



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 ____ GSS06 _____ Paragraph ____ 16.14 _____ Figure/Table ____ List of Sites
– Summary Table

Policies Map designation ____ Site 9 _____

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

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

This representation is in regards to Site 9 for the proposed construction of 128 homes in the draft local plan. Below are the points we want to raise in our representation on the draft local plan and request why the proposed site should be rejected for any construction:

1. It is extremely concerning that even when the draft plan recognises the site as a thickly wooded area with a water body (Silk Stream), it has still put the site under the potential housing construction space of (mere) 128 homes. This would mean cutting a lot of native and naturally grown trees in our vicinity, which is definitely not good for the climate and biodiversity and animals like fox that lives on the site. This is even more ironic that this site is owned by TFL, which is headed by Mayor of London who has been pushing for congestion charges and ULEZ to help stop climate change.

This is clearly against the statement 'The Council is on a credible path to achieving net zero emissions and helping make London a zero-carbon city by 2050' as stated in paragraph 6.13 in Draft Local Plan and the policies ECC01, ECC02, ECC06. This affects the biodiversity in the negative way and is against the vision statement in paragraph 3.1 and 6.22.3 & 6.22.4 which states a requirement for delivering biodiversity net gain of at least 10% and the Council will seek to retain existing wildlife habitats such as trees, shrubs, ponds. This is not 'Justified' and 'Effective' as it is impossible to deliver in the current circumstances.

2. This also means the residents in Colindale Gardens open space have more tall buildings on the other side of the track instead of greenery space and more train noise would come in the children playground and houses after reflection from the new buildings and same would happen in the proposed built houses. This is not in line with the draft local plan paragraph 6.10.3, 10.9 which aim to reduce noise pollution and vibration impact of the development site. This is against the policy ECC02 and GSS09 – "Avoids unacceptable levels of air and noise pollution for the new residents". This would not be 'Justified' and 'Effective' as it increases the noise for existing residents and for new resident who may occupy the homes if the proposal is to go ahead.

3. As per the council document, the area falls in flood zone 2 and zone 3 and is right next to Silk Stream. This is against the stated goal in paragraph 2.6.1, in the Vision Statement paragraph 3.1.1 and policy ECC02A which states that 'The Council will seek to ensure that development delivers a positive reduction in flood risk'. This would increase the flood risk not only for a new development on the site but also for houses in the vicinity of this site. This is also against the policy GSS01 which states that "Small sites must be delivered in suitable locations that take account of planning designations and environmental restrictions, including avoiding areas at most risk of flooding". It is concerning that even then the council has proposed this small site for house construction while an area of similar size has been left for children playground and an open space in the Colindale Garden, right on the opposite side of the proposed site. This explains that why this is not 'Justified' and 'Effective'.

To summarise, we believe that this part of the draft local plan with respect to site 9 is not sound – not 'Justified' and 'Effective'.

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.

As described in the Answer 3, this site is highly unsuitable for any new housing development as it severely affects the people, environment and biodiversity in the area. Moreover, as the proposal only provides 128 new homes on this site, its severe impacts clearly outweigh the benefits for existing and new residents and the whole ecosystem and environment. As the Colindale Garden is already a site for close to 3000 new homes, this site can be easily rejected for other better alternative sites which brings positive changes for the Barnet community and not severely impacts it in a negative way. So, together we request that this site be rejected for any new construction and development for housing/buildings to avoid the negative impact on the whole ecosystem/community.

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?

No, I do not wish to participate in hearing session(s)

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-notice>

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 Rohit Kumar

Date 09/08/2021