustainability Appraisal were fed into the development of the Direction of Travel of the Core Strategy.

### Overview

- 4.1.2 Engagement on the Core Strategy – Direction of Travel stage ended in January 2010 and generated over 2,000 written comments from 334 respondents including residents, community and amenity groups, landowners and developers. The Greater London Authority, Government Office for London, Local Strategic Partnership partners and national agencies including English Heritage and the Environment Agency also responded.
- 4.1.3 A small number of irrelevant comments were made through the questionnaire which accompanied the Direction of Travel. These responses were considered to be not relevant to the Core Strategy or helpful to the consultation process on a strategic planning document. The remaining questionnaire responses have been incorporated into all representations received on the Direction of Travel. Our responses to the comments received on the Direction of Travel are set out in Representations to the Core Strategy – Direction of Travel and the Council's Response.

## 4.2 Consultation

### Consultation documents

- 4.2.1 A number of methods were used to encourage responses on the Core Strategy and associated documents. A traditional format was followed at most events with a presentation which summarised the key messages contained in the document followed by a question and answer session. A summary version and a consultation leaflet/questionnaire were also produced to encourage comments from a wide range of respondents. The list below sets out the methods of invitation and engagement.

### Methods of invitation and engagement

- 4.2.2 Barnet published its Core Strategy Direction of Travel in November 2009. Consultation on the document ran from 9 November 2009 until 11 January 2010. The documentation was widely publicised:
- Documents were deposited at all Barnet's 16 libraries and at Barnet House where the planning reception is based.
  - A public notice was placed in the local paper the Barnet Press on 12 November 2009 and 3 December 2009.
  - A press release was published on 12 November 2009
  - The council magazine Barnet First, Issue 36 for November/December 2009 publicised the Core Strategy.
  - Via e-mails and letters to all contacts on our Local Development Framework (LDF) consultation database which includes public and statutory bodies,

developers, residents associations, community groups and local businesses (Appendix A).

- A total of 19 Barnet-wide meetings and events were attended by planning officers to publicise the Core Strategy.
- Presentations at Area Forums at Chipping Barnet, Finchley and Golders Green, and Hendon in November 2009.
- Officers attended the following equality group meetings: Multi-Cultural Network, Women's Design Group, Mental Health Network, Barnet 55+ Forum, and Older Adults Network.
- Officers also attended the following meetings - the Barnet Landlord and Agents Business Club, a Barnet Homes Hub meeting, Barnet Homelessness Forum, the Barnet Housing Associations Liaison Group and the Federation of Residents Associations (FORAB) of Barnet.
- On November 11 2009 the Direction of Travel provided the main focus of the Civic Network. This is a biannual event which enables a variety of organisations which represent Barnet's diverse communities to network together and enhance mutual understanding. It also enables the Local Strategic Partnership to feedback on delivery of Barnet's Sustainable Community Strategy.
- On December 2 2009 a presentation was made to the Citizen's Panel followed by an interactive workshop. Barnet's Citizen's Panel is a consultative panel of residents that is run by the Council. It consists of 1,000 residents selected at random to be representative of the borough's population in order to create an accurate picture of resident's views.
- Presentations on the Direction of Travel were made to the Local Strategic Partnership (LSP) Executive on October 15 2009 and LSP board meetings of the Adult Strategy Group, Safer Communities Board and the Children and Young Peoples groups.
- As part of the publicity for the London wide consultation on the draft London Plan, Mayor's Transport Strategy, and Economic Development Strategy leaflets on Barnet's Core Strategy were distributed by colleagues at the GLA at roadshows at Brent Cross Shopping Centre (November 19 2009) and Mill Hill Library (December 3 2009).
- Neighbouring boroughs were informed of the consultation and invited to make comments or have an input to address any cross-boundary issues arising.

## Pre-Engagement

- 4.2.3 On December 17 2008 a presentation on the emerging Core Strategy – Direction of Travel was made to the Barnet Refugee Forum.
- 4.2.4 On 6 February 2009 the emerging Core Strategy Direction of Travel was discussed at an event on Planning for Equality and Diversity.
- 4.2.5 On March 5 2009 a presentation on the emerging Core Strategy – Direction of Travel was made to the LSP Executive.
- 4.2.6 On July 14 2009 a presentation on the emerging Core Strategy – Direction of Travel was made to the Skills Development Group.
- 4.2.7 On July 15 2009 and October 13 2009 the emerging Core Strategy – Direction of Travel was discussed with Barnet Women's Design Network Group.

- 4.2.8 On June 22 2009 a presentation on the emerging Core Strategy – Direction of Travel was made to the Housing Association Development Panel.
- 4.2.9 On 11 August 2009 a meeting was held with the Federation of Residents Associations in Barnet (FORAB) and a presentation was delivered.

## 4.3 Summary of the main issues

### Introduction

- 4.3.1 The Core Strategy Direction of Travel document generated over 2,000 written comments via the following channels:
  - The Direction of Travel Document
  - The Direction of Travel Questionnaire
  - Sustainability Appraisal
  - Petitions (2); New Barnet – 280 respondents; “Save Our Suburbs” - 2 respondents<sup>1</sup>.
- 4.3.2 Our responses to the 2,000 written comments received on the Direction of Travel is set out in the document ‘Representations to the Core Strategy Direction of Travel and the Council’s Response’.

### Shaping the Future of Barnet – Borough Meetings

- 4.3.3 A series of community meetings took place across the borough during October to December 2009 with the objective of encouraging input to the Core Strategy Direction of Travel these were arranged in conjunction with CommUNITY Barnet. These were attended by over 250 individual/representatives of organisations (excluding the Civic Network and Citizens Panel)
- 4.3.4 The following meetings were held:

Barnet Women’s Design Group Meeting	Barnet Multicultural Centre, West Hendon	November 4 2009
Barnet 55+ Forum	Barnet Multicultural Centre, West Hendon	November 9 2009
Mental Health Network	Richmond Fellowship, 52 Moxon Street, Barnet	November 11 2009
Barnet Housing Associations Liaison Group (BHALG)	Barnet House, N20	November 18 2009
Barnet Homes Hub meeting	Cheshire Hall Community & Resource Centre Fosters Street Hendon	November 18 2009
Barnet Landlord and Agent Business Club	NLBP	November 25 2009
FORAB (Federation of Residents Associations Barnet)	Finchley Memorial Hospital, Finchley	November 25 2009
Homelessness Forum	NLBP	December 8 2009
Barnet Multicultural Network	Barnet Multicultural Centre West Hendon	December 9 2009

<sup>1</sup> Signatories to the two petitions are set out at Appendix A.

Barnet Older Adults Network	Eversfield Centre, Trinity Church, Mill Hill.	December 15 2009
<b>Area Forums – Chipping Barnet, Finchley &amp; Golders Green and Hendon (November 2009)</b>		
<b>Barnet Civic Network (November 11 2009)</b>		
<b>Barnet Citizen’s Panel (December 2 2009)</b>		
<b>Local Strategic Partnership Executive - October 15 2009</b>		
<b>Local Strategic Partnership Board Meetings</b>		
Children and Young People’s LSP Partnership Board (December 3 2009)		
Barnet Safer Communities LSP Partnership Board (October 22 2009)		
Adult Strategy Group LSP Partnership Board (November 25 2009)		

## Barnet Women’s Design Network Group – November 4 2009

### Attendees

Georgia Wrighton (Women’s Design Group)  
 Pauline Bagley  
 Rachel Horrex  
 Maria Nash

### Officers in attendance

Nick Lynch                      Cathy Munonyedi

4.3.5      The following issues were raised:

- Web access to the Open Space, Sport and Recreational Facilities evidence base.
- Improved access to employment opportunities for women. Support for local jobs, childcare provision and mixed uses for town centres. Support for references to home working as it can help work- life balance and childcare
- Future of New Barnet Town Centre and Gas Works Site
- Engagement on the Equality Impact Assessment (EQIA)
- Design Guidance on Accessibility – in particular the problem of shop fronts without full disabled access.

### Our response

4.3.6      The Open Spaces Sport and Recreational Facilities Needs Assessment is available on the Council’s website.

4.3.7      The Publication Stage of the Core Strategy emphasises at Policy CS 8 on Promoting a Strong and Prosperous Barnet the work of the Skills Development Group in ensuring that Barnet residents are equipped with the skills to access the 21,000 new jobs that will be generated in the borough by 2026.

4.3.8      New Barnet is no longer identified as a priority centre and references to it in policies promoting housing and jobs growth have been removed. The future of the Gas Works site is linked to this change.

4.3.9      As part of the consultation exercise comments on the EQIA would be welcomed

4.3.10     The Mayor’s Supplementary Planning Guidance on Accessible London – Achieving an Inclusive Environment and Best Practice Guidance on Wheelchair Accessible Housing can be utilised in Barnet. Building Regulations Part M can only be applied to new shops or extensions to shops.

## Barnet 55+ Forum - November 9 2009

### Attendees

Stan Davison - Chair  
 Peter Cragg - Vice Chair  
 Albert Manning - Secretary  
 Ruth Montague  
 Bob Hendley  
 Sue Packman  
 Melvin Gamp  
 Dulcie Burnett

### Officers in attendance

Nick Lynch

4.3.11 The following issues were raised:

- Concerns expressed about timely delivery of infrastructure given the levels of growth expected by 2026. It was considered that delivery of community facilities including health facilities was an essential requirement to support growth. The Core Strategy has to provide greater reassurance that these facilities will be delivered.
- Barnet 55+ Forum has been campaigning for the borough to have greater access to modern community facilities in town centres. Accessibility helps community groups to meet and helps engender cohesive communities. This connection needs to be made explicit in the Core Strategy.
- It was strongly considered that the schools estate did not provide the answers for addressing need. Schools cannot be utilised by older people who want to meet during the week and during school hours.
- Concern expressed about the language used in the Direction of Travel presentation and document and the need for greater clarity. Some found the presentation impenetrable.

### Our response

- 4.3.12 Barnet's Infrastructure Delivery Plan (IDP) is the most important piece of evidence to support the Core Strategy. It basically sets out where, when and how infrastructure will be delivered to support growth. The IDP is available on our website. The provision of community facilities are covered in the IDP.
- 4.3.13 Community facilities can provide a range of services in one location. In order to make efficient use of such facilities it is important that they are in accessible locations. This is reflected in Policy CS 10 – Enabling Integrated Community Facilities and Uses.
- 4.3.14 While it is recognised that it cannot meet all needs the schools estate has an important role to play with regard to access to leisure and community facilities with schools acting as community hubs. We have been looking at the space needs of community groups to better understand existing provision and be able to plan better for them in the future.
- 4.3.15 A good Core Strategy is written in language that people can understand. It needs to be clear and concise so that developers, the community, the council and its partners understand how the area will be changing, when it will change and what their role is.

## Barnet Mental Health Network November 11 2009

### Attendees

Becky Kingsnorth	-	NHS Barnet
Hazel Hewett	-	Relate LondonNW
Kate Beaumont	-	Richmond Fellowship Barnet
Ruth Rappaport	-	NSF Re-Think
Mary Caporizzo	-	CommUNITY Barnet

### Officers in attendance

Nick Lynch                      Cathy Munonyedi

4.3.16      The following issues were raised:

- Community cohesion. There is concern with respect to new communities mixing with existing
- Lack of clarity on the amount of affordable housing and the mix of such affordable housing that is required by the Core Strategy
- Issue of poor access to sport and recreational facilities for those with mental health disabilities

### Our response

4.3.17      Community cohesion is recognised as an issue given how Barnet is changing particularly around the regeneration and development areas. In order to support our policy on Making Barnet a Safer Place we have identified appropriate monitoring indicators including one on people treating one another with respect and consideration.

4.3.18      An affordable housing requirement of 5,478 new homes has been identified on basis of evidence of need in the Strategic Housing Market Assessment. The Core Strategy seeks a 30% affordable housing target with a 60:40 split between social and intermediate housing.

4.3.19      This is an issue that is beyond the scope of the Core Strategy. However we are examining what more can be done through planning to support provision of personal care suites in new development

## Barnet Housing Associations Liaison Group (BHALG) meeting – November 18 2009

### Attendees

Mary Caporizzo	-	CommUNITY Barnet
Jeff Williams	-	London Fire Brigade
Mark Hayes	-	Christian Action Housing
Eiliah Brown	-	Home Group
Celene Escorce	-	Family Mosaic
Paul Westbrook	-	Industrial Dwelling Society
Peter Doherty	-	Metropolitan Housing Trust
Marian Helke	-	Sanctuary Housing Association
Rita Ugoh	-	NOVAS
Sarah Armstrong	-	Notting Hill Housing
Juliana Goode	-	Odu-Odu Housing association
Ian Scott	-	Catalyst Communities

Elsie Ofili - Servite Houses

## Officers in attendance

Nick Lynch

4.3.20 The following issues were raised:

- S106 issues on contributions from developers for affordable housing and the other requirements they are expected to fulfil
- Concern expressed about impact of delay on Brent Cross – Cricklewood
- Concern expressed about impact of the introduction of the Community Infrastructure Levy (CIL)
- In particular the impact of the recession on housing delivery securing timely delivery of transport infrastructure to accommodate housing growth
- Concern that opportunities for housing development are not restricted and that there is potential for other development areas elsewhere in Barnet outside of the growth corridor. Need for development to happen in places where people will want to live

## Our response

4.3.21 We plan to revise our Supplementary Planning Document on Affordable Housing in 2012 following adoption of the Core Strategy. We seek a 30% affordable housing target and this is based on evidence of need and viability. This will reflect our new approach to securing affordable housing.

4.3.22 We have introduced a new policy on Brent Cross – Cricklewood to support its regeneration. The implementation of the outline planning consent from November 2009 will be closely monitored. If it is not implemented by 2017 this will necessitate a partial review of the Core Strategy.

4.3.23 We are still awaiting clarification on CIL but are progressing a Barnet CIL charging schedule based on the work contained in Barnet's Infrastructure Delivery Plan (IDP)

4.3.24 The IDP provides a tool to join up and make visible strategic plans for delivery of the physical, social and planned population change up to 2026. The IDP provides a realistic assessment of infrastructure delivery over a 15 year period which will include several economic cycles.

4.3.25 Our revised direction on housing is to consolidate growth as part of the Three Strands Approach. This reflects the contribution of the identified major regeneration and development areas, regeneration estates and town centres to housing growth in Barnet. We recognise that development will come forward elsewhere in the borough but we no longer seek to promote opportunities in areas such as the major transport thoroughfares (such as the A1000 – Great North Road) and town centres (such as New Barnet and Whetstone). Development will come through the normal planning process.

## Barnet Landlord and Agent Business Club - November 25 2009

### Attendees

John David Chart  
 Ganu Master  
 Rohan Singh

Christine Green

## Officers in Attendance

Nick Lynch

- 4.3.26 The following issues were raised:
- Concern was expressed about the size of the housing target and how it has been calculated.
  - Concern about new infrastructure to support growth
  - The property market will need to recover before growth can be delivered
  - Highlighted that shared ownership properties are selling well in Barnet
  - Will there be high rise developments?
  - Is there a need for more student accommodation?
  - Affordable Housing - what proportion of new housing will be affordable?

## Our response

- 4.3.27 Our housing target of 28,000 new homes by 2026 reflects identified growth that is planned, pipeline approved or granted planning permission. This identified growth represents 22,000 new homes. The remaining 6,000 new homes are likely to be generated by small housing schemes, non self contained accommodation and vacant units being brought back into use.
- 4.3.28 Barnet's Infrastructure Delivery Plan (IDP) is the most important piece of evidence to support the Core Strategy. It basically sets out where, when and how infrastructure will be delivered to support growth. The IDP provides a tool to join up and make visible strategic plans for delivery of the physical, social and planned population change up to 2026. The IDP provides a realistic assessment of infrastructure delivery over a 15 year period which will include several economic cycles.
- 4.3.29 We recognise that growth cannot be delivered without a healthy property market but the Core Strategy looks over a 15 year time period
- 4.3.30 We are pleased that shared ownership is proving popular and this supports our approach of encouraging a housing journey to meet the aspirations of home ownership.
- 4.3.31 We have commissioned work on tall buildings and set out guidance on when such proposals will be acceptable
- 4.3.32 Student accommodation has not been identified as a local housing issue in the Strategic Housing Market Assessment nor by Middlesex University in their representations on the Direction of Travel.
- 4.3.33 An affordable housing requirement of 5,478 new homes has been identified on basis of evidence of need in the Strategic Housing Market Assessment. The Core Strategy seeks a 30% affordable housing target with a 60:40 split between social and intermediate housing.



use from A1 to restaurant in some town centres in response to rising rent levels which pushed A1 uses out. Many of these restaurants are now closing.

- Issue of implementation was raised. Developments that start with good aspirations usually don't deliver them. There was debate over the role of planners; one side that we should be pushing much harder (more pro-activity) and the other that it should be up to residents too.
- It was suggested that we have a network of public consultations in order to help people comment in both planning applications and planning policy. Also there was an offer to distribute 10,000 leaflets across the New Barnet area.
- The scale of the document was criticised. There was a request to break it down if possible as it is too long and intimidating at the moment. The 'plannerese' style was criticised. The size of the supporting evidence base documents was also raised
- General consensus on the timescale for response was too short and would like to see it extended. A question was asked as to whether the response forms were available in the Libraries and at Barnet House
- The reference to Cat Hill as a location for future housing growth had been amended in the Core Strategy itself – it still appeared in the evidence base and this might be used by developers in the future

## Our response

- 4.3.35 The Mayor is no longer pursuing the Super Hubs idea and has identified Brent Cross as an Outer London Development Centre
- 4.3.36 We apologise for the confusion that this has caused and will ensure that resources on consultation are used efficiently (including use of e-mails) to avoid needless duplication
- 4.3.37 The Mill Hill East AAP was adopted in January 2009. The Inspector considered that the AAP had sufficiently addressed these issues.
- 4.3.38 The Core Strategy focuses on improvements to radial transport and the North Circular Road as supported by Barnet's Infrastructure Delivery Plan (IDP). We highlight that we will work with Transport for London to review the bus network and improve capacity as well as configuration.
- 4.3.39 Our approach to transport promotes the delivery of high quality transport systems in the regeneration areas. Public transport accessibility levels will increase in these areas. This includes public transport improvements along the A5 corridor, a rapid transit bus service and a new station at Brent Cross –Cricklewood. In terms of the road network we emphasise the need to ensure more efficient usage to enable traffic to move more smoothly. This includes addressing traffic pinch-points, review of traffic signals and parking management measures.
- 4.3.40 We recognise that there is a strong desire to own and use a car and that the car will remain the dominant mode of transport in Barnet. The focus of the Core Strategy is therefore on managing this reality and highlighting infrastructure improvements. In seeking to tackle the school run we are seeking behaviour change such as car sharing, walking and cycling. In highlighting the school run we have adopted a more focussed approach to behaviour change.
- 4.3.41 We have commissioned work to update the 2009 TCFNA. The 2010 Update reflects the increases in convenience floorspace generated by new outlets for Tesco Express and Sainsbury's Local as well as the more efficient use of floorspace by retailers. The 2010 Update reflects new population projections and

the impact of the recession. The TCFNA has broken the borough down into five sub-areas and highlights that there is limited capacity across the borough for convenience floorspace and this is likely to be focused on North Finchley and Edgware. This is in addition to floorspace proposed at Brent Cross-Cricklewood.

- 4.3.42 Our policy is entitled 'Promoting Barnet's town centres' and aims to attract investment to the borough. Town centres have to re-invent themselves in order to survive.
- 4.3.43 The Coalition government has highlighted localism which aims to give local people real power to control the way in which places develop. The details of the impact on the planning system will be made clearer through the Decentralisation and Localism Bill.
- 4.3.44 A good Core Strategy is written in language that people can understand. It needs to be clear and concise so that developers, the community, the council and its partners understand how the area will be changing, when it will change and what their role is. Our Core Strategy concurs with the advice of CABI on planning for places.
- 4.3.45 We extended the consultation period beyond Christmas 2009 and ensured that response forms were available at libraries and planning reception at Barnet House.
- 4.3.46 The reference to Cat Hill was in the Draft Characterisation Study, this has been removed from the final document.

## Homelessness Forum – December 8 2009

### Attendees

Lia Dover	-	Barnet Law Service
Jeanette Thornhill	-	East Finchley Advice Service
Rebecca Begej	-	Pathmeads
Sinead Walsh	-	Youth & Connexions
Suzy Naish	-	Youth & Connexions)
Diane Russell	-	Probation Service
Denise Williams	-	Elevate/Refuge, Christian Action
Jenny McKenzie	-	PCHA
Karen Yearley	-	Metropolitan Housing Association
Aida Kasozi	-	Barnet Homes
Deanne Jean-Marie	-	Family Mosaic
Julianna Goode	-	Odu-Dua Housing Association
Ricky Omar	-	Barnet CAB
Bridget Mullins	-	Barnet Homes
Denise Williams	-	Elevate-Refuge, Christian Action Housing
Mike Stevenson	-	Penrose Housing Association

### Officers in Attendance:

Mike Carless

- 4.3.47 The following issues were raised:
  - Clarification was requested on the alignment of the Core Strategy with national and the Mayor's London Plan
  - The 15 year life time of the plan was considered a long term and clarification was requested on the mechanisms for review

- Clarification was also requested on the stages of and extent of community engagement. The public and other stakeholders will have another opportunity to make comments on the document in 2010

### Our response

- 4.3.48 The Core Strategy is in accord with the draft revised London Plan and in accordance with national planning guidance. If it is not in general conformity with the London Plan it will not be adopted.
- 4.3.49 In order to effectively manage change we have to look ahead over periods of 15 years. The effectiveness of the Core Strategy in delivering its objectives is measured by a suite of monitoring indicators. Progress against these indicators provides the basis for reassessment or review of the Core Strategy. We would expect to review the document in full or partially within five years.
- 4.3.50 The Publication Stage represents the final stage of public consultation on the Core Strategy prior to submission for an examination in public. As part of the consultation process we have published the representations received and our response to them.

### Multicultural Network Meeting – December 9 2009

#### Attendees

Becky Kingsnorth	-	NHS Barnet
Eamonn Cummings	-	Dimensions (used to be Adepta)
Nila Patel	-	Chair and Anand Day Centre & Volunteer Group Diabetes UK
Madhubala Tanna	-	Barnet Elderly Asians Group
Sangita Pandya	-	Barnet Asian Old People's Association
Maurice Archer	-	Barnet African Caribbean Association
Sue Rose	-	Cherry Lodge Cancer Care
Hazel Hewett	-	Relate London NW

#### Officers in attendance

Cathy Munonyedi                      Lucy Shomali

- 4.3.51 The following issues were raised:
- Appropriate facilities including meeting places are required for the new communities and Barnet's changing demographic profile in particular the growth of the older population
  - Requirements of small business need to be catered for small units with opportunities for the local workforce to get local jobs.
  - Concern about provision for affordable housing with suitable internal floorspace standards
  - Concern about how new communities mix with existing communities
  - Transport links between east and west of borough need to be improved

### Our response

- 4.3.52 Barnet's Infrastructure Delivery Plan (IDP) is the most important piece of evidence to support the Core Strategy. It basically sets out where, when and how infrastructure will be delivered to support growth. The IDP is available on our

website. The provision of community facilities including meeting places are covered in the IDP.

- 4.3.53 An affordable housing requirement of 5,478 new homes has been identified on basis of evidence of need in the Strategic Housing Market Assessment. The Core Strategy seeks a 30% affordable housing target with a 60:40 split between social and intermediate housing. It also sets out our dwelling size priorities across all tenures. For social rented housing our highest priority are homes with 3 bedrooms and for intermediate affordable housing homes with 4 bedrooms are the highest priority. In the draft revised London Plan the Mayor has set out housing floorspace standards. Subject to adoption of the London Plan we can apply the Mayor’s standards.
- 4.3.54 Community cohesion is recognised as an issue given how Barnet is changing particularly around the regeneration and development areas.. In order to support our policy on Making Barnet a Safer Place we have identified appropriate monitoring indicators including one on people treating one another with respect and consideration.
- 4.3.55 The Core Strategy focuses on improvements to radial transport and the North Circular Road as supported by Barnet’s Infrastructure Delivery Plan (IDP). We highlight that we will work with Transport for London to review the bus network and improve capacity as well as configuration.

## Barnet Homes Hub meeting December 15 2009

### Attendees

George Millar	M Robbins	Millicent White
Marge Lacey	Jahanshir Aghakham	Brian Altman
Jill Iremonger	Susan Wachira	Vinod Jaichand
Angela Shine	Peter Arthur Cairns	Iris Dukes
Robert Weston	Barry Foster	Chantel Cummins
Renee Farrell	Hima Jaicand	Fatima Zenasni
Tikva Shalom	Pattie Skeats	Jeanette Lyle
Tracey Lyle	K Ofosu	Angela Purcell
Luther Waldron	Trevor James	Fatima Shams
D Kinnaird		

### Officers in attendance

Nick Lynch                      Mike Carless

- 4.3.56 The following issues were raised:
  - Concerns were expressed about the document looking 15 years ahead when many older people had concerns and issues which had to be addressed within their lifetimes.
  - Size of housing units - concerns were expressed about dwellings addressing the housing needs of families in Barnet especially in religious and BME communities. The need to meet the housing challenges of a changing demographic profile of the borough especially the needs of younger people was highlighted and it was questioned how we can be sure of demographics in 2026. Also consideration for very large families was questioned.
  - Timing of infrastructure delivery was raised as a concern including improvements to the Northern Line. The introduction of the Mill Hill East shuttle service was criticised.

- Protection of back gardens from development was raised by a member of Barnet Homes as preventing development happening in places where people wanted to live.

## Our response

- 4.3.57 Although it looks forward to 2026 Barnet is changing now as demonstrated by the regeneration of housing estates such as Grahame Park and the Core Strategy sets out to manage this change. As a strategic planning document it requires a long horizon. Other Barnet strategies such as the Housing Strategy and the Older Adults Strategy are more able to provide speedier resolutions over shorter time scales.
- 4.3.58 The Core Strategy sets out our dwelling size priorities across all tenures. For social rented housing our highest priority are homes with 3 bedrooms and for intermediate affordable housing homes with 4 bedrooms are the highest priority. For market housing homes with 4 bedrooms are the highest priority. Housing supply has been skewed towards flatted development and we have to ensure through the Core Strategy that we are building the right homes for the next generation. We seek a variety of housing support options that help maximise independence for vulnerable people including the young and old. In the draft revised London Plan the Mayor has set out housing floorspace standards. Subject to adoption of the London Plan we can apply the Mayor's standards.
- 4.3.59 Barnet's Infrastructure Delivery Plan is the most important part of the LDF evidence base. It basically sets out where, when and how infrastructure will be delivered to support growth. While supporting ongoing improvements to the Northern Line we are against any future downgrading or splitting of the service.
- 4.3.60 Gardens are no longer considered as previously developed land and are now protected by PPS 3. Gardens have not formed a significant source of land for housing in Barnet. Our revised direction on housing is to consolidate growth as part of the Three Strands Approach. This reflects the contribution of the identified major regeneration and development areas, regeneration estates and town centres to housing growth in Barnet. We recognise that development will come forward elsewhere in the borough but we no longer seek to promote opportunities in areas such as the major transport thoroughfares (such as the A1000 – Great North Road) and town centres (such as New Barnet and Whetstone). Development will come through the normal planning process.

## Barnet Older Adults Network 15 December 2009

### Attendees

Angela Dickinson	-	Chipping Barnet Day Centre & AIB
Don Culpin	-	Chipping Barnet Day Centre & AIB
Rosalind Collin	-	The Eversfield Centre
Mark Robinson	-	Age Concern Barnet (Network Chair)
Matthew Prevezer	-	Mind in Barnet Befriending Scheme
Myra Bloch	-	Barnet Community Counselling
Carol Gunn	-	Barnet Community Counseling
Ken Argent	-	LBB - Grants Unit
Becky Kingsnorth	-	NHS Barnet
Madhubala Tanna	-	Barnet Elderly Asian Group
Igor Tojcic	-	NHS Barnet
Adrian Lowes	-	London Borough of Barnet
Trudi Sills	-	London Borough of Barnet
Sangita Pandya	-	Barnet Asian Old Peoples Association

Maurice Archer	-	Barnet African Caribbean Association
Betty Zulu	-	AIB
Peter Cragg	-	FBVCE
Carol Rowcliffe	-	Jewish Care
Pauline Seaton	-	Trinity Church & Eversfield Centre
Stan Davison	-	Barnet 55 + Forum
Nila Patel	-	Anand Day Centre & Barnet Voluntary Group Diabetes

## Officer in attendance

Nick Lynch

4.3.61 The following issues were raised:

- Considered that the recent survey on community facilities was over complicated and the response rate would have been better if it was simplified. The Network would welcome the opportunity to complete a more simplified form and make an important contribution to the LDF evidence base
- Concern was expressed about the quality of new homes in particular the minimum space standards. This had an impact on quality of life for older people. Network was aware of the Mayor's London Plan and his push away from 'hobbit homes'
- Concern was expressed about getting across the borough and the accessibility of polyclinics in Barnet
- The Network recognised that there is potential for school usage with careful management during the day and at school holidays
- Reassurance was sought on the protection of the Welsh Harp as a valuable open space

## Our Response

4.3.62 We have been looking at the space needs of community groups to better understand existing provision and be able to plan better for them in the future. We do recognise that the survey was attempting to gather more information than necessary and have been working with CommUNITY Barnet to gain a better picture of provision. Barnet's Infrastructure Delivery Plan (IDP) is the most important piece of evidence to support the Core Strategy. It basically sets out where, when and how infrastructure will be delivered to support growth. The IDP is available on our website. The provision of community facilities including meeting places are covered in the IDP.

4.3.63 The Core Strategy sets out our dwelling size priorities across all tenures. For social rented housing our highest priority are homes with 3 bedrooms and for intermediate affordable housing homes with 4 bedrooms are the highest priority. For market housing homes with 4 bedrooms are the highest priority. Housing supply has been skewed towards flatted development and we have to ensure through the Core Strategy that we are building the right homes for the next generation. In the draft revised London Plan the Mayor has set out housing floorspace standards. Subject to adoption of the London Plan we can apply the Mayor's standards.

4.3.64 The Core Strategy focuses on improvements to radial transport and the North Circular Road as supported by Barnet's Infrastructure Delivery Plan (IDP). We are working to enable traffic to move more smoothly. We recognise that there is a strong desire to own and use a car and that the car will remain the dominant mode of transport in Barnet. The focus of the Core Strategy is therefore on managing

this reality and highlighting infrastructure improvements. In seeking to tackle the school run we are seeking behaviour change such as car sharing, walking and cycling. In highlighting the school run we have adopted a more focussed approach to behaviour change. We highlight that we will work with Transport for London to review the bus network and improve capacity as well as configuration.

- 4.3.65 With the publication of the Health White Paper in July 2010 we are less certain about the implementation of polyclinics. The Core Strategy supports the plans of NHS Barnet and from 2013 its successor bodies (including GP Consortiums) to deliver modern primary and community care.
- 4.3.66 While it is recognised that it cannot meet all needs the schools estate has an important role to play with regard to access to leisure and community facilities with schools acting as community hubs.
- 4.3.67 The Core Strategy makes reference to Welsh Harp and highlights that it is our only Site of Special Scientific Interest as well as an important recreational resource.

## Local Strategic Partnership Board Meetings (LSP)

### LSP Executive Meeting

#### Minutes of meeting of 15 October 2009

#### Attendees:

#### LSP Members

Councillor Mike Freer	-	Leader of the Council (Chairman)
Tracey McIntosh	-	Barnet College (deputising for Marilyn Hawkins)
Ruth Mulandi	-	CommUNITY Barnet (formerly BVSC)
Andrew Burnett	-	NHS Barnet (deputising for Alison Blair)
Supt Neil Seabridge	-	Metropolitan Police (deputising for Neil Basu)
Warren Forsyth	-	Middlesex University (deputising for Steve Knight)

#### Also

Jeanne Cantorna	-	Job Centre Plus
Terry Cameron	-	Job Centre Plus
Hassan Shami	-	Learning and Skills Council
Peter Livermore	-	Transport for London
Omar Ralph	-	Government Office for London

#### Council Officers

Nick Walkley	-	London Borough of Barnet
Zina Etheridge	-	London Borough of Barnet
Gavin Lambert	-	London Borough of Barnet
Andrew Nathan	-	London Borough of Barnet
Stewart Murray	-	London Borough of Barnet
Lucy Shomali	-	London Borough of Barnet
Nick Lynch	-	London Borough of Barnet
Steven Boxall	-	London Borough of Barnet

### Local Development Framework (LDF) Core Strategy

- 4.3.68 Stewart Murray, Director of Housing Planning and Regeneration, gave a presentation on the LDF Core Strategy Direction of Travel document. He

emphasised that it needed to be founded on a robust evidence base which would be examined by an inspector, and that the LSP collectively was responsible for developing this. In particular the Strategy needed to set out the vision for how partners would both respond to and shape the expected growth and to embed the infrastructure needed to support that growth. Stewart outlined the requirements of the LDF process and progress to date, together with some key findings. He highlighted the 14 key policies in the Direction of Travel document and how they were relevant to partners.

## Barnet Safer Communities Partnership Board

### Minutes of meeting of 22 October 2009

#### Attendees

##### Members:

Councillor Matthew Offord (Chairman)		Cabinet Member for Community Engagement and Community Safety
Supt Neil Seabridge	-	Metropolitan Police
Frances Crook	-	NHS Barnet (Barnet PCT)
Tom George	-	London Fire Brigade
Dorne Kanareck	-	London Borough of Barnet
Jude Sequeira	-	Metropolitan Police Authority
Ruth Mulandi	-	CommUNITY Barnet (formerly Barnet Voluntary Service Council)
Malcolm Cohen	-	Barnet Magistrates Court
Donna Charles-Vincent	-	London Probation

##### Observers:

Andy Robinson	-	Government Office for London
Sonia Wilson	-	Government Office for London

##### also present:

Andrew Nathan	-	London Borough of Barnet
Valerie Lambe	-	London Borough of Barnet
Paul Lamb	-	London Borough of Barnet
Trudi Sills	-	London Borough of Barnet
Lucy Shomali	-	London Borough of Barnet
Nick Lynch	-	London Borough of Barnet
Howard Potheary	-	London Borough of Barnet
Stuart Collins	-	London Borough of Barnet
Anahied Hatamian	-	Barnet Voluntary Service Council
Sarah Easey	-	Metropolitan Police Authority
Robert Allan	-	Barnet Magistrates Court

4.3.69 Lucy Shomali made a presentation on the Local Development Framework (LDF) Core Strategy Direction of Travel statement and stated that the LDF was the spatial planning mechanism for delivery of the Sustainable Community Strategy to deliver positive social, economic and environmental outcomes.

4.3.70 She outlined in more detail the policy on Making Barnet a Safer Place, for which the Crime and Disorder Strategic Assessment had been used as the evidence base.

- 4.3.71 Councillor Offord emphasised the paramount importance of designing out crime and avoiding the mistakes of the past, for example in the design of the original Grahame Park estate.
- 4.3.72 In response to queries from Frances Crook and Malcolm Cohen, Lucy explained that the LDF could only deal with spatial matters and the public realm; and that the framework would feed down into more specific and detailed development control policies. She confirmed that where there was new development, green space would be provided or public transport, inks improved to ensure easy access to green space.
- 4.3.73 Subject to these comments, the Board endorsed Barnet's LDF Core Strategy - Direction of Travel statement and agreed to make contributions to the development of the next stage in early 2010.

## Adult Strategy Partnership Board

### Minutes of meeting of 25 November 2009

#### Attendees

David Riddle	-	NHS Barnet
Alison Blair	-	NHS Barnet
Andrew Burnett	-	NHS Barnet
Councillor Helena Hart	-	Cabinet Member for Public Health
Councillor Richard Cornelius	-	Cabinet Member for Housing & Regeneration
Pam Wharfe	-	London Borough of Barnet
Irene Findlay	-	London Borough of Barnet

#### Observers

Sherry Malik	-	Government Office for London
Ian Kaye	-	Government Office for London

#### also present:

Nick Lynch	-	London Borough of Barnet
Lucy Shomali	-	London Borough of Barnet
Eryl Davies	-	London Borough of Barnet
Edith Okolo	-	NHS Barnet
Jim Hayburn	-	NHS Barnet
Jenny Coombs	-	London Borough of Barnet

- 4.3.74 Lucy Shomali made a presentation on the Local Development Framework (LDF) Core Strategy Direction of Travel with an emphasis on set out the implications for each theme of the Sustainable Community Strategy. Also reference was made to the Site Allocations document as a key component and the Infrastructure Delivery Plan.
- 4.3.75 The evidence base was also discussed such as the Joint Strategic Needs Assessment for Health and Social Care and the Crime Assessment and the Community Facilities Audit which is to develop a better understanding of the supply and demand for community
- 4.3.76 The following areas were discussed:
- Agreed Housing developments – 2,000 new houses in Mill Hill East and 10,000 in Colindale

- Brent Cross development agreed
- Infrastructure needed to accommodate the changes in the borough
- Types of houses needed – growing with needs of the community especially the aging community
- Open spaces to promote healthy lifestyles
- Bigger town centres
- Community facilities
- Protection of Green Belt

## Children and Young People’s Strategic Partnership Board

### Minutes of meeting of December 3 2009

#### Attendees

Councillor Fiona Bulmer (Chair),	-	Cabinet Member for Children’s Services
Councillor Helena Hart	-	Cabinet Member for Health
Cathy Goldin	-	Children & Young People’s Family Network
Alison Kira	-	Barnet Action 4 Youth
Hassan Shami	-	Learning & Skills Council
Bernadette Conroy (Vice Chair)	-	NHS Barnet
Bernie Flynn	-	Barnet & Chase Farm Hospitals NHS Trust
Dadia Conti	-	Barnet Children’s Fund
Fiona Jackson	-	Barnet Community Services
Clare Stephens	-	NHS Barnet
Neil Basu	-	Borough Commander

#### also present:

Marion Ingram	-	London Borough of Barnet
Val White	-	London Borough of Barnet
Graham Durham	-	London Borough of Barnet
Elaine Tuck	-	London Borough of Barnet
Kar Lai Lee	-	London Borough of Barnet
Nick Lynch	-	London Borough of Barnet
Lucy Shomali	-	London Borough of Barnet

4.3.77 A presentation on the Local Development Framework (LDF) Core Strategy Direction of Travel by Lucy Shomali with an emphasis on the following points were raised as being of particular relevant to Children and Young People:

- Protection and enhancing open space
- Promoting a strong and prosperous Barnet
- Enabling integrated community facilities and uses
- Making Barnet a safer place

#### Area Forums

4.3.78 The following general information on the Core Strategy - Direction of Travel was provided at the Area Forums plus a presentation on main planning issues

*“The Core Strategy of the new Local Development Framework is open for consultation. The forum included a presentation from Planning on the Core Strategy and how residents could get involved. If residents would like more information on the Core Strategy and the consultation period, please see the homepage of the council's website [www.barnet.gov.uk](http://www.barnet.gov.uk) where there is a link to more information.”*

4.3.79 Between 30 and 40 people attended each forum.

### Finchley and Golders Green Residents Forum – November 23 2009

St. Michaels Church Hall, The Ridings, Golders Green

#### Officers in Attendance

Lucy Shomali                      Nick Lynch

### Chipping Barnet Residents Forum – November 24 2009

Chipping Barnet Library

#### Officers in Attendance

Lucy Shomali

### Hendon Area Residents Forum – November 25 2009

Multicultural Centre, Algernon Road, NW4

#### Officers in Attendance

Nick Lynch

## 4.4 Reports on Barnet Civic Network & Citizen’s Panel

### Barnet Civic Network - November 11 2010

North London Business Park – Conference Rooms 1 and 2

#### Officers in Attendance

Lucy Shomali	Nick	Lynch	Cathy	Munonyedi
Mike Carless		Philip Osei-Mensah		Paul Shipway
Chloe Horner	Sue	Tomlin	Mark	Jeffreys
Alissa Fawcett	Nabil	Khan	Martin	Cowie
Andrew Nathan	Julie	Pal	Gavin	Lambert
Rosie Evangelou	Harris	Lorie	Adam	Driscoll

Cllr Daniel Thomas	-	Cabinet Member for Policy & Performance
Cllr Melvin Cohen	-	Cabinet Member for Planning & Environmental - Protection
Dr Ben Clifford	-	Bartlett School of Planning, University College London

- 4.4.1 The Civic Network enables networking between organisations in Barnet to enhance mutual understanding and encourage joint working opportunities. It reflects the full range of communities in Barnet in thinking through ideas for the future of the borough. It is also a forum whereby the LSP and its members reports on progress in relation to implementing the Barnet's Sustainable Community Strategy allowing community representatives to have an input into this work.
- 4.4.2 This is a bi-annual event which is open to all, primarily aim at those involved with civic life of the borough such as voluntary or community organisations, local businesses and public agencies. There were 95 confirmed attendees at the November 2009 Civic Network
- 4.4.3 **Councillor Melvin Cohen** Cabinet Member for Planning & Environmental Protection
- 4.4.4 Councillor Cohen set out the programme for the evening which would focus on Barnet's Local Development Framework Core Strategy. The programme would comprise two presentations, one on why we have to produce Local Development Frameworks (LDF), and one on what Barnet is doing with its LDF. He stated that the Core Strategy forms the most important document in the LDF and sets out policies which provide for future development over the next 15 years.
- 4.4.5 Councillor Cohen stated that following the presentations there would be an opportunity for a short Q and A session followed by the evening's workshops which focused on 4 strategic themes:
- Suburbs and housing growth
  - Beneficial use of community facilities
  - Protecting our open spaces
  - Economic advancement and town centres.
- 4.4.6 Councillor Cohen then introduced the guest speaker, Dr Ben Clifford, a 'Lecturer in Spatial Planning and Government' within the Bartlett School of Planning at University College London (UCL). Ben's work focuses on how local authorities are reacting to reforms of the planning system. He worked for the Department of Communities and Local Government (DCLG) and was a policy advisor on the Killian Pretty Review, a national review of the planning application process.
- 4.4.7 **Presentation by Dr Ben Clifford University College London**
- Dr Clifford opened by saying that many might be wondering why a new plan was being introduced when adoption of the Unitary Development Plan (UDP) only happened recently. The Planning & Compulsory Purchase Act 2004 was significant as it produced radical changes to the planning system.
- 4.4.8 Dr Clifford discussed the origins of the new Local Development Framework (LDF) and outlined the reasons for its inception, mainly the difference in quality of existing plans across local authorities. The LDF looks at the issue of spatial planning. Councils who were close to completing their UDP under the old planning procedures were allowed to continue, following the 2004 Act, and Barnet adopted its Unitary Development Plan in 2006.
- 4.4.9 Dr Clifford outlined the benefits of the LDF. He placed emphasis on the need for a supporting evidence base and the importance of deliverability of social, physical and green infrastructure, as the LDF is meant to be about setting clear objectives and achieving them and not just about providing a plan.
- 4.4.10 The Core Strategy is the key document as all other plans must conform to what is contained within the Core Strategy. Every local authority must produce one and set out how their area and places within it will develop. The Core Strategy should

look at least 15 years in the future and focus on key issues and challenges for the area.

- 4.4.11 By March 2008 just 22 out of 396 local authorities had Local Development Frameworks in place with three out of 33 London Boroughs having Core Strategies in place. Some procedural changes were introduced in June 2008 to simplify the stages needed to adopt the Development Plan Document.
- 4.4.12 Overall, Dr Clifford described the process as difficult but worthy and hoped that it will lead to a more concerted and consolidated approach.
- 4.4.13 **Presentation by Councillor Melvin Cohen**
- Councillor Cohen said the evening would be focusing on Barnet's Core Strategy, which was released for consultation on 9 November 2009.
- 4.4.14 The Core Strategy will detail where, when and how change will take place up to 2026 and will provide strategic hooks for other documents; which will provide more detailed policy for subsequent decision making. Councillor Cohen mentioned the Mill Hill East Area Action Plan, which is already in place with an application in for a large development in the area. The Colindale Area Action Plan was to have an examination in public the following week and the council expects it to be adopted in early 2010. We also expect adoption of the North London Waste Plan in 2011.
- 4.4.15 The 'Core Strategy – Direction of Travel' is the new name for 'preferred options'. There would be an opportunity for further comment on this next summer when it reaches the Publication Stage. The Direction of Travel emphasises the Three Strand Approach:
- **Protection** of Green Belt, Metropolitan Open Land and other valued open space from inappropriate development.
  - **Enhancement** and protection of suburbs, town centres and historic areas.
  - **Growth** that is sustainable to deliver successful regeneration and high quality.
- 4.4.16 Councillor Cohen informed the group that 23,000 comments had been received from 462 respondents on the earlier version of the Core Strategy known as Issues and Options. By and large these comments focused on Barnet's growth and the delivery of physical, social and green infrastructure to accompany it. The concerns commonly related to the distinctive character of Barnet in having large houses and abundant green spaces.
- 4.4.17 He then commented on the key findings of the LDF evidence base including:
- the Characterisation Study which looked at distinctive suburban places at risk from growth and worthy of protection,
  - the work on Town Centres which highlighted future demand for food retail in north and east Barnet,
  - the assessment of open spaces which emphasised the need to improve the quality of open spaces and not just look at quantity.
- 4.4.18 Councillor Cohen highlighted that this was an opportunity to help shape what Barnet will look like in 2026 and encouraged the Network to let the council know, as part of the consultation process on the Direction of Travel, what they liked, disliked, wanted changed or considered was missing. He then briefly listed the four main areas the Network was to discuss during the workshops:

## Suburbs & Housing Growth

- 4.4.19 The council wants to provide new family homes as well as protect suburban houses wherever possible and to avoid garden grabbing.

## Beneficial Use of Community Facilities

- 4.4.20 In responding to the economic downturn and its effect upon development the council published a guidance note, bringing flexibility to Section 106 agreements and securing funding for schools and libraries. He said that Barnet is progressing well along the Building Schools for the Future (BSF) and Primary Schools Capital Investment Programme (PSCIP) programmes.

## Protecting our Open Spaces

- 4.4.21 The demand on open spaces is changing and there is now a greater emphasis on quality. Our open spaces are not close to where the majority of people are living.

## Economic Advancement and Town Centres

- 4.4.22 Barnet has the most town centres of any London Borough. Changing patterns in the way people shop and the recession are all affecting our town centres. There is no one size fits all strategy. The council is progressing with development frameworks for the 6 largest town centres and promoting Brent Cross as a metropolitan town centre. Most jobs in Barnet are from small to medium sized businesses.

## Question & Answer session

- 4.4.23 **Q: Can any improvements be made to make the response forms to the published document more user-friendly? Particularly regarding the issues and questions stage, will the council accept letters as well?**

**A:** Letters will be accepted but please structure the questions around particular issues so that we can easily collate subjects together.

- 4.4.24 **Q: You said Barnet is promoting family home development. What about efforts to promote inclusion in development? Why not also promote wheelchair access homes?**

**A:** We have to incorporate these issues in any development we deliver and we will consider this issue in our future policy development.

- 4.4.25 **Q: The document is too disparate, and requires reading many other documents in conjunction. We would like something simpler.**

**A:** The older style of plans generate a false sense of security. We have always had to take other policies into account. It may seem more complicated but it is hoped to be better for managing future development. This is a more bespoke system which allows plans to be more responsive to local needs. Moreover, we want to move away from the one size fits all approach, which therefore requires us to produce more detailed documents.

- 2.4.1 **Q: Environmental protection is a concern. Can we have an undertaking in the open spaces review that the Wildlife & Countryside Act will not be ignored? When there is a consultation will we get any feedback? Secondly, can you comment on the Barnet Trees Report?**

**A:** Biodiversity is taken into account in the LDF and we need to comply with the Act. Feedback has been provided on the consultation on earlier stages of the Core

Strategy. Furthermore, Overview and Scrutiny have looked at the issue of trees. It found that Barnet has a rich supply of trees and tree protection measures are important to protect the character of the borough.

4.4.26 **Q: The Conservative manifesto claimed it wished to halt the destruction of family homes. However, policy CS2 suggests promoting areas for infill development. Is it the policy to develop main roads with flats like Hendon Lane?**

**A:** We have a strong emphasis on protecting areas of the borough for large, family houses with gardens. However, this has to be balanced against the need for housing growth, as we are preparing documents in the context of the London Plan and national policy. Along the A5 corridor quality needs improving and development applications to create new housing are needed. We want to manage growth setting out broad principles for suitable places. You are encouraged to get involved and comment on the documents as where these developments will be is part of the process.

4.4.27 **Q: We need more time to respond as the consultation covers Christmas.**

**A :** This is the mid-point in the development of the Core Strategy and there will be a further opportunity to comment in 2010. However, we will accept responses up to January 11<sup>th</sup> 2010.

### Workshops

4.4.28 Each table was given one of the four themes mentioned above to work on, with help from council officers as facilitators.

4.4.29 The facilitators then each provided brief feedback from the tables. All feedback and discussions were noted by officers to feed into consultation on the Direction of Travel.

## 4.5 Successful Suburbs and Housing Growth

4.5.1 We have high housing targets; we expect to deliver 28,000 new homes by 2026 mainly in the west of the borough. We want to protect the character of the suburbs and we are working out an approach on the best way to do this. It is not an issue that the Core Strategy can answer alone, other parts of the LDF will address this:

### What makes a successful suburb? Do you believe you live in one?

- Ownership and sense of belonging, attachment, community cohesion and a sense of worth, neighbourhood and interaction between residents
- Leafy and low density, a place for family housing with good access to schools and facilities for supporting families
- Good transport links
- Quality of life
- Low crime levels

## Have we identified the right locations (as shown on map) for housing growth? What are the alternatives?

- Concerns about infrastructure provision including schools, youth centres, hospitals and transport particularly where Brent Cross is concerned
- Recognition that Barnet is predominantly a residential borough. Concerns about managing rapid change
- Level of growth questioned, in particular why Barnet is going to be the biggest borough by population in London in future. Where does this information come from?
- Concern about development of green sites. If such sites are developed they should provide funding for other green spaces
- There could be greater value in smaller sites
- Redevelopment along roads such as Finchley Road has generated excessive heights which has changed the character. However there was also some support for this principle provided it is controlled as it could spread growth more equitably across the borough

## Our Response

- 4.5.2 Barnet's Infrastructure Delivery Plan (IDP) is the most important piece of evidence to support the Core Strategy. It basically sets out where, when and how infrastructure will be delivered to support growth.
- 4.5.3 Much of the demographic growth in Barnet is generated by Natural Increase rather than housing growth. This reflects Barnet's attractiveness as a place for young families.
- 4.5.4 We highlight the contribution of green spaces including gardens to Barnet's character and highlight that we will seek to meet increased demand for access to open space by improving the greening of the environment through protection of incidental greenspace, trees, hedgerows and watercourses.
- 4.5.5 Our revised direction on housing is to consolidate growth as part of the Three Strands Approach. This reflects the contribution of the identified major regeneration and development areas, regeneration estates and town centres to housing growth in Barnet. We recognise that development will come forward elsewhere in the borough but we no longer seek to promote opportunities in areas such as the major transport thoroughfares (such as the A1000 – Great North Road) and town centres (such as New Barnet and Whetstone). Development will come through the normal planning process.

## We want to provide housing choice and meet housing priorities without undermining suburban character or local distinctiveness. How do we balance these demands?

- Difficult to define the character of Barnet
- Character is changing with the population
- People not property defines character
- Green space adds to character
- Affordable housing is important

## Our Response

- 4.5.6 We recognise in the Core Strategy that Barnet is changing and that it needs to grow successfully. Protecting and enhancing the suburban quality of Barnet is based on an understanding of its physical attributes as provided by the Characterisation Study. We need to get the balance right and manage the changes in our population, and provide housing choice to meet aspirations whilst protecting and enhancing Barnet's character.
- 4.5.7 An affordable housing requirement of 5,478 new homes has been identified on basis of evidence of need in the Strategic Housing Market Assessment. The Core Strategy seeks a 30% affordable housing target with a 60:40 split between social and intermediate housing. It also sets out our dwelling size priorities across all tenures. For social rented housing our highest priority are homes with 3 bedrooms and for intermediate affordable housing homes with 4 bedrooms are the highest priority.

### We intend to identify areas of special character outside of the Conservation Areas and provide design guidelines for such areas. How do we address those areas that are not identified as high quality suburbs?

- Concern that growth is focused on the least well off parts of the borough and not spread widely enough because the council was worried about the level of objection from wealthier residents

## Our Response

- 4.5.8 We do focus consolidated growth on those areas that require regeneration and recognise that development will come forward elsewhere in the borough.

### Do you think we should continue to provide flats as a form of affordable accommodation?

- Flats should be concentrated in town centres and they should have zero parking
- Not providing family sized accommodation

## Our Response

- 4.5.9 The Core Strategy sets out our dwelling size priorities across all tenures. For social rented housing our highest priority are homes with 3 bedrooms and for intermediate affordable housing homes with 4 bedrooms are the highest priority. For market housing homes with 4 bedrooms are the highest priority. Housing supply has been skewed towards flatted development and we have to ensure through the Core Strategy that we are building the right homes for the next generation. Town centres will provide opportunities for flatted accommodation as part of mixed use development.

### Other comments:

- Greater outreach work required by planners
- Process needs local advocates
- Problems of accommodating public views

## Our Response

- 4.5.10 The Coalition government has highlighted localism which aims to give local people real power to control the way in which places develop. The details of the impact on the planning system will be made clearer through the Decentralisation and Localism Bill.

## 4.6 Open Space

- 4.6.1 We have a good supply of open space but it is in the wrong locations. Open space deficiency is an issue in the more populated parts of the borough such as Finchley. The areas in the north next to the Green Belt are well catered for. Quality is also an issue, 16 premier parks out of 73 public ones. We should be seeking to improve them all in order to increase access. Facilities such as playgrounds are also an issue. We want parks to keep people active and healthy.

### Barnet has 73 public parks. What is your premier public open space? Why do you like it?

- Oakhill Park
- Friary Park
- Cherry Tree Wood
- Golders Hill Park
- Need to be accessible (including having a car park) and to have facilities and promote activity in order to make it attractive

### Less than half of the parks have children's play facilities. We want to promote healthy lifestyles and outdoor gyms for adults are becoming more popular. Should provision of such facilities be the way to attract increased usage of open space or should we just emphasise the traditional park qualities such as landscaping?

- Children's play facilities do not broaden their understanding of the natural world. Need more promotion of natural play
- Play spaces and open spaces need to be focused as different things
- Not all green spaces should have play areas
- Park wardens required to avoid equipment being vandalised
- Outdoor gyms are only appropriate in large spaces such as Scratchwood

## Our Response

- 4.6.2 Barnet is changing and there has been a marked increase in the number of children aged between 5 and 14. Provision for children's play is a priority in the Core Strategy and there is a deficiency of such play areas. We also highlight the benefits of outdoor gyms and such facilities should be located in those open spaces that can be easily accessed, Scratchwood would not be top of the list. Through protecting our natural spaces children and adults have the opportunity to enjoy this resource.

- 4.6.3 A range of other stakeholders have a role to play in protecting and enhancing our open spaces. As part of our One Barnet approach we support more active engagement, networking and self-help.

**We have good provision of parks and playing pitches but quality and access by walking, cycling or public transport is an issue. How do we address these issues?**

- Concern about availability of resources for protecting open spaces and split between the Premiers and the other open spaces. Premier Parks have been overdeveloped while smaller parks have been neglected
- There is a need for informal (providing opportunities for natural habitats) as well as formal areas in parks
- Paradox that increased use of open spaces by improving access may cause them to decline
- There is a need to reduce car use
- There is a need for greater promotion of access to parks. Green Belt walks should be signposted
- Issue of access to Copthall by public transport from East of the borough

**Our Response**

- 4.6.4 Although we refer to the Premier Parks in the supporting text our policy approach is to seek improvements to open spaces in response to additional demands created by new developments. Work on the All London Green Grid will provide the opportunity to secure revenue funding from the Mayor of London to help create new green spaces and maintain them in perpetuity. Through smoothing the flow of traffic journey times to places such as Copthall should be reduced.
- 4.6.5 We do highlight the potential for a regional park for North West London and its reference in the London Plan

**Will increased public access to our natural green spaces give them greater protection or potentially have a negative impact on nature conservation and biodiversity? How do we balance nature conservation and access?**

- Increased use of Hampstead Heath by visitors has not caused any significant impact on biodiversity
- There needs to be consideration of the upkeep of roadside verges and a more positive attitude on trees and hedgerows
- There needs to be more nature reserves to manage accessibility
- Keep integrity of open spaces. If quality is poor it is because it is not being managed for biodiversity
- Resources are required to make Green Belt accessible including public transport and car parks

**Our Response**

- 4.6.6 Trees and hedgerows as well as incidental greenspace form an important part of our green infrastructure. We want to maintain networks of natural habitats by

avoiding their fragmentation and isolation. This helps to provide a green corridor along which species can move. The issue of accessibility to the Green Belt will be considered as part of the work on the Green Grid.

### We have 6% of London's farmland and popular allotments. Can Barnet and its communities do more for sustainable food production?

- More allotments are needed as there is plenty of unutilised space
- Greater integration of allotments into open space
- Recognise need for more local food production
- Use of leases to encourage farmers to farm environmentally
- Greater linkages with Barnet schools to spread the message

#### Our Response

- 4.6.7 The Core Strategy highlights the benefits for community cohesion, health and our countryside of making better use of our land for food growing. We do support greater community involvement in local food production and highlight the Mayor's Capital Growth Initiative.

#### Other comments

- Concerns expressed about maps
- No value given to wildlife, nature conservation and natural open spaces
- Concern about the phrase 'appropriate development' in Green Belt as no development is appropriate
- Concern about omission of burial space given increases in population

#### Our Response

- 4.6.8 We have revised the map showing the deficiency of public space in the borough.
- 4.6.9 We have also revised the supporting text to highlight the value of green corridors.
- 4.6.10 National planning guidance as set out in PPG 2 on Green Belts highlights what is appropriate development in Green Belt.
- 4.6.11 The issue of providing burial spaces for London and addressing the needs of its diverse communities is a complex one which cannot be simply addressed by a borough acting alone. The draft revised London Plan highlights that there has not been an assessment of burial space in London for over 10 years and it is clear that the Mayor has to work with boroughs and cemetery providers to establish what is the current situation with regard to supply. This assessment should look at barriers to supply including the re-use and reclamation of burial space.

## 4.7 Community Facilities

- 4.7.1 Supply cannot meet demand of our active communities. We are trying to make more efficient use of facilities and also to build up a better picture of what is out there. The schools estate programme is widening the community use of schools but this does restrict usage.

## What is your most cherished community facility? Why do you like it?

- The pub – but café style or how they were 30 years ago (but smoke free!) pubs seem to be segmented now exclusively for young people
- Any arts facilities apart from the Arts Depot which has poor access
- Design of the built environment can bring people together
- Hendon Town Hall following refurbishment
- RAF Museum

## It is not realistic for every community group to have their own premises. How can we ensure that community groups share facilities and support each other?

- Existing facilities need to be audited. Need an area based assessment of needs for community facilities
- Support for sharing fully accessible facilities
- Facilities need to be in a range of locations
- Options to utilise Finchley Memorial Hospital and Edgware Community Hospital for meeting space
- Recognise complexity of applying for licensing for community centres and events. There is a need for a single body to issue a single comprehensive licence to cover all types of events. Community groups would benefit from this
- Examples of successful shared community centres include the one stop shop facility on the Concourse, Grahame Park and the community centre on the West Hendon estate. Recognised however that these have been successful because they have had funding either from central government or Barnet
- Many empty properties in the borough could be better used

## Our Response

- 4.7.2 We have been looking at the space needs of community groups to better understand existing provision and be able to plan better for them in the future. We do recognise that the survey was attempting to gather more information than necessary and have been working with CommUNITY Barnet to gain a better picture of provision. Barnet's Infrastructure Delivery Plan (IDP) is the most important piece of evidence to support the Core Strategy. It basically sets out where, when and how infrastructure will be delivered to support growth. The IDP is available on our website. The provision of community facilities including meeting places are covered in the IDP.

## Are accessible town centres the best location for new provision of multi-purpose community hubs? Can we get more out of our library estate?

- Support for use of town centre locations for community hubs but need to rethink what is meant by community facilities

- Opportunity for empty shops and town centres to become community facilities including using them for art galleries/facilities. Need support, advice or finance from council finance to help negotiate with landlords/owners of empty shops
- More consideration for all age groups when planning locations of community facilities. Town centres were felt to be ideal as people would be shopping, etc in these areas. One size doesn't fit all
- Support for increased use of accessible libraries to provide more community facilities

## Our Response

- 4.7.3 We do recognise the value of vacant shops in town centres being utilised for temporary uses such as arts and culture. Town centres are accessible locations and therefore are a preferred location for community facilities. Community facilities include schools, libraries, community centres and religious facilities.

All new primary and secondary schools shown on the map will be designed with wider community use in mind. It is recognised that many groups meet during the day but do you see this as an opportunity for greater usage by all age group in evenings and weekends?

- Support for use of schools estate at reduced/reasonable rates to encourage community groups. Acknowledged that this would be restricted to after school hours and weekends but it was considered that it is 'Council Policy' not to open schools on Sundays?
- Schools estate would lack the right welcoming environment and provide more impersonal space e.g. not institutional example given of 331 drop in centre
- Community access strategy required for new schools
- More explanation is required of potential of schools as community hubs
- Need for community space for older persons is greatest during the day and through the working week so that reduces the benefits of schools
- Design features such as induction loops would have to be incorporated into Building Schools for the Future (BSF)/Primary Schools Capital Investment Programme (PSCIP)
- Concerns about mixing elderly and children in the same environment
- Need for greater community access to sports facilities in schools

## Our Response

- 4.7.4 While it is recognised that it cannot meet all needs the schools estate has an important role to play with regard to access to leisure and community facilities with schools acting as community hubs. We have been looking at the space needs of community groups to better understand existing provision and be able to plan better for them in the future. All new primary and secondary schools will be designed for community use in mind, to enable a full range of extended services to be provided.

Barnet has a very diverse community. Individual communities often have specific needs in terms of community and educational

provision. How do you think these needs should be met? Should we only support new religious schools when they meet proven local demand and are capable of providing a good learning environment?

- Considered that although no obvious answers to issue of diverse communities sharing space these are not insurmountable problems. The importance of sharing space so that communities can understand and get to know each other is vital. Examples of faith and community groups sharing cooking and preparation space without difficulties – importance of recognising the differences between cultural and religious requirements
- A Centre for Independent Living is needed
- Community facilities should be free
- Subsidies to single parents to enable them to rent premises more cheaply
- Lack of community support for religious schools. Support for new religious schools should not just be based on local demand but about potential demand the benefits of bringing pupils from out of the borough would be attracting new residents/communities and economic prosperity

### Our Response

- 4.7.5 We continue to encourage sharing and the efficient use of community facilities. We have revised policy to respond to the need for parental choice. There is no specific reference to faith groups in the policy. This includes supporting proposals for parent promoted schools or 'Free Schools'. Such proposals have to conform with basic school requirements as set out in guidance from the Department of Education.

### Other comments:

- Will the review of community facilities result in better information being made available to residents on what currently exists?
- The council should promote existing facilities through a wider advertising campaign

### Our Response

- 4.7.6 In order to make more efficient use of Barnet's community assets this does seem a practical way forward. We will continue to work with the voluntary sector on this information sharing issue.

## 4.8 Town Centres and Economic Prosperity

- 4.8.1 Our issue with town centres is that we have so many (20) and we also have the growth of Brent Cross. We have identified 6 town centres - Chipping Barnet, North Finchley, Finchley Church End, Edgware, New Barnet and Whetstone as those places with potential for future mixed use development i.e. retail, commercial, leisure and residential. Further detailed work is taking place on these centres and will involve consultation.

Barnet has the most town centres of all London boroughs – which town centre do you use most regularly? What do you like about it and what do you dislike about it?

- Crouch End is considered a model town centre
- East Finchley has a village feel
- Hendon is diverse, good bars and good price range
- Transport links make centres attractive
- Town centres must be hubs of activity and accessible for the less mobile

Changing patterns in the way people shop had started to impact on most of Barnet's Town centres over the last few years. The recession has had a further negative impact on many town centres. Some town centres will need to reinvent themselves as offering more than retail in order to thrive in the future. What else should they offer housing, more commercial floorspace, food and entertainment uses, community facilities?

- Plan for managed contraction of smaller and less successful town centres in response to expansion of Brent Cross
- Recognise need for balance of mixes including residential and business
- Considered that town centre living is a good thing and we need to develop a better understanding of who lives there and why they do
- Need to have wide range of people using leisure facilities. Facilities need to reach out to a wide range of groups
- Questions raised about availability of funding for management of town centres
- Town centres need to have a vertical structure of retail on ground floor, offices on first floor and residential above
- NHS Barnet and Metropolitan Police should be more pro-active in supporting town centre locations. Need for accessible GP surgeries not polyclinics
- Social space and green space should be in town centres. The importance of landscaping should be highlighted
- Supermarkets should only be allowed in the centre of town centres and not on the edge or out of town
- Prevent expansion of out of town stores as this has an impact on town centres
- Finchley Church End has a poor variety of shops and is dominated by Tesco but recognised that it benefits from restaurants
- Too many hot food uses in North Finchley

## Our Response

- 4.8.2 The Core Strategy seeks to ensure that each town centre plays to its strengths so that they can be successful places which provide consumer choice. We highlight that an attractive and safe town centre environment can encourage people to visit and stay. Planning has to be realistic about town centres and more flexible in order

to inject life into these places. We want to avoid boarded up shops by encouraging temporary uses for performance and creative work.

- 4.8.3 Town centres are not just about shops. We encourage community, leisure and other uses that will appeal to all ages without impacting on residential amenity for those residents who live in and around our town centres. A vibrant mix is important and we want to attract major retailers as well as providing opportunities for the independent sector to flourish through the provision of smaller and more affordable premises.
- 4.8.4 We support our markets for providing consumers with choice and affordability and given the move towards more sustainable food production in London would welcome shops selling locally grown produce. We also highlight the need to protect local shopping parades for the important services, such as butchers and grocers, they provide. Having local access to shops reduces the need to use the car.

**We are promoting the growth of Brent Cross as a metropolitan town centre to serve the needs of communities in the wider north London area and beyond. In order to ensure the continued health of our larger town centres we are also promoting growth and development opportunities there. Is this the right approach?**

- Concern over traffic implications of Brent Cross
- Council should lead on town centre management
- Access is the essential foundation of town centres and there is a need for a range of transport including hopper buses
- Need strong balance between parking management and public transport accessibility
- Car parking charges deter visitors
- Town centres in particular North Finchley have too much traffic, makes it difficult to park
- Encourage traders to clean outside their shops in order to reduce business rates.

### Our Response

- 4.8.5 We recognise that car parking is an issue and are seeking to improve facilities for short-visits. We will work with Transport for London to review and improve the bus network in terms of capacity and configuration. The Core Strategy also highlights that through town centre development opportunities we can improve public transport services in town centres as well as providing parking for short trip visits. On the basis of development opportunities we will improve access for pedestrians and cyclists.
- 4.8.6 The Council recognises its role in supporting the borough's town centres and ensuring their continued success. A range of other stakeholders from retailers, residents and investors have a role at least as significant to play. We support more active engagement, networking and self-help amongst key players in the town centres.

**Will provision of 'affordable shops' support new and independent outlets in new retail development? Should town centres provide**

## a greater focus for flexible and affordable workspace that is more attractive to smaller businesses?

- Business rate reductions of up to 2 years to help start ups in empty units (vacant for 6 months+)
- Out of town shops have displaced small retailers
- Support for small businesses to be located in town centres
- Support for use of S106 for small business units for expanding businesses
- Town centres can be more diverse if they provide room for unique businesses
- Support opportunities to work locally

### Our Response

- 4.8.7 We welcome support for this approach which we intend to take forward through our SPD on Contributions to Enterprise, Employment and Training.

## 4.9 Citizen’s Panel December 2 2010

### North London Business Park – Conference Rooms 1 and 2

#### Officers in Attendance

Lucy Shomali	Nick	Lynch	Cathy	Munonyedi
Mike Carless		Philip Osei-Mensah		Paul Shipway
Sue Tomlin		Mike Godleman		Chris Palmer
Alissa Fawcett	Sara	Pickin	Lynne	Hutton
Rosie Evangelou	Harris	Lorie	Andrew	Zandes

#### The Citizen’s Panel

- 4.9.1 Barnet’s Citizen’s Panel is a consultative panel of residents that is run by the Council. It consists of 1,000 residents selected at random to be representative of the borough’s population in order to create an accurate picture of resident’s views. A total of 67 panel members attended the workshop and were selected to be representative of all wards. The event was run in a similar format to the Civic Network but with more interactive workshop with facilitators moving around the tables each with a set of tasks for residents to run through that related to issues in the Core Strategy. The themes were:-

- town centres
- housing
- transport
- environment

- 4.9.2 Tasks include ranking sets of options in order to preference, adding post-it notes to a map and general discussions of topics raised by the facilitator. Facilitators fed back at the end of the session.

#### Citizens Panel Workshop – December 2 2009

- 4.9.3 The demographic make up of the workshop in terms of age, gender, ethnicity and disability is highlighted in the table below:

AGE:	Number	%
18-24	5	8%
25-34	10	15%
35-44	13	19%
45-54	14	21%
55-64	15	22%
65+	10	15%
GENDER: Number		%
Male	37	55
Female	30	45
ETHNICITY: Number		%
Asian	6	9%
Black	10	15%
White	48	72%
Mixed	2	3%
Other	1	1%
DISABILITY Number		%
Yes	6	9%
No	61	91%

## Theme: Barnet's Town Centres

- When asked about using Barnet’s town centres the Panel told us that Brent Cross is easy to get around while North and East Finchley had a variety of shops. Mill Hill was considered a nice friendly place, with a village feel and good local shops. Residents use local supermarkets for food and Brent Cross for non food shopping. Most of the Panel did their DIY shopping within Barnet. Local cinemas are reasonably well attended, but participants were more likely to go to the West End for the theatre. Libraries are well used and regarded as an important local facility.
- Looking outside Barnet the Panel liked Muswell Hill because of its range of restaurants. The popular out-of-Barnet destinations are Westfield, the West End, St. Albans, Welwyn Garden City and Watford. Town centres outside Barnet such as Wood Green and Palmers Green provide greater variety and choice including specialist foods. The use of online shopping remains convenient on choice, price and delivery for electrical goods, DVD’s and books.
- The Panel identified shopping locations they did not like. This included Chipping Barnet, Finchley Church End and Tesco’s at Colney Hatch Lane. Chipping Barnet was criticised for having lots of boarded up and empty shops, also its market has been badly maintained. Finchley Church End was criticized for similar reasons. Tesco’s Colney Hatch Lane was heavily criticized for the traffic that it brings to the area. Brent Cross was criticised for being too busy,

and not as nice as some of its competitors. Burnt Oak was seen as dirty and run down, with unsavoury people hanging around

- The Panel told us that Barnet's town centres lacked choice with the same products being available in each centre. The lack of specialist shops was highlighted as was the loss of the Yaohan Plaza in Edgware Road (in LB Brent). In contrast some criticized the singularity of specialist areas near them. Burnt Oak was highlighted for its domination by fruit and vegetable stores. The Panel wanted more small boutiques, local produce shops and non-brand stores
- The Panel told us that they visited town centres with easy access by tube, train or car. Bus travel was seen as slow and difficult. Free parking was considered very popular. Many felt that their shopping behaviour was directly affected by parking regulations. People would travel further to take advantage of free parking at supermarkets or Brent Cross or use public transport to go to the West End. Many would spend greater time in centres if they weren't worried about parking tickets or costs.
- There was support amongst the Panel for reducing overheads for small businesses to encourage their growth and enable them to compete with internet shopping and supermarkets. It was voiced that if this support was provided and parking restrictions were eased in town centres, many would prefer to visit local butchers or grocers for their shopping rather than supermarkets.
- The Panel told us that town centres could be revitalised by encouraging more jobs and attracting people to new sports facilities. Provision of facilities for young people and cycle parking in town centres was also highlighted

## Our response

- 4.9.4 Barnet has 20 town centres and the Core Strategy seeks to ensure that each centre plays to its strengths so that they can be successful places which provide consumer choice. We highlight that an attractive and safe town centre environment can encourage people to visit and stay. Planning has to be realistic about town centres and more flexible in order to inject life into these places. We want to avoid boarded up shops by encouraging temporary uses for performance and creative work.
- 4.9.5 Town centres are not just about shops. We encourage community, leisure and other uses that will appeal to all ages without impacting on residential amenity for those residents who live in and around our town centres. A vibrant mix is important and we want to attract major retailers as well as providing opportunities for the independent sector to flourish through the provision of smaller and more affordable premises.
- 4.9.6 We support our markets for providing consumers with choice and affordability and given the move towards more sustainable food production in London would welcome shops selling locally grown produce. We also highlight the need to protect local shopping parades for the important services, such as butchers and grocers, they provide. Having local access to shops reduces the need to use the car.
- 4.9.7 We recognise that car parking is an issue and are seeking to improve facilities for short-visits. We will work with Transport for London to review and improve the bus network in terms of capacity and configuration. The Core Strategy also highlights that through town centre development opportunities we can improve public transport services in town centres as well as providing parking for short trip visits.

On the basis of development opportunities we will improve access for pedestrians and cyclists.

## Theme: Housing in Barnet

- The Panel expressed concerns about design standards in new build and the impact of such design on the quality of life of residents. Noise, limited living space, car parking and management of communal areas were seen as major issues. Conversions were seen as providing more generous space standards than new build flats and it was recognised that they tended to be in more desirable locations with access to private rather than communal gardens
- The Panel told us that there is a need to get housing design right and create 'products' that people actually want making sure we consult with the right people about mix and style of developments. Example was given of some people from different cultural backgrounds not wishing to live 'open-plan'
- The Panel considered that family accommodation should be affordable – both rented and shared ownership. Also and that family homes need to have space to grow and avoid overcrowding. Need to make sure there are opportunities for downsizing both for social housing tenants and people in the private sector. This will free up family homes
- The Panel also expressed concerns about living conditions for residents in housing estates awaiting regeneration such as West Hendon
- The Panel told us that households in social housing need more support to help build community cohesion. We should avoid isolating vulnerable people in social housing/temporary accommodation. Although there was recognition that mixed and stable communities were necessary doubts were expressed on whether mixed tenure can work
- The Panel highlighted that Barnet is an expensive borough and so are its affordable housing schemes. There were concerns about affordability of flatted accommodation especially for young people and keyworkers who wish to remain in Barnet. Choices are restricted for people on low incomes. Disadvantages of instability of the private rented sector were a concern – people can't put down roots and 'invest' in their community – there is a need for something in between ownership and private renting – more housing association involvement was mentioned
- The Panel wanted more details on the people the housing was intended for. Some concerns were raised about where new residents of social housing will come from. Most participants consider that Barnet has a social responsibility to those in housing need regardless of where they come from
- The Panel expressed concerns about heights of multi story blocks. Developments should consist of a mix of houses and low rise flats and it is important to ensure a variety of housing types in order to provide real choice. There is potential for houses to be built at higher densities as an alternative to flats. The Panel commented that London is unusual for a European capital in having so many houses. Considered that comparisons with European high density living were not valid as rent control mechanisms were operational in European cities
- There is a need to ensure sufficient infrastructure including road and tube network as well as open space, community and entertainment facilities  
Community facilities provide the meeting points for communities to mix.

- The Panel supported utilising long term empty commercial spaces such as ‘Furnitureland’ in N12 for residential as well as doing more about empty residential properties
- Consensus amongst the Panel that provision should be mixed for families, single people and couples. It was considered that choices were restricted for disabled people and single person households
- The Panel highlighted the need to develop more communities for older people including lifetime neighbourhoods where care and support can be accessed - this should provide for a mix of support and care needs. Older people in large properties should be encouraged to have lodgers through financial incentives
- Concerns were expressed that there will be insufficient employment opportunities in the area – need to give reasons for people to live in an area

## Our response

- 4.9.8 Our approach in the Core Strategy is to promote choice and provide quality homes. We support a mix of housing products across the age spectrum and for vulnerable adults. We recognise the issue of older people being asset rich but cash poor in Barnet and are working to address their housing needs in order to help release family housing onto the market.
- 4.9.9 It is important to make more efficient use of space and utilise vacant commercial space for housing as well as bring vacant properties back into use. The Mayor of London is working to increase residential space standards for all tenures in new development and we support his approach.
- 4.9.10 There is not a one size fits all approach to housing design and we seek to optimise rather than maximise housing density taking into account the suburban character of the borough and a desire to protect and enhance the qualities that attract people to live in Barnet.
- 4.9.11 The Core Strategy sets out our dwelling size priorities across all tenures. For social rented housing our highest priority are homes with 3 bedrooms and for intermediate affordable housing homes with 4 bedrooms are the highest priority. For market housing homes with 4 bedrooms are the highest priority. Housing supply has been skewed towards flatted development and we have to ensure through the Core Strategy that we are building the right homes for the next generation.
- 4.9.12 The Core Strategy does promote home ownership as part of a ‘housing journey’ and sees social rented housing and intermediate housing as steps on that journey. We seek a variety of housing support options that help maximise independence for vulnerable people including the young and old.
- 4.9.13 We clearly set out that Barnet as a large borough in London has a responsibility to addressing wider housing need in the capital. An affordable housing requirement of 5,478 new homes has been identified on basis of evidence of need in the Strategic Housing Market Assessment. The Core Strategy seeks a 30% affordable housing target with a 60:40 split between social and intermediate housing.
- 4.9.14 Barnet’s Infrastructure Delivery Plan (IDP) is the most important piece of evidence to support the Core Strategy. It basically sets out where, when and how infrastructure will be delivered to support growth. The IDP is available on our website. The provision of community facilities, transport improvements and open space are covered in the IDP.
- 4.9.15 We want Barnet residents to benefit from the job opportunities created at Brent Cross – Cricklewood and within our larger town centres. Policy CS 8 on Promoting

a Strong and Prosperous Barnet highlights the work of the Skills Development Group in ensuring that Barnet residents are equipped with the skills to access the 21,000 new jobs that will be generated in the borough by 2026.

## Theme: Transport

- In terms of reducing car use the Panel recognised the complexities of addressing the issue. There is a need to understand what causes congestion and how people travel/what journey options are there
- It was considered that higher motoring costs including parking charges and car fuel prices would make driving less attractive. Barnet's narrow roads contribute to congestion as do the frequency of road works on poor road surfaces.
- The Panel highlighted that public buildings such as the Council Offices at North London Business Park (NLBP) should be in more accessible places
- The Panel considered that parking in Barnet is controlled using draconian methods. There was support for use of redeemable tickets in shops for parking in town centres. The controlled parking zones need better organisation, in particular where there is no parking control on one side of the street and CPZ on the other such as in Finchley
- There should be a balance between parking spaces and parking controls/levels of fines. Commuter parking causes problems in many parts of the borough e.g. outside Mill Hill East Station
- The Panel want to reduce car trips to Brent Cross when it is expanded. Support for a park and ride service for Brent Cross. Identified a need for more opportunities to drop off and pick up at stations
- There was support for more bus lanes and introduction of trams as they are not affected by traffic. The Brent Cross Light Railway proposals were highlighted. The Panel also saw opportunity to improve the Northern Line's reliability and link the two branches in Barnet
- The Panel identified a need to make buses feel safer as a mode of travel. Bus drivers are not always customer friendly. Need to integrate public transport better, particularly the buses and the various routes and provide public toilets at transport hubs. The Panel expressed concerns about the impact of school pupils behaviour on bus users and questioned whether school children should have free travel when they are disruptive.
- There was support for increased bus frequencies including night buses, more bus stops with countdown information and route information. The Panel supported express bus services between town centres but expressed concerns about impact on existing bus routes. Problem journeys were identified e.g. Barnet to Edgware, Finchley to Enfield, East Finchley to Golders Green. There was support for more direct bus routes to places such as Royal Free Hospital and more east / west routes as well as services extended beyond London
- The Panel supported public bike hire and better and more secure cycle parking at stations. Major issue for cyclists is safety. Need for more cycle lanes and segregation of cyclists from other traffic. Should look to designate safer routes across open spaces. Improving footpaths and lighting will encourage more people to walk. Concern was expressed about cycling on pavements and the number of pot holes on Barnet roads.

- Encouraging people to walk to school more and car share would help to reduce traffic in the mornings, as would school mini-buses. To improve congestion in the morning schools should be made to start one hour earlier or staggered.
- The Panel supported subsidised parking for electric cars and the need for more charging stations. There was an expectation that for Car Clubs to work there would need to be two or three cars per street

## Our Response

- 4.9.16 The Core Strategy recognises that as an outer London borough we need to get the balance right on car usage. There is a strong desire to own and drive a car and it is required for many necessary journeys. Through providing for effective and efficient travel services is essential to delivering successful growth in Barnet, matching people's needs to transport provision at lowest cost.
- 4.9.17 We are required to take a realistic approach towards use of the car, public transport, walking and cycling based on sound evidence including our accompanying infrastructure delivery programme which reflects planned improvements in the TfL Business Plan and Network Rail's Thameslink Enhancement Programme.
- 4.9.18 The Core Strategy focuses on improvements to radial transport and the North Circular Road as supported by Barnet's Infrastructure Delivery Plan (IDP). We highlight that we will work with Transport for London to review the bus network and improve capacity as well as configuration.
- 4.9.19 The light rail proposal for Brent Cross-Cricklewood was considered as part of the outline application. It was not considered viable and not supported by Transport for London.
- 4.9.20 The Core Strategy highlights the impact of maintenance and utility work on road surfaces and the need for continued investment in them.
- 4.9.21 We highlight congestion as the main concern of our residents and the need to comprehensively tackle the school run. In order to reduce congestion and improve road safety we want to smooth the flow of traffic. We are tackling the school run through school travel plans and will review traffic signals around the borough and invest in infrastructure improvements to address traffic pinch points.
- 4.9.22 Through development opportunities in town centres we will encourage short-trips through improvements to parking and the public realm to make such places more attractive to visit by walking or cycling.
- 4.9.23 We support the increased use of electric vehicles and the provision of charging points in new developments.

## Theme: Environment

### We asked the Panel how they reduced energy usage?

- Turning off/down heating & lighting for economic rather than environmental reasons
- Line drying of clothes rather than tumble drying
- Recycling old clothes- either to charity shops, use as cleaning rags
- Using a diesel car rather than petrol
- Using low energy light bulbs

- Wearing warmer clothes rather than turning up the heating
- Using hot water bottles rather than an electric blanket
- Insulation – loft/wall cavity. Double glazing
- Reducing car use, not driving with a full tank or boot, driving slower, walking or cycling
- More use of public transport
- Using energy efficient appliances
- Solar panels
- Switch off electricity at the mains
- High efficiency boiler
- Water metering

### Our Response

- 4.9.24 In the Core Strategy we expect all development to be energy efficient and seek to minimise any wasted heat or power. We aim to maximise opportunities for de-centralised energy through development of energy wide district heating systems in areas of mixed use development.

### We asked the Panel what should be done to promote sustainable food production

- More information required on what is going on and what can be done - use Barnet First to highlight locally made produce and the distribution of free compost
- Reduce the level of food waste at supermarkets - give more to charities. Pockets of wasteland, traffic islands and roadsides have potential
- People may prefer to use their own gardens for growing food. New homes should provide adequate gardens for growing vegetables
- Vertical gardens should be looked into by the Council – good way to use small amount of land for lots of uses – terraced allotments?
- Instead of new homes create new allotments
- Lots of allotments do back onto green land anyway, could be seen as extension of green land

### Our Response

- 4.9.25 In the Core Strategy we recognise the need to urgently reduce our carbon dioxide emissions to sustainable and equitable levels in line with national energy and climate change targets and that this challenge has to be addressed through behaviour change by all.
- 4.9.26 We expect new stock to be designed to be energy efficient and meet the requirements of the Code for Sustainable Homes. We also want to maximise the opportunities for using district wide heating and lighting systems in the growth areas and town centres.
- 4.9.27 The Core Strategy supports community food growing and the Mayor's Capital Growth Initiative to help communities grow their own food.

- 4.9.28 We recognise the contribution of all green spaces as part of Barnet's Green Infrastructure and the contribution that trees, hedgerows and incidental greenspaces can make to sustainable drainage and urban cooling

## 4.10 Representations Submitted via Petition

### New Barnet Representations

- 4.10.1 In total 280 representations were made by the following people:

Louise Ahiya	Harriet O'Brien	Elizabeth Massom	Maurice Green
Katie Aldrige	Carmel O'Brien	Michelle Matthews	Paul Greenwood
Margaret Arnold	Zoe O'Connor	Alun David Matthews	Peter and Vilma Grieg
Johnathan Ashby	R O'Dell	Clifford McKie	Linda Grieder
Trevor A Attwood	Terrence O'Donovan	Karen McLeod	Sheila Guoanec
Donald E Baker	G Ollier	C McMenamin	Barbara Haigh
Janet C Baker	H O'Sullivan	Marlon Medway	Clive Hailey
Jayne Barnes	Andrew O'Sullivan	Roger & Heather Melling	Gill Hailey
Geraldine Barnes	Malcolm & Geraldine Palfreman	Jennifer Merryweather	Heath Harrington
Jean Barr Allen	David Paul	Amanda Miles	Mr & Mrs WA Harrington
Peter Barrow & D Coolsom	Christina Paulides	Eleanor Miliotis	P.F Harris
Ian K Bartrum	Sophie Pert & Simon Morley	Peter & Sarah Mitchell	T.J Harvey, Marilyn Thorpe
G & T Bates	M.J Peryer	Marion Moggridge	Susanne Hassel
J Bayliss	Hanah Piper	Gavin Molloy	Declan Hayes
A.E & E R Beavis	C Pither	Barbara A Moody	Alistair John Heagerty
Stephen K. Blazey	Diana Pitt	E Morgan & Duns	J Hembrow
Rossana Bojalil & Martin Bobak	Kirti Popat	Richard Mosedale & Jane Harris	Patricia Hemmens
Clive Booth	Borka & Simica Popvic	Nick & Maria Nash	Mr & Mrs Adam Hewson
Francesca Boundy	Joe Prados	Mr & Mrs M North	Gwyneth Hibbert
James Bradshaw	Sarah Pritchard	Alastair Nouvelle	Mr & Mrs Tony Hodgkinson
Peter Bright	Lesley May Purdie	Mr M A.Q Quraishi	J Hohbein
Deirdre Brown	Mohammed Quraishi	Kirsten Willoughby	Simon Hooper
GD & A Bullis	Gita Raghvani	Stella Winksell-Moore	Mr & Mrs David Henry Howarth
Mr & Mrs Francis Burling	Rebecca Rees	R.M Wood	M Hudson
Malcolm Bye	Rifka Rhys	Anne Marie Woodhall	SJ Hughes
Diane Cameron	Isabelle Richard & Sylvie Borel	Mark Woolley	Gareth Hunt
Ray & Angela Campbell	Peter Ridpath	Ray Workell and C Worrell	Humayun Husain
Luke Cardell & Jasmine Sciminger	Denis Robb	Susan Wright	P N Hutton & Fiona Henderson
Andrew Castiglione	Sheila Roche	Shirley Wynne	M Hynes
Deborah Chadwell	Karl E Ruge	K Yearley	Karen L. Ioannou
N.M Childs	Farak Sameem	Susan Young	Stephen Ireton
Nigel Clarke, G Casey & T Casey	Caroline Scott	J.H Garrod	K Jantzen

Mr & Mrs K.J Clench	Doreen Scott	David Gascoyne	Ian Johnson
N Cohen	Keith Sells	Shirley Gellar	Robert Katten
Daniel Colbert	Farhaz Shaikh	J Gellar	Roma Katten
CJK Coles	J.M.F Smith	S Gibbons	Gordon Kerr
Margsarita Alexandra Collie	Glynice June Smith	Bruce Gilbert	Roger L Kerr & Anita O'Sullivan
P.W Constable	Brenda G Smith	Claudia Ginsberg	Eileen King
David Constable	Robert Smith	P.A, F & I Gladstone	R King
Andrew Coombs	Sheila Solbe	Harry Glick	M.C King
Daniel Coughlan	Bryan Solomans	Thomas Gonzalez	Emma Kinselle
J Coulson	S Somchand	James Wenman	James Richard Kirkpatrick
G.J Cranfield	Andrew Sorene	J.C Whichelow	T and M Kirkpatrick
Jane Cubbidge	Michael J Sparks	Barbara Whitaker	Kasia, Knop & Hari Prakash
Linda Cunningham	Howard Spittle	Charles Wicksteed	Peter Daniel Kornhauser
M Damar	Denise Springate	Laura J Wigfield	Samuel Kornhauser
Chris Daniel	Robert Springate	Graeme Frank Wilks	Richard Lake
Mr & Mrs Alan Danson	Sarah Stanton	Russell Williams	Tessa Lambert
Jean Margaret Davies	Elias Hadji Stavrinou	Mr & Mrs John Exton	P.J Lancaster
Robert Davis	R Stephen	Elaine Eyles	Arnold Leader
Clive N. Davis	M Steward	Martin Fathers	Gillian Lee
John Day	Susan Stockwell	J G Finlayson	Sonia Leigh
Charles Debenham	Mr & Mrs Mark Straford	Mr & Mrs D.J Gallagher	Eliot B Levin
Clare Dickinson	Mr & Mrs I.L & Michael Stratton	Emma Gamble	M.A Lindars
T D Dingwall	Rhona Sutton	Hannah Gamble	Robert & Carole Lindsay
John Dix	G.C Thirsby-Pelham	M Walter	Mr & Mrs R Linton
Mr & Mrs R Doddy	E.G Tibbles	S.K Ward	C Little
Ellen Donavan	James and Carol Tilley	Anne Margaret Webb	Donald Lowry
Grace B. Downie	Helen Tolhurst	Marion Wellsman	Lawrence Lyle
Janet Dudley	Hugh Trick	M Esmail	Janet Maddison
Pamela Winifred Edwards	Nicholas Unsworth	Wendy Evans	Laura Marley
Alistair Edwards	Hazel J Voller	Daniel Evans	Miriam Marson
B Emmens & Abigail Green	Allan Robert Vorby	Katherine Evans	F Martell
C.F English	Julie Wakefield & GA Price		

### The New Barnet petition stated that:

- Policy CS1 states that New Barnet is one of the six largest town centres in Barnet. This is factually incorrect. New Barnet is in fact the smallest district town centre sited entirely within LB Barnet as measured by either number of units or total floorspace. This is set out clearly in Appendix 2C of the GVA Grimley Town Centre Floorspace Needs Assessment dated April 2009. In addition, new Barnet is identified in the London Plan as one of the smallest district centres in Greater London
- Recommendation made for references to New Barnet to be deleted from Policy CS1 and at section 7.1.10
- Policy CS2 states that Barnet will promote the following sustainable locations with good access to public transport as the main focus of enhancement and major infill housing development. In the same policy it makes reference to the

A110 East Barnet Road as one of these locations. The Barnet Characterisation Study states that in New Barnet, 'There is an overall consistency of massing within the built form, with most residential units rising to two or three storeys at most'. There is a significant risk that identifying East Barnet Road as a location for major infill housing development will put it in direct conflict with the evidence of the Characterisation Study

- It is recommended that reference to New Barnet or A110 East Barnet Road to be removed from Policy CS2 and from sections 7.1.11, 8.1.8 and 8.1.9.
- Policy CS4 states that you will realise development opportunities in New Barnet yet it provides no details of what those development opportunities include. This policy is far too vague and ambitious. It should either be made more specific or deleted
- Recommendation is that the reference to New Barnet in Policy CS4 should be removed
- Policy CS6 states that you will encourage new mixed use commercial floorspace in New Barnet where access to public transport is good. At this time it is unclear as to what will be the outcome of the Town Centre Framework and therefore advocating a policy of promoting mixed use commercial floor space may preclude other options such as residential development
- Recommendation made to remove the reference to New Barnet from Policy CS6

### “Save Our Suburbs” Petition

- 4.10.2 In total 2 representations were made by Rosemary Canning and Mike Gee. The main points raised are as follows:

#### Houses

- 4.10.3 Save our suburban houses and gardens from new flatted developments and conversion and protect the houses situated along major transport routes

#### Open spaces

- 4.10.4 Give absolute protection for small open spaces and allotments along with Green Belt, Metropolitan open land and parks
- 4.10.5 Save our back gardens from backland development

#### Town centres, Businesses and Employment

- 4.10.6 Protect the Borough’s suburban townscapes, safeguard the variety of local and retail business outlets, limit development to flats above business premises within the existing town centre envelopes and provide free short stay town centre parking

#### Employment

- 4.10.7 Provide opportunities for people to work locally and for small business expansion by safeguarding employment land and premises

#### Transport and Infrastructure

- 4.10.8 Ensure that adequate investment in infrastructure such as public transport, doctors’ surgeries and utility provision before approving new development. Stop the issuing of on-street parking permits to occupiers of new developments

## Regeneration

- 4.10.9 Save us from further high rise development, improve our failed housing estates and otherwise direct new development to designated regeneration and development areas

## Our Response

- 4.10.10 Our response to all written representations including the New Barnet and Save our Suburbs petitions is set out in the document 'Representations for the Direction of Travel and the Councils Response and Recommendations'.

5. Consultation  
on Core  
Strategy  
(Publication  
Stage) and  
Development  
Management  
Policies  
(Preferred  
Options)

30 September  
2010 – 25  
November  
2010

## 5.1 Consultation on the Core Strategy (Publication Stage) and Development Management Policies (Preferred Approach) consultation report

### Overview

- 5.1.1 The Core Strategy – Publication Stage and the Development Management Policies – Preferred Approach generated 476 written comments. Our response to these representations is set out in two reports:
- Representations to the Core Strategy – Publication Stage (Regulation 27) and the Council's Response; and
  - Representations to Development Management Policies – Preferred Approach (Regulation 25) and the Council's Response

### Consultation documents

- 5.1.2 A number of methods were used to encourage responses on both the Core Strategy and Development Management Policies. A traditional format was followed at most events with a presentation which summarised the key messages of both DPDs followed by a question and answer session.
- 5.1.3 A summary document was produced for the Core Strategy.
- 5.1.4 For the Development Management Policies DPD the 15 streamlined policies were highlighted along with maps of town centre boundaries and significant employment locations.

### Methods of invitation and engagement

- 5.1.5 The joint consultations on both Development Plan Documents were launched on 30 September 2010. Consultation ran until 25 November 2010. The documentation was widely publicised:
- at all Barnet's 16 libraries and at Barnet House in Whetstone where the planning reception is based;
  - a public notice was published in the Barnet Press on 30 September 2010 and 7 October 2010;
  - a press release was published on 12 October 2010;
  - the council magazine, Barnet First, Issue 43 for October / November 2010 publicised both DPDs;
  - via e-mails and letters to all contacts on our LDF consultation database, which includes public and statutory bodies, developers, residents associations, community groups and local businesses;
  - a public meeting organised by Barnet 55+ Forum on 18 November 2010 was attended by a planning officer to publicise both DPDs;

- a regular meeting of FORAB on 29 September was attended by planning officers to publicise both DPDs;
- presentations at Residents Area Forums at Chipping Barnet, Finchley and Golders Green, and Hendon in October 2010;
- a presentation at the Civic Network on 7 October 2010 on progress with Barnet's Local Development Framework
- as 250 residents in New Barnet objected to the Core Strategy – Direction of Travel we asked the Save New Barnet Campaign to publicise the new Publication Stage through the Save New Barnet Newsletter of 2 September 2010.
- neighbouring boroughs were informed of the consultation and invited to make comments or have an input to address any cross-boundary issues that arise

## 5.2 Area Forums – Chipping Barnet, Finchley and Golders Green, and Hendon Forums

### Presentations at Area Residents Forums

5.2.1 We publicised LDF presentations at Area Forums in October 2010 by stating:

*“We are in the process of developing a set of planning documents, known as the Local Development Framework (LDF). Together these documents form the overarching local policy framework for planning the future of Barnet. The LDF is a ‘folder’ of separate documents and two of the most important documents are the Core Strategy and Development Management Policies. We are therefore seeking the views of residents on these documents during a consultation period that lasts until November 25 2010”*

5.2.2 At the Forums a presentation on progress on Barnet's LDF was made explaining

- what the LDF is,
- what the Core Strategy and Development Management Policies DPDs are
- how they are linked and
- how important it is to get people's views on the documents before 25 November 2010

### Finchley and Golders Green Forum – 19 October 2010

#### Avenue House, 17 East End Road, Finchley

#### Officers in Attendance

Nick Lynch

Mike Carless

Hassan Ahmed

**Attendance** of 80 people

## Feedback

- What percentage of the population are aware of this consultation? Given the impact that these policies will have on them.
- Can these documents be written in a way that is easier to understand? Can they be publicised in a way that catches peoples' attention more?
- The documents are too long. Where can we get a hard copy/its hard to find it on the Councils website
- What level of changes are we permitted to comment on at this stage? Can we suggest tweaks but not trouble the planning inspector at the examination.
- Will our comments make a difference, will our views count.

## Our Response

- 5.2.3 We have conducted extensive consultation on the Local Development Framework since 2008 and have provided extensive opportunities for people to get involved in the production of the Core Strategy and the Development Management Policies documents. We have used the Civic Network and the Citizen's Panel and engaged with hard to reach groups through CommUNITY Barnet in order to encourage people to get involved and this is supported by the extent of groups that have submitted comments on the LDF.
- 5.2.4 We consider that the documents have an important message to get across about how we manage change in Barnet and welcome suggestions on how the text can be improved. Several respondents have helpfully highlighted areas where the wording can be improved and we have responded positively to these suggestions. We have worked to find new avenues for people to get involved as exemplified by work with the Citizen's Panel and CommUNITY Barnet.
- 5.2.5 Copies can be viewed at Planning Reception at Barnet House and at libraries. There are clear links to the consultation on the front page of the Council's website.
- 5.2.6 We welcome suggestions on changes to text and policies which improve the document. These can be considered informally rather than as formal representations.
- 5.2.7 We are required to respond to each representation. The Inspector at Examination in Public (EIP) will be considering comments received on the documents they are examining

## Hendon Forum - 21 October 2010

### Barnet Multicultural Community Centre, Algernon Road, Hendon

#### Officers in Attendance

Nick Lynch

Mike Carless

Hassan Ahmed

#### Attendance of 60 people

- 5.2.8 The Q&A session following the presentation was filmed by BBC's Newsnight as part of a feature by the Political Editor – Michael Crick on the impact of the Coalition Government's Comprehensive Spending Review of 20 October 2010.

## Feedback

- How will the CSR affect affordable housing delivery in the regeneration estates such as West Hendon?
- Where are we going to house the influx of people displaced by the housing benefit reform?
- What is an affordable home when a single bed flat costs £225,000? Both the young and elderly are being priced out of the market. Barnet will become the preserve of the super rich?

## Our Response

5.2.9 Progress on the Regeneration Schemes is as follows :

- Brent Cross – Cricklewood - the planning permission was issued on 28 October 2010. It is envisaged that the scheme will commence on site by 2015. Proposals include a new town centre, new commercial district and 7,500 new homes of which, subject to viability, 2,250 are targeted to be affordable. A 20 year build out time is expected. Development partners will be developing a Relocation Strategy to help support all residents on re-housing issues.
- Mill Hill East and Colindale - Housing led development continues at Mill Hill East and Colindale in accordance with adopted area action plans.
- Grahame Park - First homes of first major phase 319 new homes (155 of which are private sale and 164 affordable) are under construction and due for occupation early 2011. Detailed planning application for rest of first phase expected by Council in late 2010. This includes up to 572 new homes which are expected to be completed in 2013.
- Stonegrove – Phase 2 will deliver 98 new homes (45 for social rent, 17 intermediate and 36 for private sale) and is under construction, due for completion in 2011. Supported with funding from the Homes and Community Agency (HCA) under the Kick-Start programme. Phase 3 is due to commence by the end of 2010 and will deliver 67 new homes for private sale. Barratt Homes and Family Mosaic will need to attract further funding from the HCA in order to progress future phases.
- West Hendon - The Initial phase has been recently awarded £1.5 million from the HCA Kick-Start 2 funding programme, in addition to the £400,000 from the National Affordable Housing Programme. The Council has also earmarked £2.8 million of Growth Area Funding for this phase. This funding has enabled development partners to start works before end of 2010 on the Initial Phase of 186 new homes (35 affordable and 151 private). Development partners and Council are reviewing the masterplan for the scheme. A new indicative phasing plan will be made available to residents in Spring 2011. This will be followed by consultation with the residents on the estate.
- Dollis Valley – Development partner should be identified by Spring 2011.

5.2.10 The impact of the changes to housing benefit will be monitored and enable the Council to respond appropriately. The council will continue to work with private landlords and agents to procure properties for clients who come to the council for housing help. The council has a key role in communicating changes to housing benefits to landlords and will work through a communication plan recommended by the Department for Work and Pensions.

- 5.2.11 People should not be priced out of the market. Through the council's own engagement mechanisms (landlord forum and business club) the impacts of the changes and how landlords respond will be monitored so that they do not adversely affect the council's ability to procure properties on the private sector. While the housing benefit will be capped under the changes there will still be further funding for discretionary additional housing benefit payments for households in the most vulnerable circumstances. Government has pledged to increase the funding available for this.

## Chipping Barnet Forum - 27 October 2010

### East Barnet School, Chestnut Grove, East Barnet

#### Officers in Attendance

Nick Lynch

Mike Carless

Hassan Ahmed

Attendance of 20 people

#### Feedback

- The low environmental quality of East Barnet Road was raised and the inaction of Barnet Council in addressing this.
- Grave reservations about the current LDF, in particular the status of the town centre frameworks. Queried the scrutiny committee being given an old version of New Barnet town centre strategy.
- In places the Core Strategy needs greater clarity as it is hard to follow. It was acknowledged that housing is rightly the biggest topic but it then pops up all over the document, needs a broad overview. Housing mix is clear but the level of affordable housing to be delivered on site is not. Also very concerned that defining a building over 7 stories as tall will open up many parts of the borough to buildings which are out of keeping with the traditional two storey character. Policy on transport has no direction, there is no leadership.
- The leisure section is inaccurate when it says there are 7 sites because it includes school facilities which are not always open to the public. Part time facilities should be presented separately. Barnet is very short on swimming pools.
- Should be emulating the policy documents produced by Westminster which has many more policies. Do not agree that the DM DPD policies are stronger than the UDP. Where is the greater strength to protect family housing from conversions to flats? On character, the suggested guidance documents will have little weight.
- Would like to object to two words in relation to Whetstone town centre 'bars and clubs'. Please remove as we don't want any more late night venues.
- What will be the impact of the housing benefit capping? The document should be updated to take this into account.
- There is no policy in either document to protect pubs from being redeveloped for housing. Over a third allegedly have closed now in Barnet. Some Council's have a policy to do this based on a period of marketing.

## Our Response

- 5.2.12 The environmental quality of East Barnet Road is an issue addressed by the New Barnet Town Centre Framework (TCF) which was adopted in November 2010.
- 5.2.13 Town Centre Frameworks aim to create the right environment for vibrant and viable town centres in Barnet. The individual Town Centre Frameworks will identify opportunities to enhance the public realm and improve accessibility for all users and will seek to support the provision of a wide range of shops and services to meet the needs of diverse local populations. All Town Centre Frameworks are subject to community engagement in order to identify the different requirements of each town centre, and the different needs and preferences of those who use them. The status of Town Centre Frameworks is clear and the adoption of the New Barnet TCF sets the benchmark for other town centres.
- 5.2.14 Housing is important and the structure of the Core Strategy reflects the priorities of Barnet as a successful London suburb in particular the Three Strands Approach of Protection, Enhancement and Consolidated Growth. We feel that after several rounds of consultation it provides a clear message about how we want Barnet to change for the better in the next fifteen years. We have a clear approach as set out in both DPDs to providing affordable housing. We do not set on-site targets as the level of affordable housing is subject to viability. We consider that Development Management policies in particular DM01 on Protecting Barnet's Character and Amenity will ensure development proposals respect local character. Our policy on Providing Safe Effective and Efficient Travel provides a realistic approach for a suburban area where people need to use their cars to get around.
- 5.2.15 The provision of infrastructure such as swimming pools is addressed in the Infrastructure Delivery Plan.
- 5.2.16 Barnet is not Westminster. As a suburb it has a different urban grain to Westminster and is much younger and less complex reflecting its shorter history of development. The Development Management Policies are evidence based and clearly linked to Barnet's priorities as set out in the Core Strategy. They are also more measurable and open to revision when they are not meeting their objectives unlike those in the UDP. Evidence from the Characterisation Study underpins the forthcoming SPD on Residential Design Guidance and will help to protect character.
- 5.2.17 The reference in supporting text in the Core Strategy to bars and clubs in Whetstone reflects the evidence compiled on town centres. Our policy approach is to encourage a healthy evening economy which does not have a harmful effect on residents and the local area. There is no encouragement for late night venues in the Core Strategy or Development Management Policies documents
- 5.2.18 These documents have to look ahead to 2026. We are required as part of the monitoring of the LDF to identify trends in the wider social, economic and environmental issues facing Barnet. The impact of the current changes to housing benefit will be monitored and enable the Council to respond appropriately. The council will continue to work with private landlords and agents to procure properties for clients who come to the council for housing help. The council has a key role in communicating changes to housing benefits to landlords and will work through a communication plan recommended by the Department for Work and Pensions.
- 5.2.19 Pubs are more under threat from the Use Classes Order which allows a change of use from Drinking Establishments (A4) to Shops (A1). Sadly if communities do not

use their pubs then they will disappear. There is a limit to what the planning system can do to protect pubs.

## Barnet Civic Network – October 7 2010

### North London Business Park – Conference Rooms 1 and 2

#### Officers in Attendance

Lucy Shomali

Nick Lynch

Mike Carless

- 5.2.20 The evening's theme was 'A New Relationship with Citizens' and involved workshops on developing a new Sustainable Community Strategy for Barnet and the 2011/12 Budget.
- 5.2.21 At the Network a presentation on progress on Barnet's LDF was made explaining
- what the LDF is,
  - what the Core Strategy and Development Management Policies DPDs are
  - how they are linked and
  - how important it is to get people's views on the documents before November 25 2010.

## Public Meeting with Barnet 55 + Forum – 18 November 2010

### All Saints Church, Oakleigh Road North, Whetstone

#### Officer in Attendance

Nick Lynch

**Attendance** of 7 people

- 5.2.22 Publicised by Forum as an opportunity to discuss the Core Strategy and provide opportunity to submit views on the concerns of older people including the ideas of "Age Friendly Communities. This followed up issues raised by the Barnet Older People's Assembly in October 2010.
- 5.2.23 The session consisted of a presentation on the Core Strategy and Development Management Policies documents by Nick Lynch who highlighted the following issues
- Barnet has 2nd highest number of over 65s in London
  - About 30% of older people in Barnet live alone.
  - A key concern is that as Barnet is changing people have access to the right accommodation in the right place. Important that size and mix of homes delivered will match the size of Barnet's changing population.
  - About 30% of older people in Barnet live alone.
  - Older people are more likely to be owner occupiers, and are more likely to under occupy their properties – 75% of older occupiers live in 3 or 4 bed accommodation
  - 2nd most religiously diverse in GB and 16th most ethnically diverse in GB

- Over 100 voluntary groups involved in arts and culture
- Demands for community space, performance space and exhibition space are high
- Important contribution of such facilities to community cohesion as Barnet grows
- Facilities can provide range of services in one location. Need to make more efficient use of space

5.2.24 The presentation was followed by a feedback session facilitated by Pat Strachan, Supporting Officer from Care and Repair England. This raised concerns about accessibility, Brent Cross – Cricklewood, delivery of the housing target, housing choice for older people, lifetime neighbourhoods, health and social care. This feedback was incorporated into the representations of Barnet 55+ Forum on the Core Strategy. The Council's response to these representations is set out in Representations to the Core Strategy – Publication Stage (Regulation 27) and the Council's Response.

## Meeting with Federation of Residents Associations in Barnet – 29 September 29th 2010

### Trinity Church Centre, Nether Street, North Finchley

#### Officers in Attendance

Lucy Shomali      Nick Lynch

#### Attendees

New Barnet Community Association  
 CLAN RA (Llanvanor Road area)  
 East Barnet RA  
 Totteridge RA  
 Barnet Society  
 Barnet RA  
 West Hendon RA  
 Cricklewood Forum representing a large number of small RAs in Cricklewood.  
 Woodside Park RA  
 Friern Barnet and Whetstone RA.  
 Finchley Society  
 Cricklewood Railway Terraces RA

5.2.25 Apologies were received from the following who received a briefing afterwards on the meeting and the minutes:-

Mill Hill RA;  
 Friern Village RA and  
 The Whetstone Society.

5.2.26 Prior to a brief verbal presentation on the Core Strategy and Development Management Policies hard copies of the documents were circulated together with 2 documents providing :

- Feedback on representations to Core Strategy - Direction of Travel and the main changes to the LDF Core Strategy since Direction of Travel were highlighted

- Background to Development Management Policies along with timescales, consultation and community views

5.2.27 The following issues were raised

- Concern about delivery of infrastructure in the growth areas especially of utilities.
- Considered that Transport for London do not support our infrastructure plans
- Infrastructure Delivery Plan criticised for being unclear
- View that infrastructure should come before growth or at least match it
- How is affordable housing defined?
- There is confusion on the approach to dwelling mix
- Concerns about approach to housing densities
- Concerns about impact of flatted development on character
- Concerns about loss of front gardens to hardstanding
- There is a lack of flexibility in the policies
- How can we ensure that policies are implemented?

## Our Response

- 5.2.28 We consider that the Infrastructure Delivery Plan (IDP) sets out for the first time the delivery of 'critical', 'necessary' and 'preferred' infrastructure in Barnet. It is a living document that is subject to regular update. Through such updates it will broaden the amount of information contained within it and that includes contributions from utility providers.
- 5.2.29 Transport for London (TfL) have contributed to the production of the IDP. As part of our LDF evidence base we have produced a Barnet Transport Assessment and this uses information supplied by TfL.
- 5.2.30 The growth is required to fund the infrastructure. The IDP sets out a broad concept of prioritisation of infrastructure to ensure that the Council focuses on the delivery of the right infrastructure at the right times that best serves Barnet. This responds to the expected phased timing of housing growth between 2011 and 2026.
- 5.2.31 Affordable housing is defined by PPS3: Housing. "Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market."
- 5.2.32 We clearly set out priorities for family housing in both the Core Strategy and Development Management Policies DPDs. This will provide the basis for negotiating the appropriate mix on a site by site basis. Town centres are considered appropriate locations for smaller units.
- 5.2.33 On housing density we align the Core Strategy with the draft revised London Plan density matrix. Our approach is to optimise rather than maximise housing density.
- 5.2.34 We do seek to reduce the impact of these changes on character. Further explanation has been provided in the Design Guidance Note 3 - Construction of Hardstandings and Vehicular Crossovers on the permitted development rights of homeowners including converting their front gardens. It does not provide further control.

- 5.2.35 Incorporating a folder of documents the LDF is a far more flexible development plan than the UDP. Monitoring is key to this flexibility, using indicators for each policy we can assess the effectiveness of the DPD and provide the basis for partial or full review.
- 5.2.36 Planning applications will be considered against the policies in Barnet's development plan which will following adoption of the Core Strategy and Development Management Policies consist of the LDF and the London Plan, subject to other material considerations. Moving from 183 'saved' policies in the UDP to 15 in the Core Strategy and 18 in Development Management Policies makes implementation easier. Each of the 33 policies in Barnet's LDF will be monitored to ensure its objectives are being delivered.

## 5.3 Core Strategy - List of Respondents

- 5.3.1 The following organisations and individuals submitted written responses to the Core Strategy - Publication Stage.
- 5.3.2 In total there were a total of 47 respondents submitting 247 representations. The Council's response to these representations is set out in the Core Strategy Publication Stage – Representation Report

A2 DOMINION HOUSING	Higgins Homes PLC
ASDA STORES LTD	Highways Agency
Barnet 55+ Forum	Jehovah's Witnesses
Barnet Meeting Room Trust	Labour Group
Barnet Residents Association	Legal & General
Brent Cross Cricklewood Development Partners	Linda Farley
Bride Hall Group Ltd	Mays Lane Gospel Hall Trust
British Waterways	Metropolitan Police Authority
Brookhill Meeting Room Trust	Middlesex University
CABE	National Grid
Consortium of Registered Providers (Home Group, One Housing Group & Origin Housing)	Natural England London Region
Dr Rob Owens	NHS London HUDU
English Heritage	Nicholas Mottershead
Environment Agency	Origin Housing Ltd
Federation of Residents Associations in Barnet (FORAB)	Sus trans
Finchley Community Development Trust	Thames Water Utilities Ltd
Finchley Society	The Barnet Society
Fiona Henderson	The British Library (BL)
Garden & Plant Centre Developments Ltd	The Coal Authority
Geraldine Dunham	The Ramblers, Hertfordshire and North Middlesex Area
Greater London Authority - Planning	The Theatres Trust

Decisions Unit

Green Square Residents Association

Her Majesty's Court Service

HGH Trust

The Whetstone Society

Universities Superannuation Scheme Ltd

## 5.4 Consultation on Development Management Policies Preferred Approach

### Development Management Policies – List of Respondents

- 5.4.1 The following organisations and individuals submitted written responses to the Development Management Policies Preferred Approach.
- 5.4.2 In summary there were a total of 31 respondents submitting 284 representations. The Council's response to these representations is set out in the Development Management Policies Preferred Approach – Representation Report

### List of Respondents

- 5.4.3 The following organisations and individuals submitted written responses to the Barnet Core Strategy Preferred Approach.

Theatres Trust

A2 Dominion Homes.

Drivers Jonas Deloitte

Cricklewood Community Forum

Legal & General

Middlesex University

Turley Assoc.

Mobile Operators Association (MOA)

Watchtower

Thames Water Property Services

London Fire and Emergency Planning Authority (LFEPA)

Brent Cross Cricklewood (BXC) Development Partners

Environment Agency

Metropolitan Police Authority/Service (MPA/S)

The Barnet Society

GLA

Derrick Chung WHRA & FYP

NHS Barnet

English Heritage

Riverglade Estates Ltd.

Labour Group

Mays Lane Gospel Hall Trust

Peter Pickering (Member of Finchley Society)

The Coal Authority

Universities Superannuation Scheme (USS)

Finchley Society

Asda Stores Ltd

Outdoor Advertising Association (OAA)

Consortium of Registered Providers (RPs), Home Group, One Housing Group and Origin Housing

Barnet Residents Association

Highways Agency

## 6. Consultation on Core Strategy and Development Management Policies at Submission Stage

11 May 2011 –  
22 June 2011

## 6.1 Consultation on Core Strategy Pre-Submission Amendments and Development Management Policies DPD

### Overview

- 6.1.1 Engagement on both the Core Strategy Pre-submission Amendments and the Development Management Policies DPD Submission ended in June 2011. Consultation on the Core Strategy generated over 100 written comments from 32 respondents including residents, community and amenity groups, landowners and developers. Consultation on the Development Management Policies DPD generated over 100 written comments from 25 respondents including residents, community and amenity groups, landowners and developers. The Greater London Authority, One Barnet Partnership partners and national agencies including the Environment Agency, English Heritage and Natural England also responded to both consultations.
- 6.1.2 Our response to the comments received on the Core Strategy Pre-submission Amendments and the Development Management Policies Submission DPD are set out in the following documents:
- Representation Report Core Strategy Pre-submission Amendments; and
  - Representation Report Development Management Policies DPD Submission Stage

## 6.2 Consultation

### Consultation Documents

- 6.2.1 A number of methods were used to encourage responses on both the Core Strategy, including Core Strategy Pre-Submission Amendments, and Development Management Policies DPD.
- 6.2.2 For the consultation on both DPDs it was made explicitly clear that 'submission stage' is the final opportunity for stakeholders to put forward comments on either of the DPDs, and that the next stage leading up to formal adoption is submission to the Secretary of State.

### Methods of invitation and engagement

- 6.2.3 The joint consultation on both Development Plan Documents was launched on 11 May 2011 and ran until 22 June 2011. The documentation was widely publicised :
- at all Barnet's 16 libraries and at Barnet House in Whetstone where the planning reception is based;
  - a public notice was published in the Barnet Press on 12 and 19 May 2011.
  - a press release entitled 'Have your say on Barnet's future' was published on 6 June 2011.

- via e-mails and letters to all contacts on our LDF consultation database, which includes public and statutory bodies, developers, residents associations, community groups and local businesses;
- Meeting with the Federation of Residents Associations in Barnet, held on 25 May 2011;
- neighbouring boroughs were informed of the consultation and invited to make comments or have an input to address any cross-boundary issues that arise
- Core Strategy/Development Management Policies consultation drop-in sessions were arranged at the following locations and times:
  - 25 May 2011: Church End Library and Children's Centre, 24 Hendon Lane, Finchley N3 1TR between 10.30am - 12.30pm.
  - 25 May 2011: Burnt Oak library, Watling Avenue, Edgware HA8 0UB, between 3pm - 5pm.
  - 26 May 2011: Hendon Library, The Burroughs, London, NW4 4BQ between 10.30am - 12.30pm.
  - 26 May 2011: Chipping Barnet Library and Children's Centre, 3 Stapylton Road, Barnet, EN5 4QT, between 2pm -4pm.
  - 27 May 2011: Golders Green Library, 156 Golders Green Road, London NW11 8HE, between 2pm -4pm.

6.2.4 The Core Strategy (Submission Stage), Development Management Plan Policies DPD Submission draft and North London Waste Plan (NLWP) DPD documents (consultation May – June 2011) were added to our dedicated on-line consultation hub called “engage”. The engage consultation hub is accessed via the main council website.

### Core Strategy – Pre-Submission Amendments

6.2.5 The Core Strategy has been through three formal rounds of consultation since 2008. The consultation of May- June 2011 focussed on specific changes to the Core Strategy as set out in the accompanying document Pre-Submission Amendments. Technically, at this stage of Core Strategy consultation, the Council is only obliged to respond to representations relating to specific Core Strategy amendments.

6.2.6 Our consultation letter of May 11 2011 clearly stated that the Pre Submission Amendments have been produced to resolve objections made to the previous stage of the Core Strategy (Publication) and provided an opportunity for those who have made objections to withdraw their comments. This will enable the Inspector at the Examination in Public to focus on areas of contention. **Comments that are not related to the listed changes in the Core Strategy Pre-submission Amendments document have not been considered.**

6.2.7 This was also made clear on the

- Pre-submission Amendments document
- Core Strategy Submission Stage document
- Core Strategy Representation Form
- Core Strategy Pre Submission Amendments Webpage
- Public Notice in Barnet Press on May 12 and May 19

## Development Management Policies – Submission draft

- 6.2.8 The complete Development Management Policies document was subjected to consultation at the Submission draft stage (Reg 27).

# 6.3 Meeting with Federation of Residents Associations in Barnet – 25 May 2011

Trinity Church Centre, Nether Street, North Finchley

## Officers in Attendance

Martin Cowie          Nick Lynch

## Attendees

David Howard	-	New Barnet Community Association
James Bradshaw	-	East Barnet RA
Lesley Turner	-	Cricklewood Railway Terrace RA
Helen Massey	-	Barnet Residents Association
Peter Pickering	-	The Finchley Society
Estelle Phillips	-	Woodside Park GS RA
John Parker	-	Friern Village RA
Mona Rumble	-	Totteridge RA

- 6.3.1 **Apologies were received from the following who received a briefing afterwards on the meeting and the minutes**

Pauline McKinnell	-	Cricklewood Forum
Parimal Patel	-	Friern Barnet and Whetstone RA
Mac McKenny	-	The Whetstone Society
Carole Boulter	-	Hampstead GS RA
Joan Ellis/Chell Paice	-	Mill Hill RA

- 6.3.2 The purpose of this meeting was to focus on the Development Management Policies DPD. Prior to a brief verbal presentation on the scope of consultation and the process for examining both the Core Strategy and Development Management Policies documents, hard copies of the documents together with the Pre-Submission Amendments were circulated.

- 6.3.3 The following issues were raised about the Development Management Policies :

- Community input into production of Design Guidance Notes and Supplementary Planning Documents
- Effective implementation of policy through Design Guidance Notes (DGNs) and Supplementary Planning Documents (SPD) in particular the Residential Design Guidance SPD
- Concern about use of lower tier documents i.e. DGNs and SPDs to provide detail on policy implementation.
- Concern about lack of cross referencing, or other adequate signage to developers, between the two core documents and all the other supplementary guidance, which will sit beneath them.

- Not convinced that developers and Planning Inspectors will readily accept that the more detailed guidance applies to their proposals as well as the aspirational statements of the Core Strategy and DMP.
- Concern about air quality and reducing pollution particularly with regard to Pinkham Way.
- Concern that areas lacking character such as Dollis Valley will lose out and not benefit from high quality development
- Timing of Core Strategy and London Plan adoption
- Impact of changes to National Planning Policy Framework (NPPF)
- Impact of localism and transformation of Town Centre Frameworks into neighbourhood plans
- Visual impact of tall buildings
- Clarification of role of HADAS

## Our Response

- 6.3.4 SPDs are subject to public scrutiny and consultation before they are adopted. Developers are able to input through this process. DGNs and SPDs that have been produced in accordance with the Statement of Community Involvement will be subject to public consultation and will therefore be a material consideration in planning decision making. It would be unwise for developers to ignore such documents.
- 6.3.5 SPDs form an important role in the LDF complementing the higher level policies within DPDs. The DPDs can set out and explain policy priorities while SPDs can provide more detailed guidance and we consider that the Core Strategy and Development Management Policies provide sufficient cross referencing to these documents ensuring a clear message to residents and developers.
- 6.3.6 We will also ensure that Barnet's LDF webpage publicises such documents and provides clear links to all SPDs and DGNs both adopted and draft. This enables a clear message to be relayed about the availability of guidance
- 6.3.7 Planning has a limited effect on reducing air pollution as it can only have an incremental impact through ensuring developments are sustainable. The Sustainable Design & Construction SPD will be revised in next 12 months.
- 6.3.8 Although we seek to protect character and amenity this does not entail that areas lacking character should have to accept development that lacks design quality.
- 6.3.9 The London Plan will be adopted in July 2011. The Core Strategy has been prepared in line with the emerging London Plan. The Mayor of London considers it to be in general conformity with his new London Plan.
- 6.3.10 We await further clarification from the Government on the emerging NPPF and its implications for Barnet's LDF. We will be guided by the Inspector at the EIP on any amendments to the Core Strategy and Development Management Policies documents with regard to the NPPF.
- 6.3.11 Town Centre Frameworks are a product of neighbourhood planning. Not all neighbourhood planning has to be channelled through Neighbourhood Plans.
- 6.3.12 Our approach to tall buildings is more restrictive than in the adopted UDP (Policy D17 - High Buildings - Acceptable Locations). The UDP approach could allow proposals outside the strategic locations identified in Policy CS5. Development

Management policy DM05 on Tall Buildings also provides further safeguards with regard to proposals for tall buildings (both new and existing). Further discussion on the contribution of tall buildings in these centres will come forward through the Town Centre Frameworks.

- 6.3.13 The role of HADAS and English Heritage has been clarified in the Development Management Policies document

## 6.4 Core Strategy/Development Management Policies consultation drop-in sessions

- 6.4.1 Five half-day drop-in sessions were organised as part of the consultation. The drop-in sessions were held at 5 different library locations listed earlier, providing a good geographical coverage of the borough and therefore the opportunity for many stakeholders and residents living in different areas to engage in the consultation process.
- 6.4.2 Two planning officers were present at each session and were available to respond to any concerns or issues that were raised by members of the public regarding the two consultation documents.
- 6.4.3 This form of engagement allowed planning officers to interact on a one-to-one basis with stakeholders and residents providing a more hands-on and interactive approach compared with other forms of consultation.
- 6.4.4 A range and variety of issues and concerns were discussed with residents. These are discussed in turn below.

### Issues Raised

- 6.4.5 **DM15 Green Belt and Open Spaces** - Strand 1 of Three Strands Approach state absolute protection of Green Belt which is inconsistent with DM policies. Specific cases were cited

i) Corner of Brunswick Park and Russell lane – health hub proposal including housing.

ii) Daws Lane – new school

### Our Response

- 6.4.6 It is important that there is flexibility in the application of planning policies. PPG2 Green Belt allows for development in exceptional circumstances.

### Issue

- 6.4.7 **CS5 – Tall Buildings** - Objection to tall buildings particularly within North Finchley.

## Our Response

Barnet's Tall Buildings Study is a companion piece to the Barnet Characterisation Study. It recognises that the concept of a tall building is relative to context and the Characterisation Study provides that context. Buildings of 8 storeys and above take on the attribute of a tall building in Barnet and therefore creates a definition.

### Issue

- 6.4.8 **Policy DM01: Protecting Barnet's character and amenity** - There needs to be a glossary of terms, "should" is too aspirational "will be required" is preferred terminology. Objection raised to the level of flexibility inherent in policy wording for example "predominately", "not normally"

### Our Response

- 6.4.9 Planning has to be flexible. The definition of words is best left to a good dictionary rather than a glossary.

### Issue

- 6.4.10 **Representation form** - How does a person know whether the representation made meets with the requirement for it to be either "justified"; "effective" or "consistent"? Removing the term "should" is perhaps not flexible enough.

### Our Response

- 6.4.11 We have provided guidance on how to make representations. We do recognise that the LDF system is confusing; tied up in unnecessary prescription and complex bureaucratic terminology. We hope that the reliability of LDFs as proposed in the governments planning reforms make matters more straight forward. We do generally accept comments that relate to the consultation.

### Issue

- 6.4.12 **DM02 Development standards, London Plan 3.6** - The EIP on the London Plan has meant the minimum bed spaces should be indicative effectively watering down the requirement which is contrary to Affordable Housing; Sustainable Design and Construction SPD

### Our Response

- 6.4.13 The London Plan has now been published and we will revise the Sustainable Design and Construction SPD to ensure consistency with Table 3.3 in the London Plan.

### Issue

- 6.4.14 Barnet Council is allowing too much development in the Green Belt, particularly in the Totteridge area.

### Our Response

- 6.4.15 The policy approach is that residents in the green belt are permitted to extend their houses but anything that impacts the openness of green belt will be strongly resisted.

## Issue

- 6.4.16 In recent years large modern developments are becoming more and more common in the borough with too many stories and too much glass.

## Our Response

- 6.4.17 Contemporary design may be appropriate provided it has regard to the local context. We will not accept designs that are inappropriate to their context or do not improve character and quality of an area.

# 6.5 Core Strategy – List of Respondents on Pre-submission Amendments

- 6.5.1 The following organisations and individuals submitted written responses to the Barnet Core Strategy consultation at Pre-Submission Amendments.

Finchley Society	Ben Overlander
Environment Agency	Garden & Plant Centre Developments Ltd
Higgins Homes PLC	Federation of Residents Associations in Barnet (FORAB)
Natural England London Region	English Heritage
Chetin Malyali	Highways Agency
Mr and Mrs Jardine	Christopher Pagonis
Alessia Piccii	Middlesex University
Amilcare Rossi	Greater London Authority - Planning Decisions Unit
Simon Appleton	Brent Cross Cricklewood Development Partners
Barnet Residents Association	Robert Newton
Finchley Community Development Trust	Asda Stores Ltd.
Matthew Knight	The British Library
Metropolitan Police Authority	Bestway Holdings Ltd
The Theatres Trust	Bride Hall Holdings Ltd
Ken & Pat Payne	Comer Group
Green Square Residents Association	A2Dominion Housing

- 6.5.2 The consultation generated 104 individual representations from the respondents listed above. Out of these representations 85 were objections. Out of the total representations:

- 33 were repeat representations from the Publication Stage
- 42 were objections relating to the Amendments
- 16 were supporting comments for the Amendments (7 of these are withdrawal of objections to the Publication Stage)
- 13 were Not Duly Made in that they do not relate to the Pre Submission Amendments

# 6.6 Development Management Policies

## DPD – List of Respondents

6.6.1 The following organisations and individuals submitted written responses to the Barnet Development Management Policies DPD consultation at Submission Stage.

Natural England London Region	Environment Agency - North East Thames Area
Finchley Society	English Heritage
Metropolitan Police Authority	Federation of Residents Associations in Barnet (FORAB)
Costco Wholesale UK Ltd	Universities Superannuation Scheme Ltd (USS)
Thames Water Property Services	WM Morrison Supermarkets PLC
National Grid	Asda Stores Ltd
British Waterways	The British Library
Workspace Group PLC	A2Dominion Housing
The Theatres Trust	Bestway Holdings Ltd
Middlesex University	Bride Hall Holdings Ltd
Brent Cross Cricklewood Development Partners	Comer Group
Greater London Authority - Planning Decisions Unit	London Fire & Emergency Planning Authority (LEFPA)
Robert Newton	

6.6.2 The consultation for the Development Management Policies DPD generated 113 individual representations from the respondents listed above. Out of these 84 were objections.

## 7. Appendix A – Core Strategy

Summary of  
main issues  
raised at  
Direction of  
Travel

## 7.1 Consultation Summary – Direction of Travel (November 2009 – January 2010)

7.1.1 Engagement on the Core Strategy – Direction of Travel which ended in January 2010 generated over 2,000 comments from 334 respondents including residents, community and amenity groups, landowners and developers, as well as the Mayor of London, Government Office for London, Local Strategic Partnership partners and national agencies including English Heritage and the Environment Agency.

7.1.2 The following sub-headings reflect representations received

### New Barnet Town Centre

7.1.3 Over 250 residents in the New Barnet area submitted a pro-forma objecting to the identification of their town centre and East Barnet Road as having potential for mixed use development and residential infill.

### Our response

7.1.4 *The emerging Town Centre Framework for New Barnet will set out a vision for the town centre, options for delivering the vision and provide a framework for managing future change. The Framework is being prepared in the context of Barnet's Suburban Town Centres Strategy which aims to secure the vitality and viability of all the town centres in the borough.*

### Housing Growth and Infrastructure

7.1.5 Borough-wide responses from residents and community groups mainly focused on the level of housing growth and the timely delivery of infrastructure including transport facilities, schools and healthcare.

### Our response

7.1.6 *In terms of housing we have highlighted those parts of the Borough where we expect the majority of growth to take place and when it is likely to be delivered. As part of its evidence base the Core Strategy is required to provide an Infrastructure Delivery Plan (IDP) which sets out what will be delivered in the next 15 years, where it will be located, when it will be delivered and how it will be funded. The IDP is a corporately owned piece of evidence which reflects the capital programmes of the council and key partners including NHS Barnet.*

### Housing Density

7.1.7 Borough-wide responses from residents and community groups also focused on housing density and the impact of housing development on main thoroughfares.

### Our response

7.1.8 *In terms of housing density the Core Strategy is aligned with the approach in the Draft London Plan of optimising through taking into account context and transport accessibility rather than maximising density. In response to concerns about infill housing development on major transport routes we have revised the policy on the Distribution of Housing Growth to highlight the production of a Residential Design Guidance Supplementary Planning Document which will provide design guidelines*

*for those roads where further flatted development will not detract from prevailing character.*

### Affordable Housing

- 7.1.9 Respondents highlighted concerns about level of affordable homes to be delivered, as well as the dwelling mix.

#### Our response

- 7.1.10 *With evidence from the North London Strategic Housing Market Assessment supported by an Affordable Housing Viability Assessment we have set a target of 30% affordable housing and a dwelling mix that reflects need.*

### Draft London Plan

- 7.1.11 Concerns were also expressed by respondents about alignment with the Draft London Plan.

#### Our response

- 7.1.12 *Although the Draft London Plan was published in October 2010 its own direction of travel influenced Barnet's Core Strategy. The Mayor has made detailed comments on the document as set out in Appendix B. Most of these have related to transport but he also raised issues about tall buildings, distinctiveness and the role of the night time economy. Further evidence work has been commissioned on tall buildings which will feed into the version of the Core Strategy submitted to the Planning Inspectorate. The Publication Stage of the Core Strategy makes it clearer what sets Barnet apart from its neighbours and addresses the role of Barnet's town centres in promoting a healthy night time economy.*

### Government Office for London (GOL)

- 7.1.13 GOL considered the Core Strategy to be progressing well with a strong spatial concept and appreciated its brevity and limited number of policies. GOL suggested improvements in terms of adding more detail to delivery of homes, jobs and retail floorspace in order to make better links with the evidence base. GOL highlighted that the policy on Providing Quality Homes should set an overall target for affordable housing to be delivered.

#### Our response

- 7.1.14 *Policies on housing, town centres and the local economy have been revised to incorporate quantity and timelines for major housing, retail and jobs growth.*

### LSP Partners

- 7.1.15 LSP partners including NHS Barnet and Middlesex University have been largely supportive of our approach and have suggested amendments to improve the document. The submission by the Metropolitan Police Authority highlighted the need to address modern policing requirements including allowing policing facilities on designated employment sites.

#### Our response

- 7.1.16 *Given the limited stock of employment land in Barnet and the role it plays in promoting prosperity the Core Strategy does not support such re-designation. However Policy CS 11 on Making Barnet a Safer Place highlights our commitment to work with the Metropolitan Police to provide re-modelling of its estate as a basis for an effective and responsive police service.*

## Evidence base

- 7.1.17 Concerns were also expressed about the availability of evidence to support the Direction of Travel.

## Our response

- 7.1.18 *We intend at submission stage to make all LDF evidence freely available on our web-site. Work is nearing completion on a Strategic Housing Market Assessment to provide an up to date picture of housing need in Barnet and provide an appropriate approach to providing affordable housing and family homes. This will be supported by an affordable housing viability assessment. We are also completing work on improving our understanding of the supply and demand for community spaces in Barnet.*

## 8. Appendix B – Core Strategy

Summary of  
main issues  
raised at  
Publication  
Stage

## 8.1 Consultation Summary – Publication Stage

8.1.1 Engagement on the Core Strategy – Publication Stage which ran from September 2010 until November 2010 generated over 247 comments from 47 respondents including residents, community and amenity groups, landowners and developers, as well as the Mayor of London, Government Office for London, Local Strategic Partnership partners and national agencies including English Heritage and the Environment Agency.

8.1.2 The following sub-headings reflect representations received and the Council's responses are set out in *italics*.

### Housing Growth and Character

8.1.3 Borough-wide responses from residents and community groups focused on enhancing suburban character. Concern was expressed about the suburban environment outside of designated Conservation Areas and not being pro-active about inclusive design and Barnet's heritage.

#### Our response

8.1.4 *We have revised the main policy (CS1) and supporting text to highlight the emerging Supplementary Planning Document on Residential Design Guidance which will expect a design led approach to create imaginative, safe, attractive and functional homes that respond appropriately to their surroundings. Policy CS4 and supporting text have been revised to support inclusive design and the principles of lifetime neighbourhoods.*

8.1.5 Concern was expressed about housing numbers in the Core Strategy being unclear and inconsistent.

#### Our response

8.1.6 *We have reviewed and updated figures to ensure a clear and consistent message is provided.*

8.1.7 Following the de-designation of New Barnet as a priority town centre ASDA have challenged the change of approach because of its impact on its development site at the former New Barnet Gas Works.

#### Our response

8.1.8 *The approach on New Barnet was always going to be aligned to the outcome of the New Barnet Town Centre Framework which was adopted in November 2010.*

### Community Facilities

8.1.9 Concern has been expressed by faith groups about lack of acknowledgement of their needs.

#### Our response

8.1.10 *We have highlighted places of worship as a community facility and added new sections on burial sites and the important role of the community and voluntary sector.*

## Tall Buildings

- 8.1.11 Both English Heritage and the Mayor of London expressed concerns about our policy relating to Tall Buildings. Both requested the identification of appropriate sites for tall buildings over 8 storeys. The Mayor considers this to be a conformity issue.

### Our response

- 8.1.12 *We have revised the Policy to highlight that specific locations such as Brent Cross and Colindale are locations where such buildings may be appropriate.*

## Affordable Housing

- 8.1.13 Respondents highlighted concerns about the level of affordable homes to be delivered.

### Our response

- 8.1.14 *We have now finalised and published the North London Strategic Housing Market Assessment (SHMA) as the basis for a local affordable housing target of 30% and a minimum numeric target of 5,500 new affordable homes by 2025/26.*

## Car Parking and Transport Infrastructure

- 8.1.15 The Mayor has also raised concerns about Barnet's approach to car parking (see para 4.4) and the lack of evidence on transport infrastructure.

### Our response

- 8.1.16 *We have good coverage of infrastructure in the regeneration and development areas and will work with Transport for London to ensure there is sufficient evidence to cover the rest of Barnet.*

## One Barnet Partners

- 8.1.17 NHS Barnet and Middlesex University have been largely supportive of our approach and have suggested amendments to improve the document. The Metropolitan Police Authority has repeated previous representations that more flexibility for them should be provided as regards policies on town centres and safeguarded employment land.

### Our response

- 8.1.18 *The Core Strategy supports the re-modelling of the Metropolitan Police estate but that support does not extend to weakening policies on town centres and employment land.*

## 9. Appendix C – Development Management Policies DPD

Summary of  
main issues  
raised at  
Preferred  
Approach

## 9.1 Consultation Summary – Preferred Approach

- 9.1.1 Consultation on the Preferred Approach stage of the Development Management Policies which ended in November 2010 generated 229 comments from 31 respondents including residents, community and amenity groups, landowners and developers, as well as the Greater London Authority (GLA), Local Strategic Partnership partners and national agencies including English Heritage and the Environment Agency. The Council's response is set out in *italics*.

### Character

- 9.1.2 Conflicting comments were submitted on this issue. Community groups and residents raised the need to protect character and identify areas of special character. Developers and the GLA highlighted the need to not overly restrict the supply of land for housing.

### Our response

- 9.1.3 *The policy has been clarified to ensure that the need to protect local character whilst not restricting acceptable development is balanced. Further Residential Design Guidance will be produced which will provide criteria and detail based on the existing types of housing in the borough (as assessed through the Barnet Characterisation Study) with which new infill development will have to comply.*

### Family Housing

- 9.1.4 Conflicting comments were submitted on this issue. Community groups supported the approach to family housing and wanted to see it strengthened. They also referenced the need for family housing to have gardens. Developers, however, raised concerns over flexibility regarding delivery, in particular for town centres and constricted sites.

### Our response

- 9.1.5 *The policy has been clarified to ensure that the housing needs of all residents are met by setting out the mix of dwelling sizes that the council will expect in development. The policy reflects this fact and takes a balanced approach rather than a prescriptive one to ensure that it is applied flexibly.*

### Inclusive Access

- 9.1.6 The GLA commented that further detail on inclusive access and design was needed. Residents also raised the need to be clearer about which buildings the policy was applicable to.

### Our response

- 9.1.7 *A new policy has been included to cover this issue and the supporting text now includes references to 'lifetime neighbourhoods' and 'inclusive design' which are design codes that provide guidance for new development.*

### New Barnet Town Centre

- 9.1.8 Asda Stores Ltd responded to ask why the identified town centre boundary did not include part of the former East Barnet Gas Works site which is in their ownership.

- 9.1.9 *The response explains that the northern part of the site is not included as it is not part of the town centre particularly as it is distant from the core ‘high street’ commercial area. This is in line with the adopted Town Centre Framework which seeks to consolidate the existing town centre uses into a more compact and intensive ‘core’ High Street.*

### Affordable Housing

- 9.1.10 Various respondents highlighted concerns about the level of affordable homes to be delivered, as well as the dwelling mix.

### Our response

- 9.1.11 *With evidence from the draft North London Strategic Housing Market Assessment (SHMA) supported by an Affordable Housing Viability Assessment we have set an affordable housing target of 30% with a minimum numeric target of 5,500 new affordable homes by 2025/26. The Development Management Policies document also introduces a flexible approach based on viability for sites of between 10 and 15 units.*

### Parking

- 9.1.12 Parking was raised as an issue of general conformity by the GLA.

### Our response

- 9.1.13 *The policy sets out the parking standards for new development which will ensure appropriate parking provision for Outer London. This is on the basis that Outer London has different needs to Inner or Central London. These standards will closely reflect the existing UDP standards of 1.33:1 parking spaces for new residential development and 2 for family homes. Further evidence will be provided to the Mayor’s office to support this policy.*
- 9.1.14 *The Coalition Government’s published changes to national planning policy guidance (PPG 13) on Transport in November 2010 which reduced restrictions on car parking requirements outside of London. The revised PPG13 provides an opportunity to influence the Mayor to acknowledge the shifting national position and adjust the emerging London Plan accordingly to reflect the different context in Outer London, with consequent benefit to Barnet in (at least) preserving our existing UDP standards going forward.*

### Community Uses

- 9.1.15 The GLA raised concerns over the policy to protect housing. This permits loss to certain community uses which is contrary to the London Plan. Concerns were also raised by NHS Barnet over the lack of reference to the wider health benefits of the various policies contained in the document. Community groups highlighted the lack of policies to protect against the loss of public houses.

### Our response

- 9.1.16 *The document has been amended to ensure that any loss of housing to a community use is small scale only and delivers one of the following specific uses; educational, nursery or health facility in the right location and where need can be demonstrated. Elsewhere in the document the wider health benefits of policies have been referenced where relevant.*

## Town Centres and mixed use

- 9.1.17 Developers raised concerns that the policy approach was not in line with the national tests set out for town centre uses. Respondents also wanted clarity on mixed use redevelopment in the town centres in particular for community uses. The GLA wanted emphasis added that town centres are an important employment location.

### Our response

- 9.1.18 *The policy has been amended to clarify that the national tests are relevant in Barnet and suitable cross referencing has been made with the employment policy. Community uses will still be required where mixed use redevelopment of employment uses is occurring.*

# 10. Appendix D

## – Core Strategy

Summary of  
main issues  
raised at Pre-  
submission  
amendments

## 10.1 Core Strategy Pre Submission Amendments

- 10.1.1 Consultation on the Core Strategy Pre-submission Amendments which ended in June 2011 generated 104 comments from 32 respondents including residents, community and amenity groups, landowners and developers, as well as the Greater London Authority (GLA), Local Strategic Partnership partners and national agencies including English Heritage and the Environment Agency. **Comments that are not related to the listed changes in the Core Strategy Pre-submission Amendments document have not been considered.** The Council's response is set out in *italics*.

### General conformity with the London Plan

- 10.1.2 The Mayor of London has informed the Council that he considers the Core Strategy to be in general conformity with the London Plan, subject to minor changes including clarification of housing targets and use of evidence produced by Transport for London.
- 10.1.3 Representations on the changes raised the following main issues:

### Land at Briarfield Avenue in Finchley, N3 (amendment 213)

- 10.1.4 Land at Briarfield Avenue was previously identified on an A4 map in the Core Strategy, the intention of which was to illustrate (not designate) the distribution of public open space in Barnet. The Core Strategy does not designate any new public open space. Following objections from the landowner Higgins Homes the map was amended and land at Briarfield Avenue removed. Local residents have objected to the removal.

### Our response

- 10.1.5 *The future of this land has been contentious following recent appeal decisions which dismissed development proposals by Higgins Homes. These decisions are an important consideration for the future of this land. However although an important local issue it is not a strategic issue which affects the soundness of the Core Strategy. The future use of this land is a matter that could be addressed via the Site Allocations DPD but it is necessary that Higgins Homes and local residents work together on providing a way forward for this land.*

### Tall Buildings (amendments 170, 171 and 177)

- 10.1.6 In order to resolve Mayor of London objections Policy CS 5 was amended to identify strategic locations for tall buildings of 8 storeys (or 26 metres) or more. Strategic locations include the priority town centres of Edgware, Finchley Church End and North Finchley. This has generated objections from Finchley Society, Federation of Residents Associations in Barnet (FORAB) and Robert Newton who consider that town centres are not suitable for any more tall buildings. English Heritage have requested clarification on the definition of tall buildings and further justification for their strategic locations. They have suggested improvements to the supporting text at para 10.6.6 changing from tall buildings 'will be acceptable' to 'may be appropriate'.

### Our response

- 10.1.7 *We consider that these priority town centres are suitable locations for tall buildings and this is supported by our Tall Buildings Study. The Study examined the*

*distribution of existing tall buildings in order to provide clearer direction on where such buildings can work well. Our approach to tall buildings is more restrictive than in the adopted UDP (Policy D17 - High Buildings - Acceptable Locations). The UDP approach could allow proposals outside the strategic locations identified in Policy CS5. Policy DM05 on Tall Buildings also provides further safeguards with regard to proposals for tall buildings (both new and existing). Further discussion on the contribution of tall buildings in these centres will come forward through the Town Centre Frameworks.*

- 10.1.8 *The Tall Buildings Study provides a definition of a tall building relative to the context of Barnet. The strategic locations identified for tall buildings reflect their strategic importance to Barnet – regeneration and development areas, priority estates and priority town centres. We agree to English Heritage’s amendment.*

### Relationship between Core Strategy and Supplementary Planning Documents (amendment 102)

- 10.1.9 Amendments clarified the role of specific SPDs in particular Residential Design Guidance and Green Infrastructure. Barnet Residents Association remain concerned that developers will be able to ignore the more detailed guidance.

#### Our response

- 10.1.10 *The role of SPDs is to provide more detailed guidance and we have ensured sufficient cross-referencing in both the Core Strategy and Development Management Policies documents.*

### Lack of distinctive vision (amendment 62)

- 10.1.11 A new Sustainable Community Strategy was published in 2010 and this new vision for Barnet has been incorporated into the Core Strategy. Finchley Community Development Trust consider that the amended vision is vague and indistinctive and that Barnet is not a ‘suburb’ but a collection of separate and distinctive ‘suburbs’ based around historic core towns and villages each requiring a specific policy response.

#### Our response

- 10.1.12 *The core of the vision is that Barnet is a successful suburb in London. Barnet’s heritage and character make a key contribution to this success. Neighbourhood Plans can come forward in accordance with the terms of the Localism Bill but it is not the role of the Core Strategy to pre-determine priorities for Neighbourhood Plans.*

# 11. Appendix E

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## Development Management Policies DPD

Summary of  
main issues  
raised at  
submission  
draft stage

## 11.1 Development Management Policies Submission Draft

11.1.1 Consultation on the Submission Draft stage of the Development Management Policies which ended in June 2010 generated 113 comments from 24 respondents including residents, community and amenity groups, landowners and developers, as well as the Greater London Authority (GLA), Local Strategic Partnership partners and national agencies including English Heritage and the Environment Agency. The Council's response is set out in *italics*.

11.1.2 The Mayor of London has informed the Council that he considers that the Development Management Policies are not in general conformity with the London Plan. The Mayor has highlighted issue with the parking proposals in policy DM17: Transport Impact and Parking Standards which do not conform with the London Plan Policy 6.13. The London Plan sets out maximum parking standards for residential development. *In DM17 we set out slightly higher standards than the Mayor and consider that this approach appropriately reflects local circumstances found in Outer London. This will be supported by evidence which will be submitted to the Mayor.* Apart from the residential parking standards the Mayor is broadly supportive of the Development Management Policies requesting two further minor amendments in relation to biodiversity and the Blue Ribbon Network.

11.1.3 Other representations on the Development Management submission draft raised the following key issues :

### Strengthening of policy

11.1.4 The Finchley Society and Robert Newton both requested amendments to both supporting text and policy throughout the document with the intention of strengthening the policies.

### Our response

11.1.5 *Generally we feel that the words used in the document are the right ones to deliver the approach. A small number of changes were accepted where a lack of consistency and structure of policy were highlighted.*

### Family Housing

11.1.6 Developers including A2 Dominion Homes, Comer Group and Bride Hall continued to raise concerns over the flexibility and delivery of the policy approach.

### Our response

11.1.7 *In order to resolve previous objections the text was amended to introduce flexibility making particular reference to town centres. The policy aims to take a balanced approach rather than a prescriptive one to ensure that it is applied flexibly. Further changes are not considered necessary.*

### Heritage and Conservation

11.1.8 Finchley Society and English Heritage made objections requesting changes to both policy and supporting text to ensure conformity with national policy on heritage. In particular both requested changes to the archaeological section asking that the Greater London Archaeology Advisory Service be the principle consultee rather than the Hendon and District Archaeological Service.

## Our response

- 11.1.9 *Changes have been made to the supporting text to address these concerns. However English Heritage's requested changes to the policy to reflect the changing national policy arena are not appropriate until the Government's policy direction is clear. The change regarding the principle archaeological consultee has been made.*

## Affordable Housing Policy

- 11.1.10 Developers including A2 Dominion Homes, Comer Group, Bride Hall, British Library and Workspace Group all made objections to the application of this policy stating that a minimum requirement for 30% affordable was not justified and evidenced.

## Our response

- 11.1.11 *The policy has been amended to clarify that the maximum reasonable amount will be required having regard to the 30% borough wide target for affordable housing. Reference has also been added to the emerging affordable rented housing market.*

## Employment land

- 11.1.12 Workspace group, Comer Homes and the Universities Superannuation Scheme all objected to the designation of land for industrial use as not being flexible enough to bring forward mixed use development. Comer Homes also objected that the designation of North London Business Park was not clear.

## Our response

- 11.1.13 *The Locally Significant Industrial estates and Industrial Business park are supported by the Employment Land Survey and are protected to ensure that a pool of industrial land is retained in the borough for businesses. It has been clarified in the supporting text and appendices that in line with the London Plan the North London Business Park is an Industrial Business Park.*

## Tall Buildings

- 11.1.14 Robert Newton objected that there was no consideration of the potential wind tunnel effect that tall buildings can create.

## Our response

- 11.1.15 *Additional policy and supporting text have been made to reflect the microclimatic impact that tall buildings can have*

# 12. Appendix F – LDF Meetings

Record of LDF  
Meetings

## 12.1 LDF Meetings held with external agencies

12.1.1 During Core Strategy and Development Management Policies preparation a number of meetings were held with associated organisations in order to discuss strategic implications of the Local Development Framework. Below is a list of these meetings and when they took place.

### Meetings with GOL to discuss Core Strategy

29 July 2008

10 December 2008

8 September 2009

25 January 2010

22 March 2010

### Meetings with GLA and TfL to discuss Core Strategy and Development Management Policies

24 February 2009

9 April 2009

14 October 2010

31 May 2011

### Meetings with Highways Agency to discuss Core Strategy

29 June 2009

### Meeting with Natural England to discuss Core Strategy

4 December 2009

### Meeting with Environment Agency to discuss Core Strategy and Development Management Policies

14 September 2010

### Meeting with English Heritage to discuss Core Strategy and Development Management Policies

18 January 2011

### Presentations to Members

LDF Member Training 22 July 2009

Barnet Liberal Democrat Group 10 December 2009

Barnet Labour Group 10 December 2009

Barnet Conservative Group 21 January 2010

## Planning Inspectorate Frontloading Visit

22 October 2009

## Site Visits / Liaison Meetings with Neighbouring Boroughs

Enfield – Site Visit to New Southgate	9 July 2010
Camden	9 July 2009
Haringey	17 November 2009

# 13. Appendix G

List of LDF  
Consultees

Name	Organisation	Name	Organisation
A .A Gilmour	Corringham Court Management Limited	Nick Alson	GVA Grimley
A Andrews	Tetlow King Planning	Nick Jack	London Cycling Campaign
A Chew B.A. (Hons)	New Barnet Community Association	Nick Smith	Wolff Architects
A Christofides	A P T Consulting	Nicola Forster	BNP Paribas
A J Cox	Alan Cox Associates	Nicola Stevens	GML Architects Ltd
A J Thomas	Nationwide-Anglia	Nicolas Gilbert	Veolia Water Central
A Sheeley	Sheeley & Associates	Nigel Abbott	Cluttons LLP
Aaron Peate	Indigo Planning Limited	Nigel Kersey	Campaign to Protect Rural England
Abi Gannon	Transport for London	Oci Stott	Barton Willmore
Adam Groom	P H A Communications Ltd	Oliver Burston	
Addam Pyrke	Colliers CRE	Oliver Stanley	Resident
Adele Epsten	Crooked Usage Association	Omotola Awosika	
Adrienne Hill		P A Davies	Buxton Homes
Alan Duncan	Architect	P Adams	Paul Adams Associates
Alan M Wood	C.H.B.C. Architects	P D Smith	Dunphy & Hayes Ltd
Alan Parnum	LSC LN	P E Pickering	Finchley Society, Hendon & District Archaeological Society
Alan Rosen	Brockley Hill Res Ass	P J Smedley	Brook Farm Allotments and Horticultural Association
Alana Lau		P Keywood	
Alex Andrews	Transport for London	P Morton	Princes Park Residents Association
Alex Geiger		P N Robinson	Architect
Alf Jackson	Barnet, Enfield and Haringey mental Health Trust HQ	P Raithatha	The Austin Co. of U K Ltd
Ali Erturk	Idc Eng	Parham Bakhtar	32 Design Architects
Alison Callard	Transco	Patricia Murphy	The East Finchley Village Society
Alison Clack	Cerda Planning	Patrick Blake	Highways Agency
Alison Goddard	Development Planning & Design Service	Pattie Skeats	
Alison Holding	Edgware infant and nursery school	Patty Brown	Finchley Garden Village Residents' Association
Alistair Parker	Cushman Wakefield Healey and Baker	Paul A Simmons	Simmons Taylor Hall
Allen Pyke		Paul Allchin	
Alun Evans	CGMS C/O Metropolitan Police Authority	Paul C. Lee, Chairman	Robin Close Residents Association
Alvin Ormonde	Planning and Project Management Services	Paul Gardhouse	Futurama
Amit Malhotra	RPS Planning C/o. Fazrvien New Homes Ltd.	Paul Hill- Tout	Forestry Commission England
Amy Kennedy	Women's Design Group	Paul J McCann	Banner Homes Ltd
Amy Lowther	King Sturge LLP	Paul Keywood	Burnett Planning
Andrew and Carolyn Berkeley		Paul Lamb	Community Protection Group Manager
Andrew Barry-Purcell	Greater London Authority	Paul Willmott	CBRE
Andrew Gerken	Pump House Designs Ltd	Pauline Gallagher or Marian Hossell	Brunswick park primary & nursery school
Andrew Kiffin	D.A.S	Pauling Holmes	Herts and Middlesex Wildlife Trust
Andrew Neil	Andrew Neil Associates	Peter Deere	Janine Stone Interior & Arch.
Andrew Sanger	CLAN - Crewys, Llanvanor and Nant Road Resident's Assoc	Peter Donoghue	P.B. Donoghue
Andrew Sargent	Fulcrum Building Design	Peter Durrans	Sport England
Andrew Self	Welsh Harp Conservation Group	Peter Howard	Architect
Andrew Vaughan	DPG	Peter Livermore	Transport for London
Andrew Wells	Lichfield Planning	Peter Major	Architect
Andy Karski	Tibbalds Planning and Urban Design	Peter Storey	Friern Village Residents Association
Andy Ryley	P.R.C Planning	Peter Willcocks	Barnet & District Local History Society
Angela Ratcliffe	Hadley Residents Association	Phil Fletcher	Friends of the Earth
Angela Valenti	Orange PCS Ltd	Philip Thompson	The Planning Bureau Ltd.
Ann Dresser		Philip Thompson	University College London
Ann Duarte		Phillip Crowther	London Borough of Harrow
Anna Bloomfield	General Aviation Awareness Council	Professor Derek Miles	Waterlow court residents association

Name	Organisation	Name	Organisation
Annabel Chapman	Churchill Hui	R Bird	
Anne Hargreaves	GVA Grimley	R E Pearson	Pearson Associates
Annie Pang	Adrian Salt and Pang Ltd	R R Stagg	
Antonio Cruz	Comer Homes	R. Lakani	Homes Design
Antony Powell	Metropolitan Police	R.T. Reeves	Reeves & Partners
Aoife Scannell	Clifford Chance	Rab Bennetts	North East Thames Architectural Society
Arnold Linden	Waterlow Court Residents Assoc.	Rachael A. Bust	The Coal Authority
Aron Sloma Archit		Rachel Nussey	London Diocesan Fund
Ashley Bourne	Kirsop & Company Ltd	Rahul Mody	
Augustus Della-Porta	Barnet Refugee Service	Ray Deakin	Jehova's Witnesses
B.J. Mckenny	The Whetstone Society	Raymond Sims	R S A Design Studio
B.Manku		Rebecca Thurgood	Stephen Day Peter Smith Arch.
Barbara Herridge	North London Waste Authority	Rev B Koschland	Barnet Multi Faith Forum
Barbara Williams	Residents' Community Association	Rev C P Huitson	St. Andrews Church Totteridge
Barnaby Collins	DP9	Richard Couling	Swords
Barry Cansfield	Turley Associates	Richard Grant	The Finchley Charities
Barry Fineberg	Dollis Park Residents Association	Richard Hardy	Compassion in World Farming
Barry Greenstreet	John Pelling & Partners	Richard King	East Finchley Allotments
Barry Lewis	Arch 7 Design	Richard King	Barnet Federation of Allotment & Horticultural Societies
Basil Samila	Corstorphine Wright Architects	Richard Mason	
Belinda Livesey	Barnet Care & Repair	Richard Maudslet	Whitings Hill Primary School
Ben Halevi	S Ilan Architectural Workshop	Richard Payne	Larkspur Developments
Beryl Hayes		Richard Peart	Hadley Residents Association
Beverley Butler	Fusion Online Ltd	Richard Quelch	
Bidesh Sarkar	Pinkham Way Alliance	Richard Smith	London Transport Property
Bill Chew	Vincent & Gorbing Assoc	Richard Wakefield	Hampstead Garden Suburb residents Association
Bob Dunn	Fairview Homes Plc	Richard. A. Raper	Richard Raper Planning Ltd
Brendan Heath	Spence Harris Hogan Assoc	Rob Walton	Asep Architects
Bruce MacMillan	Crest Nicholson	Robert Adamson	
Bruce Standing		Robert Dearman	Architect
Bruno Bridge	Metropolitan Housing Trust	Robert Ellis	Heathview Court Management Co. Ltd.
C Barrow	Panos Institute London	Robert Morfield	Morfield Everest
C Conlon Niclosio		M.R.I.C.S.	
C D Broadbridge	British Gas plc	Robert Sacks	
C Edwards	Inland Waterways Association	Robert Shutler	Woodside Pk Gardens Suburb RA
C H Barber	Howard Barber Associates Ltd	Robert Zipper	Zakaninki Projects Ltd
C M Martin	Acacia	Rodney Fenlon	
C Pierides	Cunningham Lindsey	Roger Bennett	
C Rayner	Queenswell Infants School	Roger Chapman	East Finchley Community Development Trust
C Thelermont	Friends of York Park	Roger Keush	Yeates Design & Architecture
C. Georgiou		Roger Mears	Roger Mears Architects
C.S. Gibbon	Development Planning Services	Roger Osborn	Watford Rural Parish Council
Carmelle Bell	Thames Water Property	Rosalind Charles	
Carol Boulter	Hampstead Garden Suburb RA	Rose Freeman	The Theatres Trust
Carol Halls	The Finchley Society	Ruth Cunningham	TfL
Carol Kirkland	Woodhouse College	Ruth Cunningham	Transport for London
Caroline Pennock	Newlon Housing Trust	Ruth Mulandi	Barnet Voluntary Service Council
Caroline Richardsons	Malcolm Scott Consultants	Ruth Selig	Architect
Carolyn Apcar	Apcar Smith Planning	S C T 'Arnold	Development Planning Partnership
Carolyn Killen		S. Adams	Steven Adams Architects
Carolynn Wilson	Mono Consultants Ltd	Sally Laialati	Colindale school
Cath Paget	Friends of the Earth	Sally Yeoman	East & New Barnet LA21
		Sandra Roeder	

Name	Organisation	Name	Organisation
Cathie Curran	Gregory Phillips Architects	Sandra Soer	
Cedomir Trifunovic	C & L Architecture,	Sangita Pandya	Barnet Asian Old Peoples Assoc.
Charles F. Zub	Jagdish Tolia Architects Ltd.	Sarah Burgess	Commission for Architecture and the Built Environment
Charles Rose	Iceni Projects	Sarah Sands	Garden Suburb infant school
Charles Wicksteed	Resident	Sarina Theocharis	Simon Miller Architects Ltd
Chief Supt Stephen Kavanagh	Met Police	Sayed Shakil Ahmed	Ayesha Community Education
Chris Cormie	Queen's Road Res. Assoc.	Scott Ingham	AS Property Investments Ltd
Chris Hunter	Trinity Church Centre	Sean Madigan	Madigan Associates
Chris Hurwitz Bremner		Sean Runchman & Paula Robinson	
Chris Jones		Sean Tickle	Rolfe Judd Planning
Chris Key C/O Dominion Housing Group	Indigo Planning Limited	Sebastian Knox	
Chris Nightingale	Spaces	Sharon Wilson	
Chris Pishiri M.R.I.C.S.	Jon Christopher Surveyors	Shaun Knight Robert	Adam Architects
Chris Thomas	Chris Thomas Ltd.	Shaun Simmons	Maslen Brennan Henshaw Ptn
Christine Reyland		Sheila Braggins	
Christopher A Cole	Hale Association	Sheppard Robson	
Chuba Obi		Shola Adeaga	Jesus House
Claire McAlister	British Waterways	Silvia Filippelli	Wells Mackereth Architects
Claire Thurston	Fibbens Fox Associates	Simon Every	Bell Cornwell Partnership
Claudia Mcloughlin		Simon Glenn	Savilles
Clive Cohen	London Wildlife Trust (Barnet Group)	Simon Harris	Claremont Group Interiors
Colin Darby	The Inglis Consortium	Simon Milliken	Freeth Melhuish
Colin Tebb	Hertford Planning Service	Simon Silas	Sephardi Jewish Community
Corey Chambers		Sophie Abington	Parsons Brinckerhoff
Crispin Wright	Anthony Richardson & Partners	Sophie Jamieson	CgMs
D Cox	P K S Architects	Sophie Pike	Wexbourne Ltd
D M Smith dipl arch ARIBA		Stan Davison	Barnet Senior Citizens Forum
D Peddar		Stefan Jansen	Bennett Urban Planning
D Ramsey	Crescent Design	Stella Burnett	Vale Farm Allotments
D.K. Sanders	Moxon Street Residents Association	Stephen Cooper	Finchley Society
Dalia Lichfield	Lichfield Planning	Stephen Staines	Friends, Families and Travellers
Damien Holdstock	National Grid c/o Entec	Stephenie Thourgood	Gerald Eve
Daniel Hope	Suburbs Foundation	Steve Adams	Monken Hadley primary school
Daniel Rinsler		Steve Forman	CGMS
Daniel Rinsler	Daniel Rinsler & Co	Steve Harris	Barnet and District Athletic Club
Daniel Samuels	London Oneproperties Ltd	Steve Hilborne	Manorside Primary School
Daniel Smith	SLLB Architects	Steve Knight	Middlesex University
Danny Mullen	P R P Architects Ltd	Steve Rawlings	Notting Hill Housing Trust
Danny Parnes		Steve Ricketts	Cunnane Town Planning
Darren Fradgley	AAP Consulting Ltd	Steven Lenczner	Studio 17
David	Ionic Plan & Design Ltd	Steven.J. Barker	Barker Parry Town Planning
David Anstey	Lee Valley Regional Park Authority	Stewart Ross	Stewart Ross Associates
David Armstrong	Turley Associates	Stuart A Greenberg	The Studio
David Birchall	Charles Church Developments plc	Stuart Bennett	Barley Homes & Development
David Buchanan	Chartered Building Surveyor	Sue Ahmed	Barnet Housing Aid Centre
David Constable		Sue Bird	Barnet Friends of the Earth
David Davidson	Hampstead Garden Suburb Trust	Sue Brantom	Taylor Taxwell South East
David Howard	Federation of Residents Associations in Barnet / New Barnet Community Association	Sue Morecroft	Council for British Archaeology
David J Miller	bloc Limited	Sue Regan	Railway Terraces Residents Association
David Joyce	London Borough of Camden	Sule Nisancioglu	London Borough of Haringey

Name	Organisation	Name	Organisation
David Lane	DLA Town Planning	Susan & Derek McMaster	
David Lee	Natural England	Susan Gilbert	Lloyds Pharmacy
David Lee	The Barnet Society	Susan Gleeson	Creative Environmental Network
David Levene	West Hampstead Amenity and Transport	Susan Heinrich	Empty Homes Agency
David Lewis	Hampstead Garden Suburb residents Association	Susanne Mahdavi	M. K. Architects
David Lockett	North London Chamber of Commerce	Susi Earnshaw	Susi Earnshaw Theatre School
David M Holt	Zanghellini Holt Architects	Suzie Longden	DTZ Consulting and Research
David Parkes		Ted Hill	Barnet Citizens Advice Bureau
David Poole	Royal Mail Legal Services (Property Law)	Terence A Pacey	Build & Design Consultants
David Scanlon	Mountford Pigott Partnership	Terence Williams	Terence Williams Architects
Dawn Fletcher	Health and Safety Executive	Tey Grove	AERC
Dean Hawkes	Architect	The Curve	Peter Mountain Association
Derek Lawson	Omega Partnership Ltd	Theresa Villiers MP	MP Chipping Barnet Constituency
Derek Sagar	Hadley Residents' Association	Thomas Williams	St George Central London
Derek Williams	North Finchley LA21 Group	Tim Midwood	Lambert Smith Hampton
Derrick Chung	West Hendon Residents Association & Friends of York Park	Tim Waters	Planning Perspectives LLP
Diana Furley	Lyonsdown Residents' Group	Tom Nathan	Brent Cross Shopping Centre
Diane Israel	Inhouse Design Associates	Tom Stark	Neale Associates
Diane Nesbe	Stadium HA	Tony Godwin	F C D Architecture
Dilwyn Chambers		Tony Thorpe	Tony Thorpe Associates
Dominique Lavan	Youth Board	Tori 'Kltoo	BPTW
Don Earley	Fields in Trust	Tracey Powell	Sustrans
Dora Einhorn	Pensioners' Voice	Trevor Turner	Simon Cooper Associates Ltd
Dorab Mistry	Zoroastrian Trust	V. Dalling	Trent Park Conservation Area Advisory Committee
Doug Cramond	FPD Savills	V.F George	East Barnet Baptist Church
Doug Wheatland	Grafik Architects Ltd	Vanessa Clipstone	GVA Grimley
Douglas Crockett	Friends of Barnet Countryside Centre	Vaughan Abbott	Abbott Design Associates
Douglas Rolfe		Vilna Walsh	Firstplan Ltd
Dr Dennis Pepper	Friends of Windsor Open Space	Vincent Stops	London TravelWatch
Dr Douglas Eyeions	North London Humanist Group	Virginia Cameron	
Dr Natubhai Shah	World Council of Jain Academies	Vivien Battarbee	
Dr Oliver Natelson	Coppetts Wood Conservationists	W Chand	
Drummond Robson	Robson Planning Consultancy	Warren Forsyth	Middlesex University
Duncan Hillcoat	Metropolitan Police Service	William D Rickard DIP ARCH	
Duncan Mills	Holly Park School	Winston Newman	Architect
Dunston Patterson		Yemi O'Gunjobi	Living Way Ministries
E G Willis		Yiannis Pareas	Chartered Architects
E.Ledwidge	Blue Sky Planning Ltd	Yvonne and Manfred Alweiss	
Ed Telford	Environment Agency	Zaheer Durrani	Archetype
Edward Calloway		Zenda Green	Mill Hill Preservation Society
Edward Polson			Community Focus
Eilidh Campbell C/O Sainsbury's Supermarkets	Turely Associates		Somali Family Support Group / Barnet Voice for Mental Health
Elaine Parker	Network Housing Association		A B A
Eleanor Cox	ERM		A D A Architecture
Elena and Peter Charlton			A D M C LTD
Elena Choong			A E Architectural Drawings Int
Eleri Randall	Environment Agency		A F Chittenden & Associates
Eli Jones	Railway Terraces Residents Assoc.		A H P Architects & Surveyors
Elizabeth Burling			A J Architects
Elizabeth Staveley	Rummey Design Associates		A J Cox

Name	Organisation	Name	Organisation
Emily West	M Moser Associates		A M Planning Consultants
Emma Andrews	BNP Paribas Real Estate		LFEPa
Emma Walker	Andrew Martin Associates		A.K. Design Partnership
Esmond Choi	Case Architecture Studio Ltd		A.R.C.H. Design
Esther Kurland	Urban Design London		Campaign for Real Ale
Evan Widdup	Pocket Living		A.S. Solarhouse
Eyo Nkune MBE	Grahame Pk RA		A1 Architects
F McLeod	Barnet & Chase Farm NHS Trust		Abt Achitecture and Planning
F Soord			National Institute for Medical Research
Faramarz Radfar	Barnet Refugee Forum		Accent BDA
Faye Maguire	Girdlestone Estate Tenants Association		Agora Designs
Federica Ambrosini	Jones Lang LaSalle		Environment Agency
Felix Bolger	Homelodge Buildings Ltd	Department	for Culture, Media and Sport
Fergus Prentice	Pasterfields Chartered Surv		Department of CMS
Fiona Henderson			Ahearn Associates
Fiona Kadma	Mono Consultants Ltd		Alabi Associates Town Planning
Francesco Sansostri	Andrew Scott Associates		Evan Parker Associates
G and H Lazarus			Alan Graham Associates Ltd
G S Cormack	Ministry of Defence		Alan Sharp Associates
G Tucker	Chirst's College Finchley		Alan Stratford and Associates
G.C. Worth MRICS			Alexander Associates
Gardi Vaswani	Barnet Green Party		Department of Constitutional Affairs
Gareth Bridge	South Bank Architects		Ali Sanei Architects
Gareth Elvidge	Amdega		Alsop Verrill Planning Consultancy
Gareth Morgan	Temple Fortune Sports Club		Anqa Architects
Gareth O'Doherty	Planning Potential		AOC Architecture Ltd
Gareth Stockbridge	Stuart Henley & Partners		Architeam Ltd
Gary Halstead	CB Richard Ellis		Natural England
Gary Hutchinson	GL Hearn		Architects
Gen Hewett	London Development Agency		Architectural Design Practice
Geoff Bullock	RPS Group		Architeknic Chartered Architec
Geoffrey Lee	Waterlow Court Res. Assoc Ltd		NHS Barnet
Geoffrey Searle			Arch-i-Texts
George Edkins	Jarvis Homes		Archplan
George Woolhouse	HR Wallingford		Organisation of Young Africans
Georgie Cook	Thames Water		Archtiectural Consortium
Gerry Bates	Resident		Aria Design
Gill Close	Dollis Hill Residents Association		Art & Design Connection
Gina Martin	Friends of the Earth		SGP Property Services
Giovanni Gambaruto			Home Office
Gordon Adam,	Transport for London, Network Development		Arthur Ferryman & Associates
Gordon Charatan	Chartered Architect		Arthurell & Kirkland
Gordon Cooper	Haringey Gospel Trust		Metropolitan Police Barnet Borough Commander
Graham Parkinson	Architect		Ashgrove du Maurier Associates
Graham Saunders	English Heritage		Office of Government Commerce (Property advisors to the Civil Estate)
Grant J. Arbuckle	McCarthy & Stone Developments		Ayo & Ayo Architects
Gurprit Benning	GT Designs		B B F Fielding Ltd
H Martin			B D 2 Ltd
H S A Raperport			B P R Architects
H. Wahed	Summed Survey Limited		B.S. Associates Chartered Arch
Hana Kleiner & Cedric T S Issac			Headteacher of Hasmonian High School's Boys'
Hardeep.S.Ryatt	Adams Holmes Associates		BACSS

Name	Organisation	Name	Organisation
Harold Wiesenfeld	Wiesenfeld Assoc.		Bancil Partnership
Harry Hamberger	Pollard Thomas Edwards Arch		Barnsley Hewett & Mallinson
Hassan Shami	Learning and Skills Council		Freehold Community Assoc.
Heather Siverns			Bayliss Design
Helen Anderton			Beale Partnership
Helen Hooper	Friends of Friary Park		Ben Burke Interior Design
Helen Kent	Land Use Consultants		24 Seven Utility Services Ltd
Helen Massey	Barnet Residents Association		Benjamin Associates
Helen Schmitz	Cromer Road Primary School		Berkeley Homes
Helen Wood	London Development Agency		Betham Associates Architects
Henry Binns	Van Heyningen & Haward Archit		Blackwood Architects
Henry Busiakiewicz	B B Partnership Ltd		Blauel Architects
Henry Smith	1st Choice Loft Conversions		Blyth & Co
Hon. Secretary	Mill Hill Historical Soc.		Boisot Waters Cohen
Howard J Green	Chartered Surveyor and Planning Consultant		Bones Wells Urbecon
Howard Wright	Hadley Design Associates		Brill and Owen Architects
Hugh Battle			Brimble, Lea & Partners
Hugh Scanlon	Nathaniel Lichfield & Partners Ltd		Broadhurst Clarke Architects
Huw Jones	North London Chamber of Commerce		Access Committee for England
Huw Williams	Chase and Partners		ACERT
I Alexander	Royal London Asset Management Ltd.		Broadway Malyan Planning LTD
Ian Chalmers	Ian Chalmers & Assoc		Adma Limited
Ian Donoff	Chartered Surveyor		BRS Consultants
Ian Gilbert	Transport for London - Group Property & Facilities		African Cult. Assoc. of Barnet
Ian Seymour-Spicer	Spicer Limited		Buckley Gray Yeoman
Ian West	Reading & West Architects		Buckmaster Batcup Architects
Indy Paul	Paget Paul Properties Ltd		Building Design Partnership
Irene Lee			C & L Architecture
J Andrews	Jewish Care		Ampersano Associates Ltd
J B Galton			Anatolitis Associates
J Bremont	Barry Maltz Associates Ltd		Ancient Monuments Society
J Older	Martin Grant Homes		Andrew Nash Associates
J R Hemmings	Barnet Meeting Room Trust		C D Martin Ltd
J T Appleby	London Luton Airport Operations		Anthony J Blyth & Co
James & Lisa Ward			Anva Ltd
James A Ross	James Ross Architects		C J Cowie Associates
James Cook	GL Hearn		C J O'Shea & Co Ltd
James McConnell	Bellway Homes		C L S
James Oubridge	United House Ltd		C T P Architects
James Rea	Barnet Conservation Volunteers		Caledonian Estates Ltd
Jan D			Canopy Planning Services
Jane Crass	Planning Bureau Ltd		Capita Symonds
Janet Payne	North East Thames Architectural Society		Care Architectural Designs Ltd
Janet Smith	Moxon Street Residents' Assoc.		Catalyst Housing group
Jason Lowe	Rapleys LLP		Cattell Skinner Design Ptn
Jaspal Dhani	Disability Action in Borough		
Jean Horstman	London Arts		Charles Tashima Architecture
Jeanne Cantoma	Job Centre Plus		Arkley Park RA
Jeff Gillett	The Gillett Macleod Ptn Ltd		Assoc.of Asian Muslim Ladies
Jeffrey and Fenella Young			Chestnut Planning
Jem Mustafa	D R M Associates	Christo	pher Wickham Associates
Jennifer Ellis	Totteridge Residents Assoc.		Churley & Associates

Name	Organisation	Name	Organisation
Jenny Bruce		Clark Designs Ltd.	
Jenny Coupe	North Finchley LA21 Partnership	Client Design Services Ltd.	
Jeremy Parker	Barnet Cyclists	Cloverdale Estate Limited	
Jeremy Wiggins	GPAD Limited	Barnet & District Group	
Joanne O. Stent	Fitzjohn Avenue Area Residents Association	Barnet Asian Women's Assoc.	
John Acres	Catesby Property Group	Barnet Bangladesh Comm.Assoc.	
John Baker	John Baker Associates	Barnet Borough Sight Impaired	
John Callotti	Loft Conversion Warehouse	Barnet Community Health Council	
John Chandler RIBA	The Studio	Barnet Elderly Asians Group	
John Clark	Garden History Society	Barnet Federation of Allotment	
John Cox		Barnet Mental Health	
John Cutler	Ian Oakes & Associates	Barnet Old People's Welfare	
John D Allan	JDA Development & Planning	Barnet Torch Fellowship	
John Despoti R.I.B.A.		Coates Dixon Surveying Design	
John Dix		Collins & Associates	
John Edgell MRICS	Chartered Building Surveyor	Bittacy Court Residents Assoc.	
John Findell	Prospect place oxa res association	Core Connections	
John L McGuffog	John L McGuffog	Corstorphine & Wright	
John Marange	Job Centre Plus	Cory Ltd	
John Montgomery	Tanner and Tilley	Counter & King Architects	
John Parker	Friern Village residents Association	Cranbrook Home Extensions	
John Schofield	Family Mosaic	British Gas Properties	
John Sindole	The Whetstone Society	British Telecom	
John Starling	308 Alaska 600 Building	British Telecom plc	
John Toseland	C A A C	British Waterways National Head Office	
John W B Dunthorne	Dunthorne Parker Architects	Cusack Associates	
Johnathon Tiley	Hertfordshire County Council	Cyril Silver and Partners	
Johnny Popper	London Communications Agency	CZWG Architects	
Jon Barker	Atkins	D J DESIGN LTD	
Jon Hallam	A A P Consulting Ltd	Burnt Oak Community Forum	
Jon O'Brien	Domus London Ltd	D M M Consultancy Ltd	
Jon Seymour	A.C.D. Chartered Landscape Arc	D P A	
Jonathan Dixon	R P S Planning	D V M Architects	
Jonathan Sheldon	Home Builders Federation	Dalton Warner Davis	
Joyce Wong	Alliance Planning	Daly International	
Jude Stone	Tudor Primary school	David Dent Ltd.	
Julia Berry	Richards Butler	David G Williamson & Co	
Julia Chowings	Drivers Jonas LLP	David Lock Associates	
Julia Teper	Complete Planning	Deborah Jackson Architects	
Julia Webb	Dorrington Investment P L C	Dempster & Jui-Lan Marples	
Julie Godefroy	HOARE LEA	Design Coalition	
June Porges		Design Group Nine	
Jyoti Shah	SANGEM	Design Solutions	
K Monaghan	Monaghan Homes Ltd	Design West	
K Nicholas	Architect	Direct Planning Limited	
K S Chana Dipl Arch RIBA	Chartered Architect	Douglas & King	
Karen Abrams	Barnet Carers Centre	Drawing Office Associates	
Karen and John Spector		Drivers Jonas	
Karen Hart	Barnet VSC	Drivers Jonas	
Karl E Ruge	Friern Barnet and Whetstone Residents Association	Dual Building Designs Ltd	
Kate Webster	Queen Elizabeth's Girls School	Dunboy Construction Co Ltd	

Name	Organisation	Name	Organisation
Katerina Fishel			Commission For Racial Equality
Katharine Naish	Marston & Langinger Ltd		Confederation of British Industry
Kathryn Thompson	Drivers Jonas LLP		E C Design & Build Ltd
Katy Ward	Teacher - Martin Primary School		E M Pick Planning
Keith Fenwick	Castlemore Securities Ltd		E Manuel & Associate
Keith Ginsburg	Strategic Consultant		Coppice Residents Association
Keith Hill	Rolfe Judd Planning		Eaton Strevens Associates
Ken Hullock	London Borough of Brent		Ecologgia
Kevin Green	Mill Hill Preservation Society		Elden Croy Architects
Kevin Underwood	Buckingham Group Contracting		Eley & Associates
Kim and Chris Bryan			Entec UK Ltd
Kim Mason			Erdi & Rabson
Kim Thompson	The Mill Hill Preservation Society		Create Real Estate
Kim Webster	Bellway Homes		Ese-Oghene Associates
Kish Bhudia	K D B building Designs		Eurohaus
Kurt Fritzsich	Leo Carton Ltd.		Eyal Moran Architects
L Byrne	Dollis Park & District Res.Ass		F.G.C. Architects
L R S Vernon	Barton Willmore Architecture		Farrow Silverton Architects
L Simmons	Post Office Property Holdings		Forthright Design Ltd
Laura Demianyk	Chq Partnership Ltd		Fotostructures Ltd
Laura Ross	Devplan		Fruition Properties
Lesley Lawson	Scurr & Partners Ltd		Fusion Architects
Lesley Turner	Residents' Community Assoc.		Deaf Club
Liam McLaughlin	Consarc Architecture		Fusion Design & Architecture
Liam Winters	Winters Haulage Ltd		Department for Education and Skills
Linda A Dolata			Futurama Ltd
Linda Farley			G and S Consultants
Linden Groves	Garden History Society		G M L Architects Ltd
Llewelyn Davies Yeang			G. J. P. Architects
Lorna Henderson	BPTW Partnership		G. V. Building Services
Lorna Jaffa			Gajjar Associates Chartered Architects
Luke Kierman	Talbot Design (Seale) Ltd		Genesis Architects & Designers
M Alai			George Gaze Tech Rics
M D Elengorn	Church Commissioners		Gestalt Technology Ltd
M Hay	D W A Architects Ltd		Gifford
M Hemerson	Highgate Society		Glen Robinson Associates
M Naik	Chartered Architect		Goldkey Services Limited
M Page	David Hicken Associates		Gug Architects & Designers Ltd
M W Easton			East African Association
Maggie Driscoll	Martin Junior school		East Finchley Allotments
Malcolm Goldstein			Gus Alexander Architects
Malcolm Hester	Hester Architects		EDF Energy
Malcolm Kemp			EDF Energy
Malcolm Scott	Garden and Plant Centre Developments		H & D Partners
Malcolm Souch	NHS London Healthy Urban Development Unit		Hadfield Cawkwell Davidson
Malcolm Walker	Peacock and Smith		Halcrow Group
Mandy Griffiths	Genesis Housing Group		Hamilton Associates
Manjit and Maureen Arora			Hanover Property Solutions Ltd
Marc Jacobs	Spectrum Interactive		Hattrell and Partners
Marcus Lambert	PPML Consulting Ltd		Hazan Smith & Partners
Margaret Rabbins	Belevue residents association		HDA Architecture
Margaret West			Herrington & Associates

Name	Organisation	Name	Organisation
Maria Almey	Barnet Play Association		Friends of Paradise Park
Maria Nash	Barnet Centre for Older Cypriots		Friends of Ramat Gan
Marilyn Hawkins	Barnet College		Higgins Construction PLC
Marisa Burnal	London Councils		Hogben & Hale
Marjan Larragy	London Civic Forum		Home Plans
Mark Easton	Barnet & Chase Farm Hospitals		Homespace
Mark Fisher	Lawn Tennis Association		Hugh Cullum Architects
Mark J Bryan	Barratt North London		Hunter and Partners
Mark Jarman			Hutton Enterprises
Mark Lees	Comer Homes		I B I Design Associates
MARK MATHEWS	Thames Water Property Services Ltd		I O M C Plan & Design Ltd
Mark Robinson	Age Concern Barnet		I.D.R. Associates
Mark Silverman	Hertsmere Borough Council		Ian Hyman & co Ltd
Martin Evans	Nabarro LLP		Grahame Park Community Assoc.
Martin Ledger MRICS	Prospect Planning		Greenpeace
Martin Liller	Terence O'Rourke Plc		Image Infinity Ltd
Martin Reifer	Reifer Group of Companies		Ivor Hall Limited
Mary Bradfield	Cala Homes (South) Ltd		J & H Licensing Consultants
Mary Cleary	Architect		J Driver Designs
Matthew Gore	DPP on behalf of Bestway (holdings) Ltd		J Dunne Associates
Matthew Offord MP	MP Hendon Constituency		Heath & Old Hampstead Society
Matthew Semple	DGA Architects		J. P. Blake & Co
Matthew Tunley	Oldfield King Planning		Jackson Wellings Design Partn
Maureen McGoldrick	Dollis Infant School		Herts Amphibian & Reptile Grp
Melanie Blanchard	Denton Wilde Sapte		Highways Agency
Mel-Pindi	Constructional Services Ltd		James Lambert Architects
Michael Ashenheim	Trehearne Architects		James Rush Associates
Michael Cunningham	Michael Cunningham Architects		Jaques Partnership
Michael Lassman	Jewish Association for Mental Illness		Jay Designs
Michael Olive	Michael Olive Architects		Jeffery W.George and Assoc
Michael Stadler	Oakleigh Pk Res Assoc		Jeffrey Howard Associates
Michael Tarring RIBA			Jeffrey Taylor Associates
Mick Kay			John Beyer & Associates
Mike Cole	Gregory Gray Associates		John Dickie Associates
Mike Dawson	The Finchley Society		John Gordon Architects
Mike Freer MP	MP Finchley and Golders Green Constituency		John Newton Associates
Mike Osman	Planning and Regeneration Ltd		John Olley Architects
Mike Tucker			John Perrin & Company
Miriam Addy	Landscape Planning South Ltd		John Taylor Partnership
Miss E Nottage	Claremont Residents Assoc.		International Bible Students Assoc.
Miss Odette Carter	Herts and Middlesex Wildlife Trust		John Toseland Associates
Miss Sharon Boughton	Dinsdale Court Residents Assoc		Jones Lang LaSalle
Mr A L Isaac			K F Geotechnical
Mr Derek Chandler			K G S Designs
Mr A Bryan	Barker & Associates		K K M Architects
Mr A Charalambous	P Buxton & Co		K S S Design Group Ltd
Mr A K Fehler	Stern Thom Fehler Architects		Kevin Turner Surveys
Mr A Peshavaria	Plans for the Future		Kilich & Co
Mr A W Parr	A P Geotechnics LTd		Kirsten Associates Inc
Mr A. Evans	Prospect Place OXO Res.Assoc.		Knight Architecture & Design
Mr A. Sherman	Buildtech Building Surveyors		Knott Architects
Mr A. Simson	Northway Court Res. Assoc.		K-Side Partnership

Name	Organisation	Name	Organisation
Mr Adefioye	Planning & Prop. Solutions Ltd		Jesus Hospital Charity
Mr Adrian Fitton	D L G Architects		Jewish Deaf Association
Mr Ahmet Huseyin	A C Architecture		Jewish Women's Aid
Mr Ajay Modhwadia	Multi Creation		L. K. Associate
Mr Alex Frame	ADS Building Services		L.C. Design Services
Mr and Mrs Harwood	Friends of York Park		LAL GRS ltd
Mr Andrew Bence	Age Concern		Lee Evan Partnership L.L.P.
Mr Andrew Patterson	Watling Chase Community Forest		Lee West Associates
Mr Austen Smith	A E J S Architectural C		Lewis & Hickey Ltd
Mr Bhohi	Capital Homes (London) Ltd		Liam O' Connor Architects
Mr Bond	Radio Society of Great Britain		Lifeforms Ltd.
Mr Brad Chatteris	Clitterhouse Cresc. Estate RA		Linden Homes
Mr C Harvey,	Barnet Cyclists		Loft Masters
Mr C L'Aimable	Docklands Developments Ltd		London Interiors Ltd
Mr C Malyaci	Greensquare RA		Lorna Moore Architects
Mr C. Baker	Nicholl Court Residents Assoc		M D C Ltd
Mr C. Von-Strohein	Moreton Close Res. Assoc.		M D Designs
Mr D Lipsey	Transformation Architects		M R B Design
Mr D Mcaleer	Cricklewood Terraces Res.Assoc		M R Designs
Mr D Nicou			M S K Design Associates
Mr D P McCarthy			Makespace Architects
Mr D R Foster-Key			Mandac Ltd Planning Consultants
Mr D. Mills	Mount Pleasant Com. Assoc.		Marek & Ewa Dec
Mr D. Pinney	Whetstone Close Lease.Assoc.		Martin Bridge Ltd.
Mr Dale Smith	Friends of Cherry Tree Wood		Mary Hackett & Assoc Ltd
Mr David Allison	Croxley Green Parish Council		London Chamber of Commerce & Industry
Mr David Barnard			London First
Mr David Ramm	Ramm Brand Architects		London Forum of Amenity and Civic Societies
Mr David Sharp	Mill Hill Traders Assoc.		London Housing Unit
Mr Donald Mitchell	CPRE		Matrix Partnership Ltd
Mr Dude	Somali Community Assoc.		Maze & Dean
Mr Eddie Dujon			London Voluntary Service Council
Mr Edward Francis			McCoy Associates
Mr Edward Oteng	Development Planning Cons		McDonnell Associates
Mr Franklin	Brent Cross Residents Association		McGuire Architecture & Design
Mr G Master	Hindu Voluntary Services		Meadowcroft Griffin Ltd
Mr G Parford	J D P		Michael Alexander Ltd
Mr G Patel	Sansara Investments Ltd		Michael Cook Associates
Mr G. Brown	Chartered Architects/Designers		Michael Sierens Associates
Mr Graham Hutchins	Cricklewood Community Forum		Michelen Design Ltd
Mr Greg Savage	Capel Close Residents Assoc.		Middlesex & Herts
Mr Harry Tayler	Ridge Parish Council		MO Associates
Mr Hugh McKune	Douglas Bader Park Res.Assoc.		Modlux plc
Mr Ian McLaren	Longberry's Resident's Assoc.		Montague Howard Associates
Mr Ivan Layman	Alder Estate Community Group		Mr J Wright Planning Solutions
Mr J Bradshaw	East Barnet Parish Res.Assoc.		Murray Jackman Associates
Mr J I Kim	ArchiTech		N. Kotak Associates
Mr J Law	Northwest Design		N.G. Architects
Mr J Muslim	East Barnet Traders Assoc.		McGovern Bros (Haulage)
Mr J Stirrop	Waterlow Ct res ass		Nafis Architecture Ltd.
Mr J Welby	Barnet Transport users Assn.		Navin Architects
Mr J. Toseland	RIBA		NBF Partnership
Mr Jack Schneider	Schneider Designers		Neil Hawes & Associates Ltd

Name	Organisation	Name	Organisation
Mr Jirka Malina	Building Design Bureau		Network Housing Group
Mr John Hallam	John Hallam Associates		Mill Hill Preservation Society
Mr John Marks	Shenley Parish Council		Mind in Barnet
Mr K Kerai	Kamm Construction		New Space
Mr Kam Choy Lim			Nexus Retail Interiors Ltd
Mr Karl Ruge	Friern Barnet & Whetstone RA		Nic Antony Architects
Mr Ken Grant	Golders Green Estate Res. Ass.		Nicholas Architects
Mr L Badeshia			Norman Picken & Associates
Mr Leslie Sussman			North London Plans
Mr M Bardy	M D Projects (UK) Ltd		Oliver Burston Architects
Mr M Hurst	Hurst Associates		National Market Traders Federation
Mr M Mandell	Hampstead Garden Suburb RA		Operational Property & Consent
Mr M Olive	The Studio		Opticrealm Ltd
Mr M Pervardin	Archetype Ltd		Oshwal Assoc. of the UK
Mr M Shivers			Overtime Design
Mr M. Bradish	North Finchley Traders Assoc.		Network Rail
Mr M. Cohen	Temple Fortune Traders Assoc.		Network Rail
Mr M. Katz	Chartered Architect		New Hampstead Garden Suburb Trust Ltd
Mr M. Quraishi	Muslim Welfare Society		Owen Powell Architects
Mr M.J. Illingworth	H B O S Plc - Group Property		P & R Associates
Mr Mark Evans	Byng & Wentworth Road & Cecil Court Residents Assoc.		P D Associates
Mr Martin Gerrard	Finchley Central Traders Assoc		P H Design
Mr Martin McGahon	Town & Country Planning Ltd		P M & A Architects
Mr Martin Stephens	J C Decaux UK Limited		P.A.E. Design
Mr Martyn Hughes	Hughes Design Associates		Papa Architects Ltd.
Mr Mascio	Finchley & Totteridge Serv Cen		Parkes Assocs
Mr Michael Hardiman	Michael VS Hardiman & Asc. Ltd		Paul Henry Architects
Mr N Savvides	Archi-Tone Ltd		Paul Lambert Assoc Ltd
Mr N. Nakrani			Pearlmans
Mr Neil Burton	Georgian Group		Pembrook Design Ltd
Mr O Ogunyevy			Penoyre & Prasad Architects
Mr P Koumis	Vivenda Architects LLP		PEP Claims Management Ltd
Mr Paul Clarkson	Pert Close Residents Group		Perceptions
Mr Peter Holland	Adastral Village Residents Association		Peter Bell Architects
Mr Peter Mercer MBE	NFGLG		Planning Publications Ltd
Mr Philip Paul	Arena Property Services Ltd		Plans 4 U
Mr Phillip Johnson	Grange Residents Group		Ponsford King Partnership
Mr Pranam Shah	Survey Design (Harrow) Ltd		Precision Plans
Mr R A Husband	RSPB		Project Design Partners
Mr R Anwar			Property Lande Architecture
Mr R Fattal	R D & D Associates		PRP Architects
Mr R Herring	Frithmanor Primary School		Pure Design U.K.
Mr R Hirani	Design123 Ltd		Q L A
Mr R. Beddard	Welsh Harp Conservation Group		Post Office Counters Ltd
Mr R. Newman	Newman & Associates		R G H Capital Project Consulting Ltd
Mr Rice	Friern Watch Avenue Res. Assoc		R. E. P. Designs
Mr Richard Cobb	Kingdom Cobb Associates		R. J. Batey Surveying Services
Mr Robert Newton	North Finchley Local Agenda 21 group		Regional Surveying Serv Ltd
Mr S M Kadri	Hendon Mosque and Islamic Centre		Richard Mitzman Architects
Mr S R Krause	St John Ambulance		Richard Sneesby Architects
Mr S Wildman	Fusion Online Limited		Rivington Street Studio
Mr Sami Mansour	Prime Meridian Ltd		Robert O'Hara Architects Ltd

Name	Organisation	Name	Organisation
Mr Siddique	Chipping Barnet Traders Association	Roger Tym & Partners	
Mr Simon Harding	Friends of Stoneyfields	Rosenfelder Associates	
Mr T A J Dennis		Rosh Investment Ltd.	
Mr T Borrill		Russell Hanslip Associates	
Mr T Edend MRICS		S A C Projects	
Mr Terry Bannister	Totteridge Manor Association	S S & Partners	
Mr Terry Hines	Terry Hines Chartered Archit.	S T S Structural Engineering	
Mr Theo Theodosiou	G T Associates	S.P.D. Architects	
Mr William Lai	William Lai Consulting Ltd	Sacks Maguire Architects	
Mr. K. Krivcevski	Tecton Design & Build Ltd.	Sadler & Co	
Mrs A Roy		Sage Consulting Ltd	
Mrs Anne Davies	Access in Barnet	Saloria Architects	
Mrs B Basatemur	B S B Architects	Savecase Ltd	
Mrs B. Gerrad	Sheaveshill Court	Savills L&P Ltd	
Mrs Culver	Chesterfield Residents Assoc.	Saxton Design	
Mrs D Locke	St. Andrews School	Schmidt Ferman Construction	
Mrs D Metcalf	Danegrove Primary School	Sharper Designs	
Mrs D Visaria		Shillam + Smith	
Mrs E K Brandenburger		Sigma Planning Services	
Mrs Georgia Georgiou	Boomerang Residents Assoc.	Simon Smith Michael Brook Arch	
Mrs Georgina Oliver	The London Green Belt Council	Simpson Hilder Associates Ltd	
Mrs H Pomroy	East Finchley Village Society	Singleton Architects	
Mrs Helen Baker	Strutt and Parker	Smith & Brooke Architects	
Mrs I A Tremlett	CPRE (Local Group)	Spaceway South Ltd	
Mrs J Alae	Bahai Community of Barnet	Society for Protection of Ancient Buildings	
Mrs J Copping-Joyce	Hadley Residents Association	Sportswift T/A Card Factory	
Mrs J Ellis	Mill Hill Resident's Association	Square Feet Architects Ltd	
Mrs J M Canning		Special Needs Info. Project	
Mrs J Nelhams	Hendon District Archaeology Society HADAS	St James Homes	
Mrs J Nelhams	Hendon & District Archaeological Society	Stephen Turvil Architects	
Mrs J Smith		Stephen Wax Associates Ltd.	
Mrs Jill Abbott	type3 studio	Studio 136	
Mrs Joanne Woodward	London Borough of Enfield	Studio 2000 Design Ltd	
Mrs Judith Fall	Burnbrae Close Residents Assoc	Sureplan (Norfolk) Ltd	
Mrs Judith Kent	Fitzjohn Avenue Residents Association	Sureplan N M	
Mrs Kathy Knight	Coppetts Close Residents Assoc	SurePlan South Suffolk	
Mrs L Ezer		Sureplan South Suffolk Ltd	
Mrs L Roberts	G R Panning Consultancy Ltd	T G N Architects Ltd	
Mrs Lynne Hayes	Brent Terrace Residents Association	T P A Studio Ltd	
Mrs M Edmunds	Golders Green Action Group	Tasou Associates	
Mrs M Redman	Games Road Residents Assoc.	Technical Design Consultant	
Mrs M Shaw	Woodridge Primary School	Technoplan Ltd	
Mrs M Tonucci		Tecon Ltd.	
Mrs Margaret Robbins	Belle View Residents Assoc.	Thames Water Devt Control	
Mrs Mary Peters		The Art of Building Ltd	
Mrs Maureen Warner-Wiles	Hillcrest Residents Associatio	The Bowen Partnership	
Mrs Moore	Underhill Infant School	The Businelli-Wilmot Ptn	
Mrs Morris	Hale Residents Association	The Consultants	
Mrs P Copping	Association of Tenants	The Larches Trust	
Mrs P Falconer	Cricklewood Neighbour Association	The Halpern Partnership Ltd	
Mrs P M Andrews	Hadley Residents Association	The JTS Partnership LLP	

<b>Name</b>	<b>Organisation</b>	<b>Name</b>	<b>Organisation</b>
Mrs Pauline King	Hermitage Court Residents Ass.		The Prosperity Group Ltd
Mrs R Gieger			The R.M.Partnership
Mrs S Jolly			The Studio
Mrs Sara Islam Sall	Sall Culinaan & Buck Arc Ltd		Thomas De Cruz Architects
Mrs Sharon Armstrong	Hadley Ridge Residents Assoc.		Threefold Architects
Mrs V Norris			Tibbalds Planning and Urban Design
Mrs Val Thompson	Dollis Valley Residents Assoc.		Town and Country Planning Association
Mrs Zoe Cowe	B B R Architects		Turkish Cypriot Community Association
Ms Alison Conde	Archives Local Study Centre		Trudys Architectural Consults
Ms B M Levy	Elstree and Borehamwood Town Council		University Of Westminster
Ms Barbara Shafran	Burgess Hill Residents Assoc.		Turnet & Partners
Ms Beverley Duffus	Basing Way Residents Assoc.		TWENTIETH CENTURY SOCIETY
Ms F. Glasman	Poplar Grove/Fairview Res Assc		U D S Construction Ltd
Ms Jacqui Lassus	Chelwood Residents Association		Victorian Society
Ms Jan Parker	Fairway Primary School		U R P S
Ms Janet Rush	Age Concern (Finchley)		Visit London
Ms Jill Macey	All Points RA		Urban Initiatives
Ms L D Weiss			Allies and Morrison: Urban Practitioners
Ms Marian Lewis	Crewys & Llanvanor Res. Assoc.		V Sevak Space Design
Ms Roz Archer	Roz Archer Ltd		William Hill Organization Ltd
Ms S T Borel			Westcon Consulting Engineers
Ms S. Griffiths	RSGS Residents Association		Wheatley Homes
Ms Sherron Stokes	Granville Estate Residents Ass		White Young Green Planning
Ms Susie Minney	Montrose Avenue Committee		Wilkinson King Architects
Ms Ulrike Kurth	Crawford Partnership		Wimbourne Martin French Ltd
Ms Zara Yassary			Xtra Room Conversions Ltd
N Klein	Local Dental Committee		London Fire & Emergency Planning Authority
N. Ozier	Brian Barber Asc.		Metropolitan Police Service
N. R. Cooke	Nick Cooke & Associates		Network Rail
Naomi Butterfield	Strutt and Parker		Communities and Local Government
Nathalie Heyden			Firstplan
Neil Anderson	Planning & Building Design Services		

# 14. Appendix H

Core Strategy  
Letter of  
general  
conformity with  
the London  
Plan

GREATERLONDONAUTHORITY

Mayor's Office

City Hall  
The Queen's Walk  
More London  
London SE1 2AA  
Switchboard: 020 7983 4000  
Minicom: 020 7983 4458  
Web: [www.london.gov.uk](http://www.london.gov.uk)  
**Our ref:** LDF02/LDD01/GR06  
**Date:** 22 June 2011

**Nick Lynch**

Barnet Council  
Planning Policy and Housing Team  
Planning, Housing and Regeneration  
Building 2, North London Business Park  
Oakleigh Road South  
**LONDON N11 1NP**

Dear Mr Lynch

**Barnet Council Local Development Framework:  
Pre-submission of the Core Strategy DPD**

**Statement of general conformity with the London Plan (Planning and Compulsory Act  
2004, Section 24 (4) a)**

Thank you for your letter of 10 May 2011, consulting me on the above document and requesting an opinion on general conformity.

On 22 June 2011, I considered a report on this matter, reference PDU/LDF02/LDD01/03. This report, together with the attached annex, constitutes my formal representations to the pre-submission consultation. Please note that this includes representations relating to general conformity with the London Plan as well as other representations to clarify or improve policy.

As you will be aware, all development plan documents must be in general conformity with the London Plan under section 24 (1) (b) of the Planning and Compulsory Purchase Act 2004. It is my opinion that the submission document is in general conformity with my London Plan.

If you would like to discuss any of my representations in more detail, please contact Glen Rollings (020 7983 4315) who will be happy to discuss and arrange further meetings.

Yours sincerely



**Boris Johnson**  
Mayor of London

# 15. Appendix J

Development  
Management  
Policies Letter  
of general  
conformity with  
the London  
Plan

GREATER LONDON AUTHORITY

Mayor's Office

City Hall  
The Queen's Walk  
More London  
London SE1 2AA  
Switchboard: 020 7983 4000  
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Web: [www.london.gov.uk](http://www.london.gov.uk)  
**Our ref:** LDF02/LDD01/GR06  
**Date:** 22 June 2011

**Nick Lynch**

Barnet Council  
Planning Policy and Housing Team  
Planning, Housing and Regeneration  
Building 2, North London Business Park  
Oakleigh Road South  
**LONDON N11 1NP**

Dear Mr Lynch

**Barnet Council Local Development Framework:  
Pre-submission of the Development Management Policies DPD**

**Statement of general conformity with the London Plan  
(Planning and Compulsory Act 2004, Section 24 (4) a)**

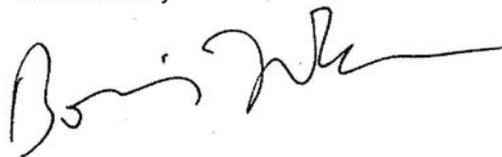
Thank you for your letter of 10 May 2011, consulting me on the above document and requesting an opinion on general conformity.

On 22 of June 2011, I considered a report on this matter, reference PDU/LDF02/LDD08/02. This report constitutes my formal representations to the pre-submission consultation. Please note that this includes a representation/representations relating to general conformity with the London Plan as well as other representations to clarify or improve policy. Representations relating to general conformity have been highlighted in bold for ease of reference.

As you will be aware, all development plan documents must be in general conformity with the London Plan under section 24 (1) (b) of the Planning and Compulsory Purchase Act 2004. However, it is my opinion that the submission document is not in general conformity with my London Plan in respect of the residential parking standards proposed by Barnet Council.

If you would like to discuss any of my representations in more detail, please contact Glen Rollings (020 7983 4315) who will be happy to discuss and arrange further meetings.

Yours sincerely



**Boris Johnson**  
Mayor of London

Direct telephone: 020 7983 4100 Fax: 020 7983 4057 Email: [mayor@london.gov.uk](mailto:mayor@london.gov.uk)

August 2011

