



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 _____ Paragraph _____ Figure/Table _____

Policies Map designation Site Proposal No 56

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.

Annex 1 – Schedule of Site Proposals

Site No 56 – Woodside Park West

In order to be included within the schedule a site is required to be both deliverable and developable. Site No 56 is indicated to deliver a residential capacity of 356 units. I consider that this capacity has been based on a desktop calculation using the site area, PTAL and the density matrix rather than a physical evaluation of the site. The site to the north of Station Approach consists of a long narrow strip of land that forms a railway embankment with the levels rising steeply up from the rear garden boundaries of the properties in Holden Road to the rail line. In addition to which the land tapers significantly as it progresses northwards. Access would need to be achieved via an existing narrow driveway in close proximity to a number of existing dwellings.

In order to deliver the proposed remaining 270 units (86 flats having consent to the south of Station approach) this would require cutting into the embankment which would potentially result in a significant safety risk to the rail line. Furthermore, due to the narrowness of the site and the need to include a means of access any new units would be in very close proximity to the rail line which would result in poor quality housing contrary to proposed policy CDH01 and due to the narrowness of the site there would be limited opportunities for amenity space (proposed policy CDH07). Access would be in close proximity to existing properties which would affect the living conditions of residents of these units. Finally, given the constraints of the site in order to deliver the number of units proposed buildings of a significant size and height would be required which would be out of character with the surrounding area.

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

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.

Whilst I accept, due to being owned by TfL that the site would be available I do not consider that it would offer a suitable location for housing particularly at the volumes proposed and therefore it fails both the deliverable and developable tests.

The northern part of the site needs to be reviewed and assessed as to whether the site could deliver the number of units proposed given the physical constraints of the site and to ensure that any housing delivered would be able to comply with the other proposed policies in the plan such as high-quality design.

I accept that due to the current planning permission that the southern part of the site could deliver housing and should therefore remain in the Schedule of Site proposals.

Preferably the site boundary should be redrawn to omit the land to the north of Station Approach or a proper site based assessment needs to be undertaken to assess how much of the area would be developable in a way that ensured the continued safety of the rail line, preserved the living conditions of existing residents and ensured that any development would not be out of character with the surrounding area and that potential future residents had appropriate living conditions and access to amenity space.

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.

I only wish to reserve my right to appear at a hearing session should my concerns not be taken into account in the next version of the plan.

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 J. Neumann Date 09/08/21