



Barnet Draft Local Plan
Publication Stage Representations Form

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| 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 **GSS06 Colindale Growth Area Paragraph Page 60 4.19.9 : Page 62 item 8**

Figure/Table **Page 288 Summary Table 4 Site No.9**

Policies Map designation **Page 61 Map3D Site No. 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 <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 type="checkbox"/> | No <input checked="" 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.

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| <p>Lack of duty to co-operate: There has been a total failure to consult <u>directly</u> with all interested parties, namely those residents whose properties border on to the proposed development and who would be adversely affected. No initial assessment was obtained from them.</p> <p>Soundness: Any redevelopment of Site 9 and/or surrounding secluded woodland, part of which is already a 'site of Borough Importance for Nature Conservation', would destroy the existing natural habitat forever. This would be in contravention to all Biodiversity legislation/regulations covering environmental damage, conservation of habitats and species, protection of wild birds and natural environments.</p> <p>This confined space cannot sustain both a residential complex and a natural conservation area. This entire site should be protected by a Nature Preservation Order.</p> <p>The build of 128 residential units in such a confined space will seriously encroach on our privacy and security.</p> <p>Please see the attached petition which lays out our case in further detail for objecting to and preventing <u>any physical on-site feasibility study and subsequent redevelopment of Site No. 9 of the Colindale Growth Area proposal in the Barnet Draft Local Plan.</u></p> |
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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.

We petition for the permanent removal of Site No. 9 as a possible redevelopment area from this draft proposal and any future submissions.

We petition for the protection of the entire secluded woodland from the banks of the Silkstream /Burnt Oak Brook to the railway boundary of the Northern Line. It must all come under the Borough's 'Site of Importance for nature Conservation' as defined by its current layout and without any 'human' access into the woodland as is the current situation.

Furthermore we petition that the Barnet 'Green Chain' (a pedestrian/cycle thoroughfare) should not extend through this unique woodland.

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 represent the grave concerns of all residents directly affected by the proposed redevelopment of Site No. 9 and who also have a keen interest in fully preserving this unique natural habitat which should be kept intact and undisturbed.

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  _____

Date 318/21

PETITION: OBJECTION TO SITE 9 PROPOSAL IN COLINDALE GROWTH AREA

As residents and interested parties, we set down below our objections to the inclusion of Site 9 in any redevelopment project as part of the Colindale Growth Area.

We refer, in particular, to any proposal relating to 'land between Northern Line and the Silkstream' referenced on page 62 of your document and as Site 9 on the diagram of Page 61, as well as page 288 and pages 304 to 306.

Page 62, bullet point 8 states:

'Improving access between Colindale Park and Rushgrove Park by utilising land between Northern Line and the Silkstream for a new pedestrian and cycle route within a new open space'.

Our objections are as follows:

- 1) This area has never been used as a pedestrian or cycle route and therefore does not fall into the category of an 'improvement'. The number of cyclists and the pedestrian traffic using this route would be minimal and therefore an unnecessary use of taxpayers' money.
- 2) Despite references to the conduct of extensive consultations being made with relevant parties, at no time has any direct consultation been made with the residents directly affected by this proposal as to their wishes for the development or otherwise of Site 9. This is a lack of duty of care to the parties concerned.
- 3) The area under consideration has always been designated by the Environment Agency as a flood plain area with the Burnt Oak Brook and the Silkstream running across the woodland area. It has been subject to flooding in the past and development of this area would be detrimental to this natural balance.
- 4) The current woodland is an enclosed natural habitat for a large variety of wildlife, including well established families of foxes and birds such as herons, woodpeckers, jays and sparrowhawks. Many species rely on this woodland and are not found in landscaped parks. It is the only such woodland within Colindale, containing many mature trees and is unique as a people-free natural green-belt habitat. With the extensive building in our area and climate change issues very much a consideration, it is vital that we preserve and protect these small woodland areas which can only enhance the 'Healthy Streets Approach'.
- 5) Moreover, we strongly object to any feasibility study being conducted which in itself would disturb this natural habitat. It should be left alone. The area, just in terms of available land mass is not suitable to accommodate both a redevelopment and maintain all the elements of a secluded natural woodland as is currently the case.
- 6) We consider that there is a gross misrepresentation in the document for which we feel most strongly and we are somewhat dismayed by. Namely, on Page 288 of the document under 'Site No. 9 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)' reference is made to 'Indicative Units 128' with the box heading: 'Non-Residential Uses' being left blank. This strongly suggests that the woodland area would not just be destroyed for a pedestrian/cycle route with open spaces but in fact for a housing development. There is no mention of this in the main body of the document, namely '4.19 -4.20 Colindale Growth Area'. We are truly dismayed at the Council's disingenuous attempt in disguising the true nature of their intentions to redevelop this small natural green space.
- 7) Any such residential development would meet further objections from the residents which are in addition to those already mentioned in this submission.
- 8) There is no viable exit point directly into Colindale Park at the Sheaveshill Avenue end as highlighted area on Site 9.
- 9) The height of any proposed residential units and their proximity to our properties could amount to an encroachment of our privacy rights. We are mindful of the enclosed and limited land area under consideration which is wedged between the steep embankment of the Northern line rail and the bank of the Silkstream. Therefore, we suspect that the Council would approve high rise blocks, as in the case for all new developments in Colindale and to which we would also object to in the highest terms.
- 10) Any such development of this woodland area would create serious safety issues at the rear of all our dwellings which benefit from the inaccessibility to our properties.
- 11) Any such development would require additional waste water and sewage management which, for these streets, is already at capacity.

- 12) Any development would require street lighting to make this a viable proposal in terms of all year-round usage which would add to the light pollution that we already face.
- 13) Any development of this site would result in additional noise pollution. We benefit from the noise and visual barrier that this woodland provides us with. The disruption of these barriers goes against the Healthy Street policy.

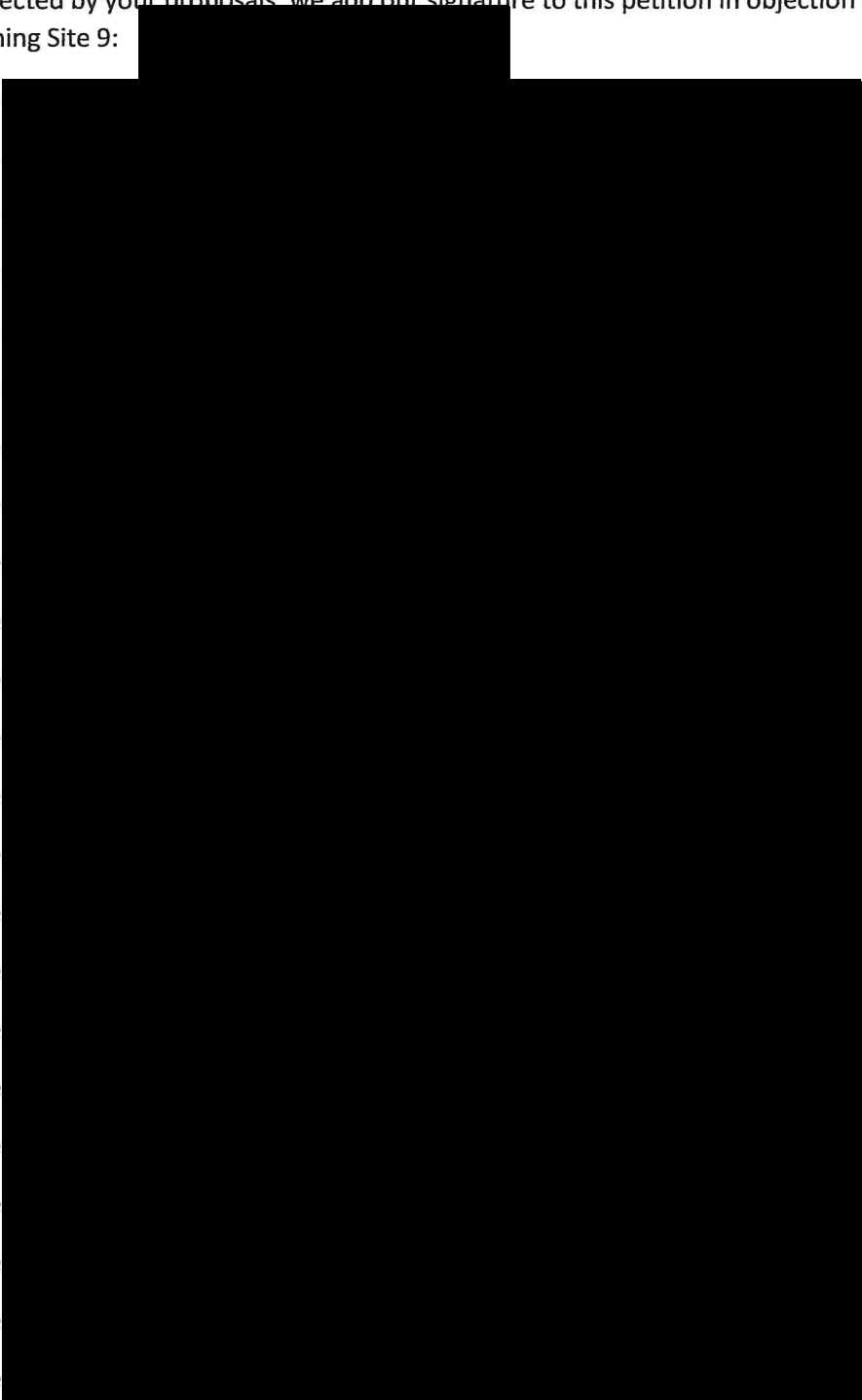
Furthermore two applications to build houses in the proximity of the highlighted area of Site 9 were refused by Barnet Council in 2004 and 2005.

We consider that we have made a strong enough case to preserve this small woodland from redevelopment and that our objections to your proposal should be acknowledged and validated by the removal of Site 9 of the Colindale Growth Area from the Barnet Draft Local Plan document and from any such future documents or approaches to the Council by developers.

This entire small woodland area at the rear of Sheaveshill Avenue and Colindeep Lane up to the perimeter of the rail track should be fully protected as a 'Site of Importance to Nature'.

As residents directly affected by your proposals, we add our signature to this petition in objection to any redevelopment concerning Site 9:

- 152 Sheaveshill Avenue
- 150 Sheaveshill Avenue
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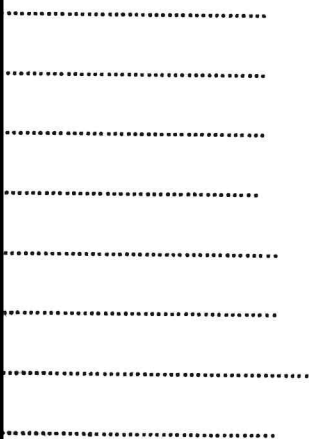
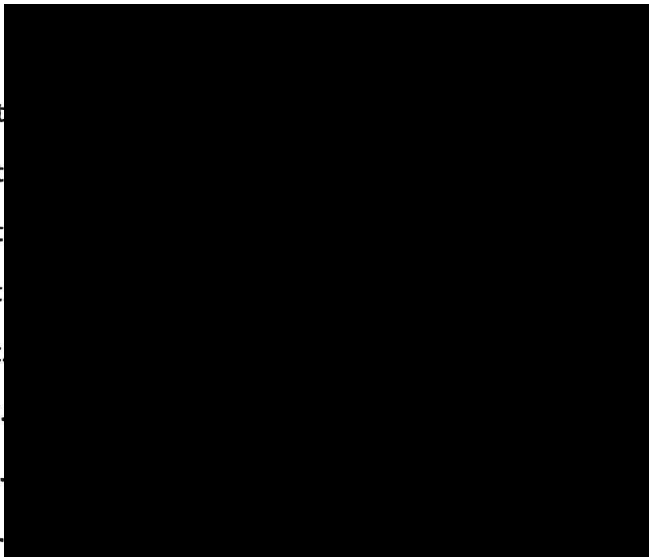
Colindeep Lane

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- 178 Flat 2 Colindeep Lane.....
- 176 Colindeep Lane.....
- 174 Colindeep Lane.....
- 172 Colindeep Lane.....
- 162 Colindeep Lane.....
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- 158 Colindeep Lane.....
- 156 Colindeep Lane.....
- 154A Colindeep Lane.....
- 154B Colindeep Lane.....
- 152 Colindeep Lane.....
- 150 Colindeep Lane.....



Sheaveshill Court

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- 7 Sheaveshill Court.....
- 8 Sheaveshill Court.....



Sheaveshill Avenue

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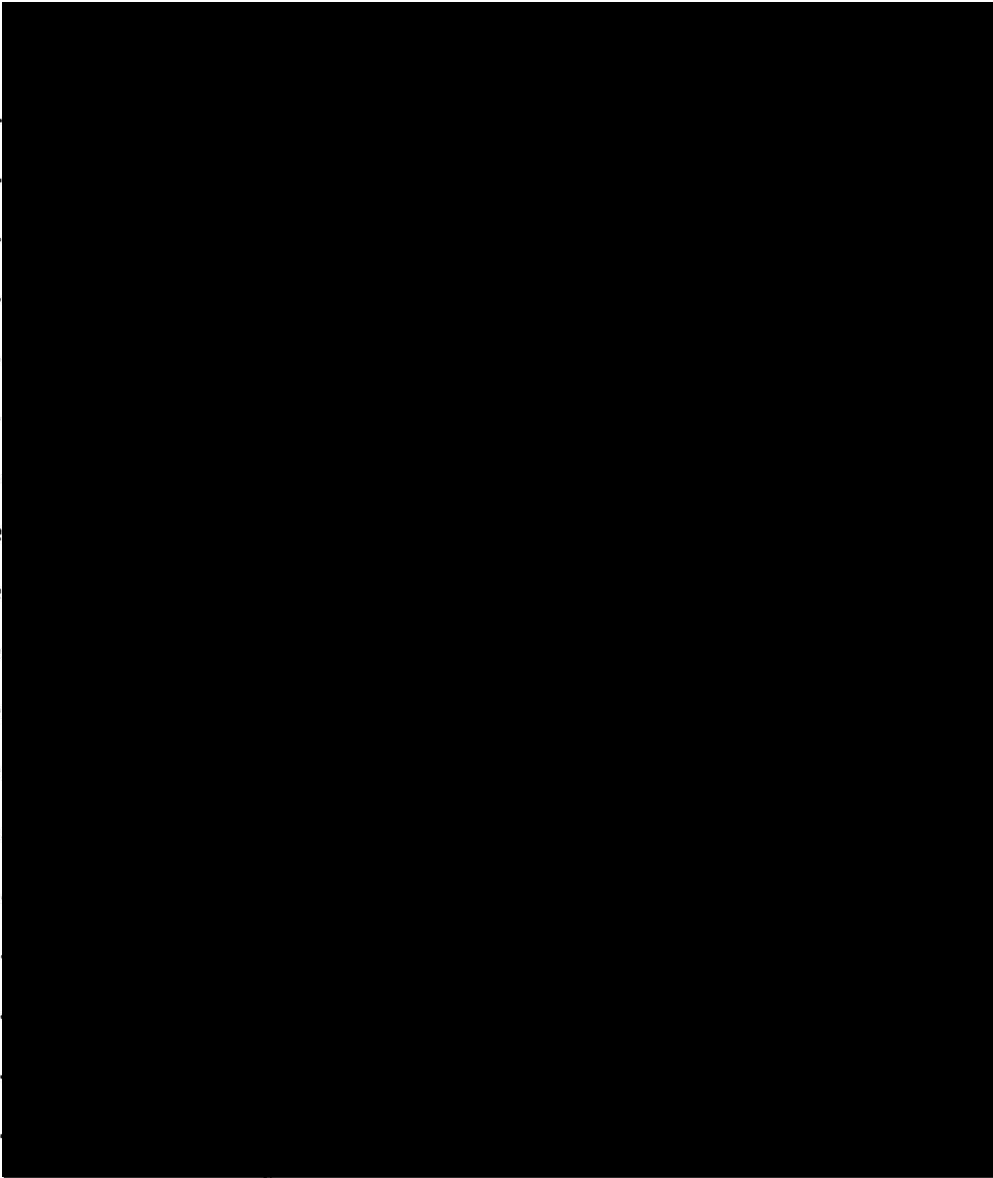
113 Sheaveshill Avenue

115 Sheaveshill Avenue

117 Sheaveshill Avenue

119 Sheaveshill Avenue

121 Sheaveshill Avenue



Marlow Court

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