



Barnet Draft Local Plan

Publication Stage Representations Form

Ref:

(For official use
only)

PART B - Your representation

Please complete a separate Part B for each representation and return along with a single completed Part A.

Question 1: To which part of the Local Plan does your representation relate?

Representations must be made on a specific policy or part of the Plan, please state the policy number, paragraph number, figure/table or Policies Map designation.

Policy Barnet Local Plan___ Paragraph on Sites, p. 3 Figure/Table Table on p. 6

Policies Map designation Table on p. 6

Question 2: Do you consider that this part of the Local Plan is:

Tick all that apply, please refer to the guidance note for an explanation of these terms.

- | | | |
|--|------------------------------|--|
| a) Legally compliant | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| b) Sound | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| c) Compliant with the Duty to Co-operate | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

Question 3: Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound, or fails to comply with the duty to co-operate.

Please be as precise as possible. If you wish to support the legal compliance or soundness of the Plan, or its compliance with the duty to co-operate, please also use this box to set out your comments.

Continue on a separate sheet if necessary

Plans for the northern part of Site 56 Woodside Park Station West for 356 residential units are not legally compliant or sound because this construction would have a negative impact on the already limited light available to my property. Street plans indicate that the back gardens to the northwest of Woodside Park Station are quite long, which can easily prompt the erroneous assumption that new buildings on the Northern Line embankment would not have a significant impact on the light available to existing properties. Shadows cast as a result would cover only the rear of these gardens, and not the front areas closer to the buildings along Holden Road. This rationale does not apply in the case of 66 Holden Road, however, as there are four separate private gardens on this property as you can see from the **attached plan**, with the gardens of Flat 3 and Flat 4 situated towards the rear immediately adjoining the railway embankment. Flat 4's garden in particular already suffers from inadequate light (e.g. is totally invisible on Google Maps Satellite), since it is bounded to the south by, among other trees, nine immensely tall pines (marked blue on the attached plan), some of them protected, along the boundary with Meadowside Care Home. The construction of new residences on the embankment, therefore, would block out practically all the remaining light available and destroy Flat 4's garden as a viable space for leisure, recreation or any purpose usually associated with garden ownership.

There is also a magnificent chestnut tree (marked red on the plan) at the back of Flat 4's garden, which is subject to a **Tree Preservation Order**. This tree provides not only the defining feature of the garden but is essential to the woodland character that gives the area its name, which Barnet Council is committed to preserve. New residences cannot be built under or immediately around the tree canopy, which extends over the boundary wall of Flat 4's garden. into Site 56.

Question 4: Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect to the matters you have identified in Question 3 above. Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

So as to be legally compliant and sound, besides deliverable and developable, the area on the railway embankment immediately behind 66 Holden Road needs to be removed from plans to develop Site 56. The issue of providing adequate access through Woodchester Court etc to Station Approach, the only conceivable exit route from the northwest portion of Site 56, also needs to be duly addressed in accordance with legal requirements for health and safety.

Continue on a separate sheet if necessary

Please note:

In your representation you should summarise succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

Question 5: If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing sessions?

Yes, I wish to participate in hearing session(s)



No, I do not wish to participate in hearing session(s) /
I am not seeking modification to the Plan



Question 6: If you wish to participate at the examination hearings, please outline why you consider this to be necessary.

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

So as to ensure that the law is upheld regarding minimum light requirements for private gardens and the preservation of trees with TPOs.

Declaration of consent

The personal information you provide on this form will be processed in accordance with General Data Protection Regulations 2018 (GDPR). The information you provide will only be used for the purposes of the preparation of the Local Plan as required by the Planning and Compulsory Purchase Act 2004 (as amended), and may be used by the Council to contact you if necessary, regarding your submission. Your name, name of organisation, and comments, will be made available for public inspection when displaying and reporting the outcome of the statutory consultation stage and cannot be treated as confidential. You will not be asked for any unnecessary information and we will not publish any personal data beyond what is stated in this declaration.

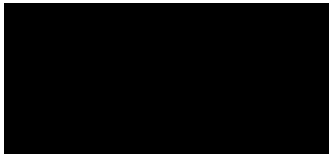
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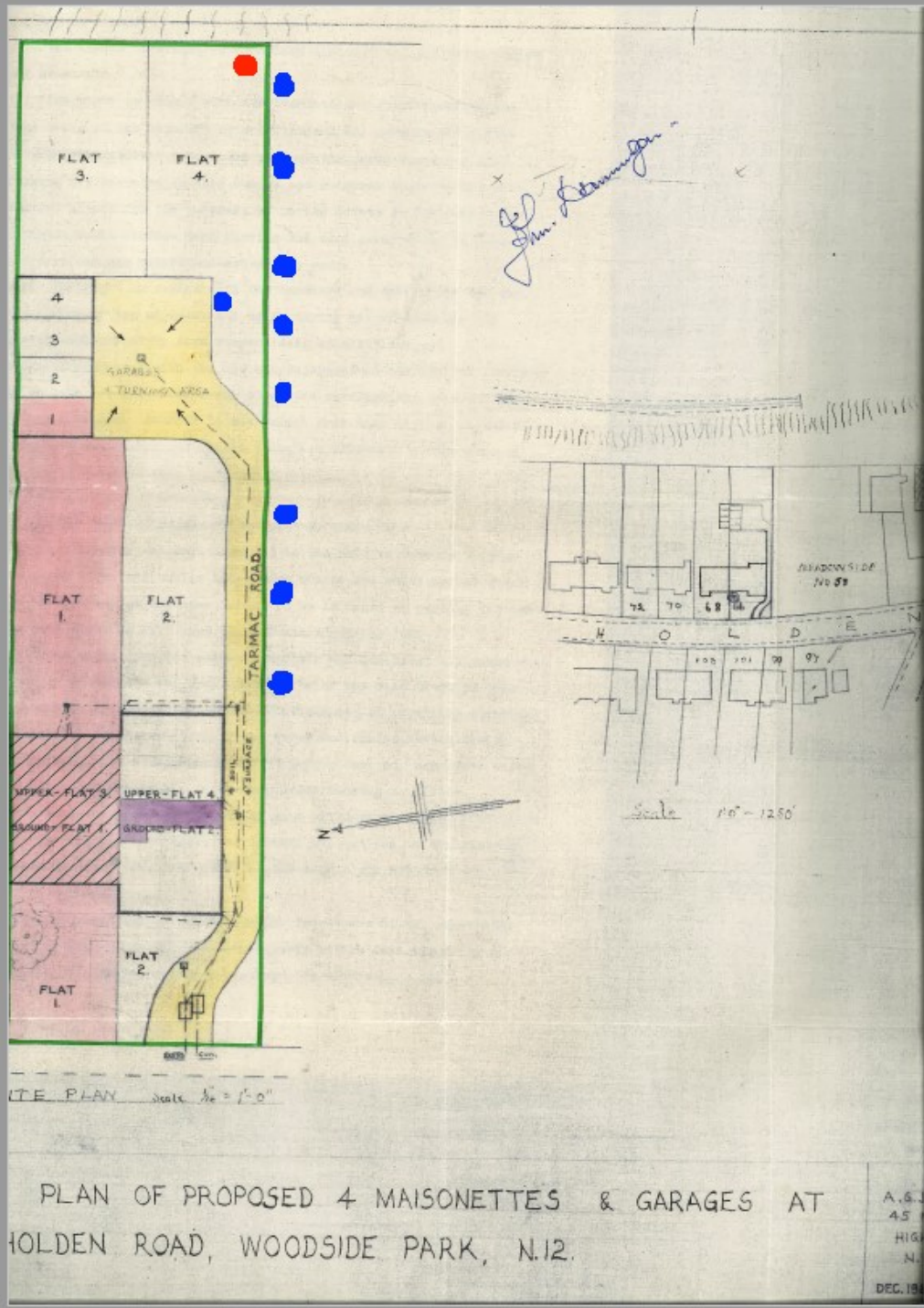
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By completing and signing this form I agree to my name, name of organisation, and representations being made available for public inspection on the internet, and that my data will be held and processed as detailed above, in accordance with the Council's Privacy Notice:

Signature

A solid black rectangular box used to redact the signature of the respondent.

Date 6 August 2021



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