



Barnet Draft Local Plan
Publication Stage Representations Form

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| 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.

Policies Map designation: Annex 1 Site No 8 Broadway Retail Park

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 | No X |
| b) Sound | No X |
| c) Compliant with the Duty to Co-operate | No X |

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.

IT IS NOT LEGALLY COMPLIANT

It is not compliant with local or national planning policy, in that it fails to protect the Cricklewood Railway Terraces Conservation Area. The statement that the conservation area 'lies to the northwest of the site' is economical with the truth. It is immediately adjacent to Site 8 – only yards apart. A development of this height and density would cause harm to the setting of the Cricklewood Railway Terraces Conservation Area and would not preserve or enhance the character and appearance of that Conservation Area contrary to Policy 7.8 of the London Plan (2016), Policy CS5 of the Barnet Local Plan Core Strategy DPD (September 2012), and Policy DM06 of the Barnet Local Plan Development Management Policies DPD (September 2012).

Policy 7.8 of the London Plan requires new development to conserve the significance of heritage assets **and their settings by being sympathetic to their form, scale, materials and architectural detail**. This development is not only out of scale with the Railway Terraces but with the whole of Cricklewood. The architecture has nothing in common with the local built environment, either in scale or design. It is just a series of huge, uninteresting towers in tightly packed blocks.

CONTINUED ON SEPARATE PAGE

Continue on a separate sheet if necessary

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.

Housing development on the B&Q site should be compliant with Barnet policies on Tall Buildings and with the London Plan. What is proposed is not.

The access road to the site is owned by a third party.

Local people should be properly consulted.

The Local Plan for the Cricklewood Growth Area should be drawn up in co-operation with Brent and Camden.

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)

YES ✓

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.

The Railway Terraces were built nearly 150 years ago and are an important part of the Cricklewood community. The people who live in the Railway Terraces Conservation Area Residents Association want their voices and views to be heard.

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.

Your details will be kept in accordance with the Council's Privacy Notice, until the Local Plan is adopted plus a further five years to evidence that a fair and transparent process has been followed. Processing is kept to a minimum and data will only be processed in accordance with the law. We will take all reasonable precautions to protect your personal data from accidental or deliberate loss or unauthorised disclosure.

The Council's Privacy Notice can be viewed at <https://www.barnet.gov.uk/your-council/policies-plans-and-performance/privacy-notices>

The legal basis which enables the Council to process your data for this purpose is consent from the data subject (you) under Article 6, paragraph (a) of the GDPR. Information provided will be stored in accordance with the Council's retention and disposal guidelines.

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 Jessica Howey, Secretary Railway Terraces Residents Association

Date 7 August 2021

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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.

The proposed development does not follow Barnet's Tall Buildings Update 2019, which makes a distinction between 'Very Tall Buildings' (15 storeys and above) and 'Tall Buildings' (8 to 14 storeys). Cricklewood Town Centre is designated as an appropriate area for Tall Buildings. The huge buildings proposed for the B&Q development will dominate Cricklewood town centre and are so densely packed that they overshadow each other as well as the surrounding townscape. There are six 'Very Tall' towers (19 x 2, 18, 17, 16 and 15 storeys) in the B&Q scheme.

The site has been classified as CENTRAL, probably in order to justify the extreme height and density, yet it is only yards from the 1-13 Cricklewood Lane (Coop site) which was classified as URBAN. Barnet approved the Coop site at 9 storeys, reduced from 15.

IT IS NOT SOUND

Housing should be distributed evenly across the borough. A range of housing types is needed across the Barnet, so that people have choice about where they live and work. But there should be more evenly balanced communities. The intensification of the B&Q site (against the wishes of local people) and the number of housing units being proposed for Cricklewood is because other Barnet wards do not want intensification in their areas and everything is being shoved to the edge of the Borough.

West Hendon, Colindale, Burnt Oak (the A5 corridor that leads north out of London) include pockets of poverty, overcrowding and poor health (resulting in the highest Covid rates in Barnet). Cricklewood Town Centre is very different in character and should not be subjected to the level of housing intensification proposed for the B&Q site. Certainly, it is a suitable site for housing, but on a more modest scale.

Cricklewood is a strong and cohesive community that crosses the boundaries of three boroughs (Barnet, Brent and Camden). Introducing more than 1,000 units in very high rise, closely-packed blocks, which will be completely alien to the area, will create a divided community. It will alienate the people who currently live here.

There is already considerable pressure on public services and infrastructure in Cricklewood. The thousands of extra people in B&Q development will bring that to breaking point.

IT IS NOT COMPLIANT WITH THE DUTY TO CO-OPERATE

No real attempt has been made by Barnet to engage with local people and meaningfully consult them about what is proposed for the site. From time to time Cricklewood has been told what is proposed but neither LBB nor Montreaux has taken any notice whatsoever of local feedback. Local people should feel involved in the Local Plan and they certainly don't in relation to the B&Q site. An exhibition should have been mounted in the B & Q store which is the Site 8 location, and also in the local Coop and Tesco stores.

The access road is unadopted and owned by a third party. There has been no meaningful discussion with the third party, which has now raised legal challenges.