

Representation Form

Barnet's Core Strategy Issues and Options Consultation

(30 June 2008 – 29 September 2008)

The Local Development Framework will replace the Unitary Development Plan for the borough. We need your views on what you think are the main planning issues in the area and how we should plan for change in Barnet.

For more information, please look at the full Core Strategy Issues and Options paper. This explains what the key planning issues are and identifies potential options for dealing with them. Questions are asked in each paper to which you can respond. It is available on council's website www.barnet.gov.uk/planning-consultations . Paper copies can be viewed at all libraries in Barnet and the council's planning reception at North London Business Park.

We want to hear what you think:

- Have we correctly identified the major issues for spatial planning and future development in Barnet?
- What do you think are the best options for tackling these issues?
- The closing date for this representation form and any comments on the Issues and Options Paper is 5pm on **29 September 2008**. Representations submitted after this date will not be considered
- When you have completed the representation form, please return it by post or email to the address below:

Email: forward.planning@barnet.gov.uk

Post: Planning Policy and Housing Team
Planning, Housing and Regeneration Directorate
London Borough of Barnet
Bldg. 2, 1st Flr, North London Business Park,
Oakleigh Road South,
London, N11 1NP

1. Your details

Fields marked with an * must be completed.

<p>1. Your Details:</p> <p>* Name: _____</p> <p>Organisation: _____</p> <p>* Address: _____</p> <p>* Postcode: _____</p>

<p>2. Your Agent's Details (optional):</p> <p>Name: _____</p> <p>Organisation: _____</p> <p>Address: _____</p> <p>Postcode: _____</p>
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Core Strategy : Issues and Options Representation form
Ref: (for official use only)

Core Strategy Issues and Options

The five themes are as follows:

Theme 1 Growing successfully

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

Theme 3 Meeting housing aspirations

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

Theme 5 Planning, development and growth to be environmentally sensitive

Theme 1: Growing Successfully

A selection of the issues, together with some possible options for addressing them, is set out below. Please note: tick any that apply unless otherwise stated.

Business opportunities and economic prosperity

► Options (**Please tick yes to one of the options only**)

1.1 Should we protect existing employment sites from change of use, for example, to residential development?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
1.2 Should we allow the redevelopment of employment sites for mixed use development?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
1.3 Should we allow the redevelopment of existing employment sites where there is no proven need for commercial uses?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

Education and Training

► Options

1.4 Should the council identify locations for further and higher education facilities?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
1.5 Should the council encourage the expansion of existing further and higher education facilities?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
1.6 Should the council seek financial contributions from major developments for training?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

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

Transport

► Options

2.1 Should the car remain as an important mode of transport in the borough?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
2.2 Should transport capacity in the borough be increased, for example on orbital and east / west routes?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
2.3 Should we encourage people to use public transport, for example by limiting parking provision?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
2.4 Should parking be increased, for example in town centres to help shoppers?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
2.5 Should we invest in roads?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
2.6 Should we encourage alternative modes of transport by reallocating road space, for example for bus lanes?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
2.7 Should we increase road capacity to reduce traffic congestion?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

2.8 What variety of modes of transport should we promote to encourage sustainable movement?

2.9 How can we make moving around the borough easier?

Community Services

► Options

2.10 Should the council encourage the joint use of new and existing community facilities?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
2.11 Should the council protect existing community facilities from development?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
2.12 Should the council ensure re-provision of community facilities in cases where they are displaced by development?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
2.13 Should community facilities only be allowed where they are accessible by public transport and where parking is	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

regulated?	
2.14 Should the council use planning to promote healthy lifestyles, for example, through access to community facilities, and open space?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
2.14 Should the council require greater contributions towards special needs housing and life time homes to accommodate older and disabled residents?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

Theme 3: Meeting Housing Aspirations

New housing development

► Options

3.1 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?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.2 Should the focus of housing development be in the town centres and arterial routes (e.g. A5) with good public transport links?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.3 Should growth be allowed to take place across all parts of the borough?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.4 Should we only consider housing development where there are good public transport links or it can be made accessible?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

Sustainable design principles

► Options

3.5 Should we enhance the borough's high quality suburbs and historic areas and protect them from intensive development and infill?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.6 Should we expect different standards of design in different parts of the borough?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.7 Should high quality design be sought everywhere?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.8 Should we provide more detailed guidance to developers and residents on urban design throughout the borough?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.9 Should we provide more detailed guidance to developers in specific development locations?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

Low density suburbs

► Options

3.10 Should we continue our existing approach to protecting and enhancing the suburbs?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
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3.11 Should we be more specific about the character of the suburbs that we respect and enrich?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.12 Should the Core Strategy resist the loss of gardens in lower density suburbs?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.13 Should we protect large properties as family houses with gardens to provide a mix of sizes and to preserve the character of an area?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.14 Should we allow conversions into smaller units where this helps preserve the character of a former family house?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.15 Should Design and Access Statements, submitted with planning applications set out how they will respect and contribute to local character, distinctiveness and sustainability targets?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.16 Should we review design guidance for extensions to existing housing to reflect community and cultural needs of our population?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

Meeting the housing needs of the diverse communities in Barnet

3.17 How important is it to meet housing need? **(Please select one option)**

Very important	<input type="checkbox"/> 1
Important	<input type="checkbox"/> 2
Neither important nor unimportant	<input type="checkbox"/> 3
Not very important	<input type="checkbox"/> 4
Not at all important	<input type="checkbox"/> 5

► 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?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.19 Should the council seek a mix of affordable housing tenures, from rental to full home ownership?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.20 Should the council adopt the latest London Plan tenure mix of low cost home ownership, intermediate and rented housing?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.21 Given the higher density planned growth areas should we prioritise new family-sized homes elsewhere in the borough?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.22 Should we expect delivery of smaller homes throughout Barnet, or only in specific locations where there is higher density development?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.23 Should we adopt a policy linking housing targets to a minimum floor space requirement per unit to ensure high standards of internal space?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.24 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?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

Affordable housing

► Options

3.25 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?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.26 Should we seek mixed and balanced communities by delivering affordable housing in areas where that tenure is under-represented?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
3.27 Should we focus affordable housing where it is most viable and where a greater number of units are possible?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

3.28 In what circumstances should we accept payment as opposed to on-site affordable housing in new residential development?

3.29 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?

3.30 Which option do you think is the most appropriate? **(Please select one option)**

Option 1- Retain the existing UDP policy of 50% affordable housing on sites of 10 or more units.	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
Option 2- 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%.	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

Should the 10 unit threshold be raised to 15 units in some cases?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
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Theme 4: Planning for vitality and viability of a network of suburban town centres

Town centres

► Options

4.1 Should the Council identify Brent Cross/ Cricklewood as a new metropolitan town centre, providing it is mixed use and a sustainable centre?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
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► Options for where retail growth should be accommodated

4.2 Within a limited number of the largest town centres?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
4.3 In any town centre?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
4.4 In specific suburban town centres (Edgware, North Finchley, Finchley Church End, Chipping Barnet, New Barnet and Whetstone) where development opportunities have been identified?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
4.5 At one or more of the borough's existing out of centre retail parks?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
4.6 Should we encourage retail expenditure within the borough?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

Local Neighbourhood centres and parades

4.7 Should we seek to protect more local neighbourhood centres and parades of shops?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
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Enabling change and enhancement in the town centres

► Options

4.8 Should we provide more parking to support shopping in town centres given competition with other centres, and out of centre retail parks and shops?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
4.9 Should we discourage change of use in town centres (e.g. from shop to house)?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
4.10 Should we restrict loss of shopping uses only in the core of town centres?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
4.11 Should we allow more flexible approaches and changes of use at the edges of high streets and secondary locations?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
4.12 Should we allow a major expansion and concentration of shopping related development in the larger centres (Edgware,	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

North Finchley, Finchley Church End, Chipping Barnet, New Barnet and Whetstone)?	
4.13 Should we protect office and commercial uses from changing to residential use?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
4.14 Should we allow more mixed use conversions of town centre offices in locations along high streets and main arterial routes?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

Managing the evening and night time and entertainment economy

► Options

4.13 Should we encourage more housing developments in town centres to increase activity, for example, on the edge of centres or above shops?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
4.14 Should some town centres be designated as the focus of cultural development and leisure such as N12 North Finchley and Chipping Barnet	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

4.15 Should we limit the evening and night-time economy to a few town centres and if so, which centres, and why?

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

Transport

► Options

5.1 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?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
5.2 Should we expect development to contribute to increased biodiversity as well as protecting existing habitats and species?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

Climate change and living within environmental limits

► Options

5.3 Should we continue our existing approach to sustainable design and construction?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
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5.4 How important is the consideration of climate change as a principle for new development in Barnet? **(Please tick one option only)**

Very important	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
Important	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
Neither important nor unimportant	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
Not very important	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
Not at all important	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

5.5 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?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2
5.6 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?	Yes <input type="checkbox"/> 1 No <input type="checkbox"/> 2

5.7 Are there any other themes or issues you feel we should include and if so please give your reason?

5.8 Additional comments

Thank you for completing this representation form. Your comments are valuable to us. We will use the information you have given us to develop the Core Strategy Preferred Options paper. We will inform you of the comments we have received and how we have responded to them.

Copies of representations will be made available for public inspection. They cannot be treated as confidential.

Data Protection Act 1998

The personal information collected on this form will be processed on computer to provide and manage the information or service that you have requested. For further details regarding your privacy please see our Privacy Statement.

Signature: _____

Date: _____

If you would like help completing this form the Council's officers will be pleased to help. Also this document is available in different languages upon request.

If you require any further information please contact the Planning Policy and Housing Team **Tel:** 020 8359 4467/4763 or **email:** forward.planning@barnet.gov.uk