

From: [Katleen Richardson](#)
To: [Forward Planning](#)
Subject: Draft Local Plan (Reg 19) Publication Consultation
Date: 09 August 2021 11:08:29

Hi,

As a family, we have huge issues with the current plan

- Provision suggested in the Local Plan has the singular aim of creating a University campus in a suburban, residential setting. The nature of London Universities is that they are largely commuter based with spread out campuses. There are no examples of campus universities in London. 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. There will be, without a doubt, an increase in crime - already an issue pre-pandemic due to student drug use - and in littering. This directly contradicts the London Plan (March 2016) Policy: 2.6: Outer London, where the 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, and more** than 17 privately owned buildings will be compulsorily purchased, with tenants forcibly moved out their homes.
- The overwhelming size and scale of developments will not only destroy the character of The Burroughs and Church End, but also put heritage at risk. Plans do not follow advice given by Historic England, and could cause significant harm to heritage and conservation areas. The only potential development site to be completely removed from plans, after 4 rounds of extremely negative feedback, is Middlesex University’s own car park (!). The **benefits for residents are still undefined**, because there are none!
- Loss of parking for clients and customers would irrevocably **damage local businesses**. Loss of parking for residents, their visitors and tradesmen would make residential properties on The Burroughs **unliveable for families** or those with additional needs and those who require a car for work and difficult for anyone. This would adversely affect the local community and particularly put heritage houses at risk. Furthermore, Barnet’s own guidance documents (Local Plan SDP, Residential Design Guidance, Oct 2016) states that **developments must ask the question ‘Is there enough parking for residents and visitors?’** (Appendix 1, Q10A). Please also note there is no up-to-date parking survey and there is no mention of parking provision for current or future residents.

New homes on what are now car parks will block out light and cause safety and security issues for local residents. They will also put a strain on infrastructure, and the plans do not include guarantees re: the infrastructure. There is no historical proof. from other planning documents, of the council actually following through on delivering planned GP surgeries etc

- Lastly, I do not understand why there is no development undertaken on the existing Middlesex Uni campus. Low story buildings could get replaced with high story buildings, with student housing on top, and there is still open space on campus that is currently not used. Students really are OK commuting, so why would the land by Brent Cross not be off use? Why destroy families and business when you really don't need to, and there is no tangible, long term benefit?

I am looking forward to finally seeing a proper dialogue and engagement with your constituents, who vote and pay taxes, and are here for the long run. As a community, we are incredibly unhappy, and attempting to push the plan through will meet resistance at every step of the way, and is likely to turn into a reputational issue for the council, Middlesex Uni, and other parties involved.

Thank you
Katleen