

From: [John Doherty](#)
To: [Forward Planning](#)
Cc: [John Doherty \(Personal\)](#)
Subject: Local Plan - comments and objections [PENN-DMS.FID44725965]
Date: 09 August 2021 16:58:33
Attachments: [0.jpg](#)
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Dear Sir / Madam,

I write to express the strongest reservations about the Draft Local Plan.

The Local Plan appears biased, unlawful and a wholly improper attempt to create a University campus in Hendon (an historic residential suburb), for literally thousands of students, whom it seems find travelling short distances on public transport too challenging / inconvenient.

The Local Plan is focused on students and highly prejudicial to the Environment and the interests of local residents and others in the Borough of Barnet. Perfectly good two-storey buildings - some constructed in the last c.20years (Fenella House) are proposed for demolition and rebuilding to 7 storeys tall!!

HAS ANY RATIONAL PLANNING PROFESSIONAL THOUGHT OF THE UNNECESSARY ENVIRONMENTAL IMPACT OF THIS MADNESS?

The nature and scale of the development proposed is absurdly overblown and disproportionate and local residents' views are sought cynically, without any intention of heeding them in any significant or meaningful sense.

Further, you should note the following:

London Plan (March 2016) Policy: 2.6: Outer London: Vision and Strategy recognises that one of the key opportunities for Outer London is maintaining and enhancing the high quality of life that is already there. Delivery of "lifetime neighbourhoods" is an important part of preserving this quality of life.

If Middlesex is allowed to dominate the area, Hendon residents will be excluded from every single civic building on The Burroughs.

The overwhelming size and scale of developments will not only destroy the character of The Burroughs and Church End, but also put **Heritage** at risk.

Plans do not follow advice given by Historic England, and could cause significant harm to heritage and conservation areas.

The only potential development site to be completely removed from plans Middlesex University's own car park.

Loss of parking for worshippers of local places of worship is discriminatory and would irreparably damage local businesses.

Loss of parking for residents, their visitors and tradesmen would make residential properties on The Burroughs unliveable for families or those with additional needs and those who require a car for work and difficult for anyone.

Barnet's own guidance documents (Local Plan SDP, Residential Design Guidance, Oct 2016) states that developments **must ask the question 'Is there enough parking for residents and visitors?' (Appendix 1, Q10A).**

There is no up-to-date parking survey

Additional parking pressure on residential roads leading off The Burroughs would negatively impact those residents.

On street parking is hazardous for pedestrians and cyclists and causes accidents.

Local school children could be put at risk during pick up and drop off.

New homes on the car parks will block out light and cause safety and security issues for local residents.

Housing on Burroughs Gardens car park would negatively affect local businesses situated to the rear and side of the car park.

There is ample opportunity for Middlesex University to develop its campus within its own footprint.

Regards

John Doherty

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