



**Barnet Draft Local Plan**

Publication Stage Representations Form

Ref:  (For official use only)
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**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 \_\_\_\_\_ Paragraph 2.4.2 Figure/Table \_\_\_\_\_

Policies Map designation \_\_\_\_\_

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

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**Continue on a separate sheet if necessary**

This paragraph fails to recognise that if Barnet’s housing needs are to be met the whole planning process must be acceptable to the community. Early and meaningful consultation of the community is essential if the planning system is to run smoothly and be acceptable to the citizenry. Lengthy confidential negotiations between officers and applicants, followed by refusals by councillors and expensive long-drawn out appeals, are to no-ones’s benefit (except perhaps lawyers.)

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Paragraph 2.4.2 should include a sentence committing the council to consult openly and at the earliest opportunity on all major planning proposals of which it is aware. Such a commitment would be in harmony with the Government's emerging ideas for the reform of the planning system.

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Because full examination of this essential aspect of the planning system is necessary, and I have recent experience of the problems stemming from unsatisfactory consultation.





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Policy \_\_\_\_\_ Paragraph 3.2.2 Figure/Table \_\_\_\_\_

Policies Map designation \_\_\_\_\_

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<p>‘aspirations and needs’ in the second bullet point is the wrong phrase:- ‘aspirations’ could be infinite - we might all aspire to a mansion - while some calculations produce a high figure for so-called housing “need” throughout London.</p>
--

comments.

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replace 'aspirations and needs' by 'requirements'

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Policy GSS07 \_\_\_\_\_ Paragraph. 4.20 \_\_\_\_\_ Figure/Table \_\_\_\_\_

Policies Map designation \_\_\_\_\_

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The discussion glosses over the constraints on the capacity of Mill Hill East Station, with the impossibility of making the line to Finchley Central double-track.

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Add a sentence to 4.20.3 acknowledging the constraints on the improvement of public transport to cope with big population increases.

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I wish to associate the Finchley Society with FORAB's wider comments on this section of the Plan; they will be participating at the hearing.



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Signature    Peter Pickering   

Date **6th August 2021**



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Policy HOU01 \_\_\_\_\_ Paragraph \_\_\_\_\_ Figure/Table \_\_\_\_\_

Policies Map designation \_\_\_\_\_

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<p>'seek' in the first sentence is far too weak, and could easily be ignored by developers.</p>
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replace 'will seek' by 'will not accept less than 35% without convincing reasons'.  
The supporting text should give examples of convincing reasons.

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The provision of sufficient affordable housing throughout London is of great importance, and the part Barnet will play in this needs full scrutiny.

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Signature \_\_\_\_\_Peter Pickering\_\_\_\_\_ Date \_6th August 2021\_\_\_\_\_



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Policy \_\_\_\_\_ Paragraph 6.9.1 Figure/Table \_\_\_\_\_

Policies Map designation \_\_\_\_\_

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- |  |   |  |
|--|---|--|
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This paragraph is too loose. Standards for light, ventilation, sense of space in new homes are described as having to be 'adequate'. Dual aspect dwellings are merely 'encouraged'

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Dwellings must be dual aspect. Single aspect will only be permitted in exceptional circumstances and no more than 10% of the total development.  
Where single aspect flats are considered acceptable they should demonstrate that all habitable rooms are capable of providing good natural ventilation, including clear opening windows.

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The standards of accommodation a very important for the health and well-being of the people who will live in the homes. This should be discussed at the EiP.

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Policy \_\_\_\_\_ Paragraph 6.28.1 \_\_\_\_\_ Figure/Table \_\_\_\_\_

Policies Map designation \_\_\_\_\_

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<p>This paragraph omits the need to ensure that those proposing major developments anywhere, significant developments in APAs, and anything including ground-breaking in really important places like the centre of the historic Barnet village are aware that archaeological conditions may be imposed.</p>
--



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Add a sentence “The Council will ensure that those proposing major developments anywhere, significant developments in APAs, and anything including ground-breaking in really important places like the centre of the historic Barnet village are aware that archaeological conditions may be imposed.”

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Policies Map designation \_\_\_\_\_

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<p>There is lacking any explanation of the borough's Areas of Special Advertisement Control</p>
---

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Add an explanation of the borough's Areas of Special Advertisement Control

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Policy CHD07 \_\_\_\_\_ Paragraph \_\_\_\_\_ Figure/Table \_\_\_\_\_

Policies Map designation \_\_\_\_\_

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There is much to commend in Chapter 10 of the draft Plan, but there are places where it could and should be strengthened. Gardens are important for biodiversity. In the Regulation 18 consultation the Finchley Society requested a further subparagraph (d) to read “The Council will act to stop all front gardens from being destroyed by refusing dropped kerbs for all domestic use and making an Article 4 Direction.” The Council refused, saying that it had no plans to make an Article 4 Direction, but did not explain its refusal or address the merits of the proposal.

**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.**

**Continue on a separate sheet if necessary**

Add subparagraph (d) reading “The Council will act to stop all front gardens from being destroyed by refusing dropped kerbs for all domestic use and making an Article 4 Direction.”

**Please note:**

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**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

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Because there ought to be a full discussion of Chapter 10 and I wish to make important points about front gardens, which continue to be lost in Finchley.

**Declaration of consent**

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Signature \_\_\_\_\_Peter Pickering\_\_\_\_\_ Date 6th August 2021





**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 CHD07(a iii) \_\_\_\_\_ Paragraph \_\_\_\_\_ Figure/Table \_\_\_\_\_

Policies Map designation \_\_\_\_\_

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

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Paragraph (a iii) envisages a contribution to off-site provision where amenity space in a new development is inadequate. Unless the off-site provision is new or enhanced such a contribution merely helps the Council's maintenance budget, does not improve the amenity space available to the dwellers in the new development and does not therefore meet the purpose of the policy.

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**Continue on a separate sheet if necessary**

Add a sentence reading “mere contributions to the maintenance of existing parks will not satisfy this policy”

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Because parks and open spaces are fundamental to the future of Barnet, and will probably be an important topic at the EiP. Financing their improvement is crucial.

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Signature Peter Pickering    Date   6th August 2021



**Barnet Draft Local Plan**

Publication Stage Representations Form

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**PART B - Your representation**

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**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 \_\_\_\_\_ Paragraph Chapter 7 \_\_\_\_\_ Figure. Table 13 \_\_\_\_\_

Policies Map designation \_\_\_\_\_

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

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Nowhere in Chapter 7 is Friern Retail park mentioned. Yet it is a significant magnet for car-borne shoppers in Finchley, and a proper analysis of shopping must include it in the hierarchy. It is more significant than many local parades of shops

**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.**

**Continue on a separate sheet if necessary**

Include Friern Retail Park in the discussion in Chapter 7 and in Table 13.

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Signature \_\_\_\_\_Peter Pickering\_\_\_\_\_

Date \_\_\_6th August 2021



## Barnet Draft Local Plan

Publication Stage Representations Form

Ref:

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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 \_TOW01, TOW02 and ECY01\_\_\_\_\_ Paragraph \_\_\_\_\_ Figure/Table \_\_\_\_\_

Policies Map designation \_\_\_\_\_

#### 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 checked="" type="checkbox"/> | No <input type="checkbox"/>            |
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| c) Compliant with the Duty to Co-operate | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |

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All these policies are good, but cannot be deemed sound unless there are the means to implement them. Use Class E and the permitted development rights conveyed by the recent amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015 limit the Council's powers considerably, and paragraph 53 of the NPPF 2021 restricts the Council's use of Article 4 Directions to maintain control. To be sound, the Plan must set out a strategy for implementing the policies in TOW01, TOW02 and ECY01.

**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.**

**Continue on a separate sheet if necessary**

The Council must devise and set out a strategy for implementing these policies in the context of the new Permitted Development rights and paragraph 53 of the NPPF

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The implementation of town centre policies in current circumstances needs full discussion at the EiP, preferably with some knowledge of how other London boroughs are coping.



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Signature   Peter Pickering   Date   6th August 2021