



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: Themes and Objectives, Growth and Spatial Strategy

Paragraph: Multiple – see policy map references below

Figure/Table: Table 2 (P25/26), Map 2 (P32), Table 13, pp334-336 Proposals for Site 30

Policies Map designation: GSS01, GSS08, GSS12, CDH04, TOW01, TOW02, CHW02

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.

b) Sound

NO

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.

Paragraph 7.7.6 states that: "town centre development will be expected to enhance the public realm in order to improve accessibility, social spaces, safety and the environment"

As a homeowner resident of Finchley Central for 21 years, I cannot see how the proposals contained in the draft Local Plan for Site No. 30 Finchley Central Station would achieve these objectives. Too many units of accommodation are proposed in what is a very small land footprint, mostly adjacent to or part of the Northern Line embankment, with no provision for new schools, health centres, doctors' surgeries and an unrealistic split between residential and other uses, if 556 residential units are to be created on such a small site. The only way this will be achieved will be through the construction of several very tall buildings.

Paragraph 6.18.12 makes it clear that this site is being considered for tall buildings up to 14 storeys. An engineering feasibility study of this site, which can be found on line, has already illustrated how challenging this would be. The development guidelines make very weak references to preserving the Church End Conservation Area and the "Finchley vernacular".

The justification refers to this as a "highly accessible town centre location". I don't know what definition of "accessible" the authors of the Barnet Plan are using, but the traffic is often congested and at a standstill in Finchley Central. The construction process itself would create extreme congestion at a busy junction adjacent to a road bridge over a railway over several years and damage the local economy and infrastructure, which is already fragile post-pandemic.

Your plan's first and a key objective is "to respond and recover from the impact of COVID19". How building high density residential units with no outside space on a very compact site would achieve this is unclear. Post-pandemic people want low-rise and outside space.

Specifically, it is not clear how access would be achieved for the building proposed along the railway line behind the houses on Dollis Park between Crescent Street and Regents Park Road.

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.*

Improvements need to be made to Finchley Central and the area around the station, including access to the station itself. The embankment areas adjacent to Station Road and Nether Street are in dire need of enhancement.

If and when specific development proposals are brought forward for Finchley Central, they should include low-rise options, a significant reduction in the number of residential units it is possible to build on such a small land footprint, a clearer analysis of the supporting services required (from utilities to schools and healthcare) and a more specific description of the retail and business units to be created to benefit the development and wellbeing of the area.

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) N/A at present

No, I do not wish to participate in hearing session(s) / N/A at present

The format for responding to the Barnet Draft Local Plan for 2021 – 2036 is cumbersome and bureaucratic. Part B does not allow individual residents to make specific representations about neighbourhoods included in the plan. I have tried to do that through specific reference to the Local Plan.

Under the terms of the Representation Form B and its restrictive format, I consider the plans for Finchley Central, as they are currently configured, to be unsound.

I have been told that there are currently no live proposed plans for Finchley Central. However, the draft local plan contains a specific proposal for Finchley Central outlined as Site 30, pp 334-336. I have attempted to register my objections using the Local Plan Policy references.

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.

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 Peter R Walker Date 16th August 2021

(scanned copy with actual signature also sent)