



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.

Chapter 3 – Themes and Objectives

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.

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.

1. The objectives (3.2.2) do not have any form of measure. Without a metric it is impossible to understand how progress is being made, and how effective the plan, policies and downstream activities.
2. Table 2 Objectives and supporting policies – CDH01 and CDH08 have not been referenced as relevant to three objectives
 - a. To deliver growth to housing aspirations and needs
 - b. To improve the quality and type of housing
 - c. To ensure new developments are high quality and sustainable
3. Policy BSS01 – Barnet Spatial Strategy. No reference has been made to the Hackitt enquiry, and the imminent introduction of a new Building Safety bill.

Continue on a separate sheet if necessary

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1- As the strategy evolves, suggest measures are included for each objective. It would also be good to have some form of baseline for each objective, from which progress can be measured. This will help the council demonstrate the strategy is being effective, and would help the community understand what difference is being made.

2- Include CDH01 and CDH08 as referenced policies to three objectives:

- a. To deliver growth to housing aspirations and needs
- b. To improve the quality and type of housing
- c. To ensure new developments are high quality and sustainable

3- Policy BSS01 – Barnet Spatial Strategy. Include reference to the Hackitt enquiry, and the imminent introduction of a new Building Safety bill, and use the strategy to position Barnet as going above and beyond the minimum to protect the safety of the people that live and work in the borough. Safety needs to be more prominent wherever there are references to development

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HOU04 - Housing

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"/> |
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1. 5.12.1 highlights a number of factors that has led Barnet to make changes, however, the policy only appears to be taking action at the application stage and there does not appear to be anything in the policy where the council seek to uphold the standards set out in the HMO licencing application process

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1- The policy should also include more on how the council will enforce the standards. For example, the two HMO's on our road are full of occupants (one of them for the last 15 years) and yet the exterior, and interior, of the houses have been neglected. There is also the opportunity to improve standards of HMO landlords perhaps by introducing a council ranking based upkeep, tenant and neighbour surveys...this scheme would ensure the negative aspects of HMO's are addressed.

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CDH04 – Tall Buildings

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"/> |
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- 1- Enabling Tall Buildings undermines one of Barnet’s key objectives: “To conserve and enhance the historic environment of the Borough, particularly the distinctive character and identity of Barnet’s town centres and suburbs”
- 2- 6.18.3 – design led is positive, however, no reference is made to safety which is a fundamental aspect to any development – the Hackitt enquiry and imminent Building Safety Bill put safety at the centre building construction and maintenance, with the need for building owners to maintain digital records.
- 3- 6.18.8 – no consideration for water courses, artesian wells, that are prominent in town centres, and impact the structural integrity of developments and impacts neighbouring buildings
- 4- 6.18.10 – suggests medium build are more sustainable, and cost less, so with this evidence why not have a Medium building policy, not a Tall Building policy?
- 5- Policy e iv and v – ground water flow should be included as a factor in the relationship between the building and the public realm, as this can have an adverse environmental impact on neighbouring buildings

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- 1 Where tall buildings are approved, there should be budget set aside by the developer so that investments/solutions can be made within the local area ensuring meaningful character is kept. The proposed solutions should be clearly explained during the planning process so that the local community affected by the tall buildings, can understand how their needs are being considered
- 2 6.18.3 – include reference to safety, and the use of digital, to create transparency on the construction and in-life maintenance of buildings – eg with owners being required by law to have digital records, will make it easier for the council to assess progress against plans
- 3 6.18.8 – consideration should be given to water courses, artesian wells, ensuring developers are able to evidence hydrological impact not just within the development site, but also the surrounding neighbourhood.
- 4 6.18.10 – suggests medium build are more sustainable, and cost less, so with this evidence why not have a Medium building policy, not a Tall Building policy?
- 5 Policy e iv and v – ground water flow should be included as a factor in the relationship between the building and the public realm as this can have an adverse environmental impact on neighbouring buildings

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Chapter 10 – Environment & Climate Change 10.26.9 and 10.26.10

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"/> |
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<ol style="list-style-type: none">10.26.9 – it is an excellent idea to include this biodiversity measure, but the wording in 10.26.10 needs adjusting, as it means a developer can create buildings without providing any local biodiversity value, and the council can decide which other area in Barnet that developer should provide provision for to compensate.This also has potential to be abused, with lower projected costs being estimated, which further dilute the contribution.This is an opportunity for transparency with the developer engaging the council and local community to evaluate their alternative local solutions.
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1- 10.26.10 should read: “Where this is proven not to be possible, there will be a requirement for the solution not delivered on site to be provided offsite at a location that benefits the community within the immediate vicinity of the development”

2- There should also be something that ensures the developer has robustly explored alternative on site biodiversity solutions, with fully detailed costs.

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Policy Barnet Draft Local Plan (Reg 19) Summary

Policy Designation Site Number 62 - Tesco

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"/> |
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- 1- A tall building on this site contravenes several of the council strategy/policies described in the plan
 - a. There would be a direct loss of bio-diversity - Policy CDH08 states that development proposals should improve existing wildlife habitat and trees for amenity and biodiversity.
 - i. The perimeter of the Tesco car park provides a vital wildlife corridor
 - b. There would be a direct negative impact on the amenity of neighbouring occupiers. 6.10.1 – proposals that significantly harm the amenity of neighbouring occupiers “overshadowing, blocking, or reduced sunlight” will not be allowed
 - c. 6.18.10 – medium builds are more sustainable than tall buildings
 - d. The Hackitt enquiry, and imminent Building Safety bill, place greater emphasis on all aspects of building safety. The structural integrity of this site for a tall building development is of significant concern, due to the site being directly over a subterranean water course
 - e. If disturbed, the ground water has potential to cause adverse environmental impact on surrounding houses. Note, we are residents, and our basement has been dry since we moved in (16 years ago).
 - f. Multiple recent building developments in the immediate area have increased the population which compound the problem of waste water drainage capacity. And there is a planning proposal for another tall building directly opposite the Tesco store.
- 2- The site fails to meet the criteria as specified in 16.1.4.

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Remove this as a potential development site for tall buildings

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