



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 __Draft Local Plan (Reg 19) _____ re: Student Accommodation Paragraph
__5.13.2_____ 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 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 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.

The point made in this paragraph is that 'new, purpose-built student accommodation that is well planned and managed may benefit a community by alleviating local pressures for Houses of Multiple Occupation (HMO's)', However this is highly unlikely to be true as halls of residence are normally provided mainly for first year students. If a substantial number of students (1712 students are the proposed number- which is an extra 954) are housed in Hendon on the first year of their university course, it is highly likely that they will seek housing in HMOs for the further two years of their university career. This is indeed what is currently occurring and it is unlikely that this will change. This is likely to increase the number of HMOs in Hendon and greatly impact on the residential nature of the local community. It is highly likely that this will further increase antisocial behaviour in residential areas, for example, on Station Road, which is close to the university there are currently several HMOs and there are young people around these HMOs who are drinking alcohol and using cannabis outside on the street, leading to further antisocial behaviour such as shouting abuse etc. This is a residential street with a number of children.

This local plan would result in the introduction of 1712 students to be domiciled in the area: 758 currently, 180 in newly council-approved private rooms, 774 in new blocks. This figure does not include private HMOs. The result of this would be to dramatically change the demographic of the area, so much as to be detrimental, replacing established residential neighbourhoods with transient ones.

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

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.

I am also concerned that carparks will be removed to allow this development, this will mean that there is additional parking pressure on residential roads leading off The Burroughs would negatively impact those residents. This would directly impact on Station Road which is opposite the Boroughs in which there are already non-residents who park, due to limited parking restrictions. This impacts on visitors being able to park nearby. This will be further impacted by Mencap being moved to Station Road. This will prevent delivery drivers from parking and visits by professionals to residents as there will be limited parking available.

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.

Less students should be housed in what is a residential area. There is no infrastructure for accommodating 1712 students as is proposed, which in practice is an additional 954 students. It is likely that this would impact on the local shops available to residents and would impact on the use of public transport- public transport is inadequate to support this increase in students. The influx of so many students living in the area would dramatically change the demographic of the area, so much as to be detrimental, replacing established residential neighbourhoods with transient ones. If the plan were to go ahead, there would need to be a clear plan to house students in their second and third years of university in a way that diverts them away from seeking housing in HMOs in Hendon.

If the plan goes ahead street parking on Station Road should have longer restricted hours, with day permits being made available to residents free of charge for their visitors. Mencap should have parking onsite only and not use residential street parking spaces.

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

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.

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 _____

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

Date 09/08/2021