

From: [Sharon Rind](#)
To: [Forward Planning](#)
Subject: Draft Local Plan Reg 19-Sites 34-41
Date: 08 August 2021 11:30:17

Dear Sir/Madam,

With regard to feedback on this Local Plan, I am not a lawyer, architect or engineer, as I'm sure many Barnet residents are not, and therefore cannot comment on whether these plans are legally compliant, sound or compliant with duty to co-operate..

I am, however, a resident, and would like to feedback that notably sites 34-41 are morally wrong. Please see below a list of reasons why:

- 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.
- London Plan (March 2016) Policy: 2.6: Outer London: 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.
- 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 is Middlesex University's own car park. (Site 37)
- Benefits for residents are still undefined.
- 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.

- 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).
- There is no up-to-date parking survey
- There is no mention of parking provision for current or future residents.
- Public transport is inadequate
- We have no idea how the public transport will change post pandemic
- Removal of off-street parking is undesirable and dangerous.
- Additional parking pressure on residential roads leading off The Burroughs would negatively impact those residents.
- On street parking is hazardous for pedestrians and cyclists and causes accidents.

Local school children could be put at risk during pick up and drop off.

- New homes on the car parks will block out light and cause safety and security issues for local residents.
- New homes which will put a strain on infrastructure.
- Housing on Burroughs Gardens car park would negatively affect local businesses situated to the rear and side of the car park.
- There is no data on the effects of the pandemic and Brexit on population flow.
- More than 17 privately owned buildings will be compulsorily purchased, and tenants forcibly moved out their homes.
- There is ample opportunity for Middlesex University to develop its campus within its own footprint.

I would also like to comment on the fact that while all these sites are proposed for student halls of residence, some are noted as educational and some are noted as community. I cannot see how any student halls of residence are community-based.

And finally, what guarantee do Barnet leaseholders living in Barnet freehold properties have that in the next 15 years they will not have CPO's issued on them to further Barnet's "regeneration"?

Yours faithfully

Mrs Sharon Rind



