



# **West Finchley Neighbourhood Plan**

## Evidence Base Document D – Local Green Spaces Designation Paper

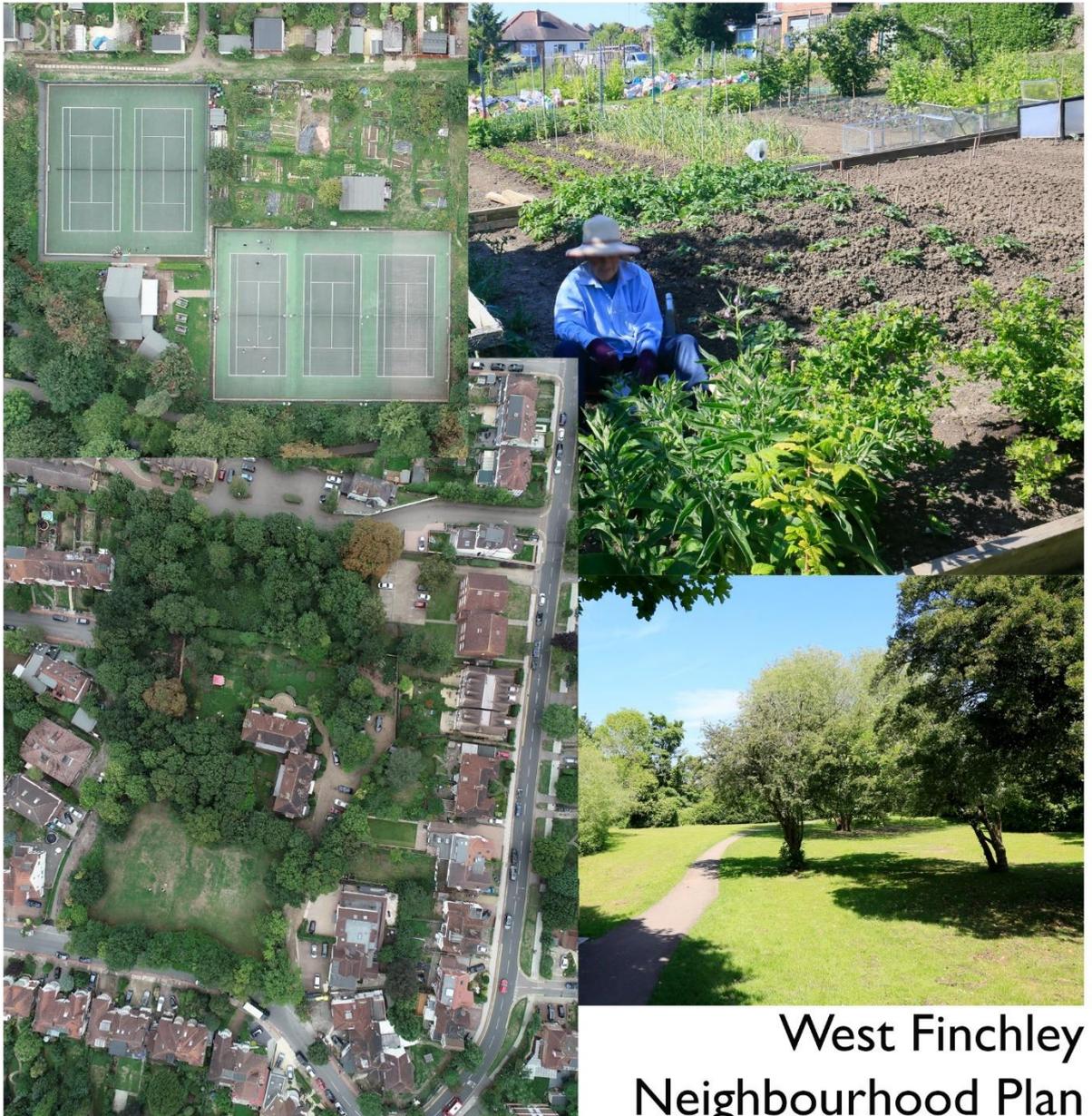
**For Submission to London Borough of Barnet**

**November 2019**

**On behalf of West Finchley Neighbourhood Forum**



WEST FINCHLEY  
NEIGHBOURHOOD FORUM



## West Finchley Neighbourhood Plan

Evidence Base Document D  
Local Green Spaces Designation - November 2019

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## West Finchley Neighbourhood Area – Local Green Spaces Designation Paper

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### I INTRODUCTION

#### 1.1 Purpose of this document

This document, which is Evidence Base Document D of the West Finchley Neighbourhood Plan (WFNP) sets out the policy context and the designation process for sites to be assessed for designation as Local Green Spaces to ensure the continuing beneficial usage by the population of West Finchley.

The West Finchley Neighbourhood Area (WFNA) has several local green spaces and other sites which are part of the streetscape. Some of these have a degree of protection against inappropriate development but others have no protection. **(See Map 1)**.

The L B Barnet Core Strategy 2012 designates some parts of the WFNA as Green Belt Land, some as Metropolitan Open Land and additionally parts as a Site of Borough Importance for Nature Conservation and others as Sites of Special Archaeological Significance.

The western boundary of the WFNA, Dollis Brook and the Dollis Valley Greenwalk, is designated as Green Belt in the southern section between Lovers Walk and Fursby Avenue (including the Finchley Lawn Tennis Club and Brent Way Allotments). The northern section between Fursby Avenue and Argyle Road is designated as Metropolitan Open Land.

Both sections are designated as a Site of Borough Importance for Nature Conservation – (excluding the Finchley Lawn Tennis Club and Brent Way Allotments in the southern section and the hard-standing areas now set out as a basketball and football pitch - formerly public tennis courts - in the northern section).

The eastern side of the WFNA is included in an area of Special Archaeological Significance.

#### 1.2 Importance of Local Green Spaces

Our green spaces are our green lungs, providing spaces for recreation, learning and enjoyment, benefiting health - mental and physical, giving people somewhere to go and young children somewhere safe to play and providing habitats for wildlife and flora.

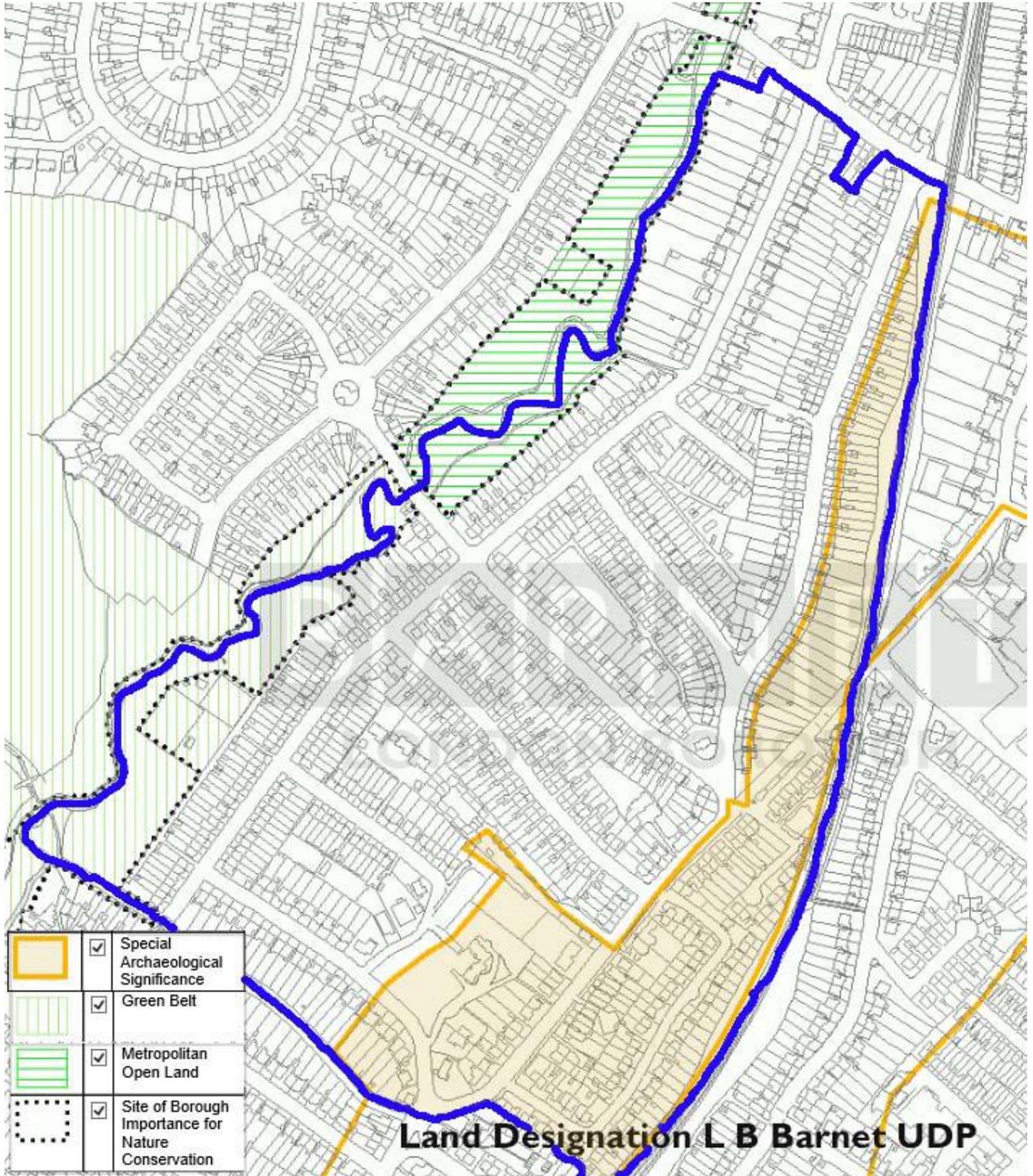
LBB Parks and Open Spaces Strategy 2016-2026 recognises that open spaces provide economic, health, well-being and social benefits and clearly sets out why parks and open spaces are important in an urban environment. Of particular relevance are:

- air quality – additionally there is a wider drive to plant more woodland;
- climate change abatement;
- flood control;
- proximity to primary and nursery schools; and
- distance from other green spaces (Greenspace Information for Greater London (GiGL) states that small areas under 2 hectares should be less than 400m from homes);

Other reasons for preserving green spaces include:

- population density, in particular the proposed densification of the Finchley Central station area;

- The reduction in total green space in the area caused by the increasing development of large house extensions and garden rooms under permitted development.



Map I Land Designation – Information taken from L B Barnet UDP 2006

## 2 POLICY CONTEXT FOR LOCAL GREEN SPACE DESIGNATION

Paragraph 99 of the National Planning Policy Framework (NPPF), February 2019, states:

*“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period”.*

Paragraph 100 elaborates on what green spaces could be eligible for Local Green Space Designation, as follows:

*“The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.”*

Paragraph 101 states:

*“Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”*

Planning Practice Guidance adds detail to Paragraph 99 in the section on “Open space, sports and recreation facilities, public rights of way and local green space”. Of particular note to the green spaces assessed in this paper are the following paragraphs:

### ❖ **What is Local Green Space designation?**

[Paragraph: 005 Reference ID: 37-005-20140306 Revision date: 06 03 2014]

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

### ❖ **How is land designated as Local Green Space?**

[Paragraph: 006 Reference ID: 37-006-20140306 Revision date: 06 03 2014]

Local Green Space designation is for use in **Local Plans** or **Neighbourhood Plans**. These plans can identify on a map (‘designate’) green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.

### ❖ **How does Local Green Space designation relate to development?**

[Paragraph: 007 Reference ID: 37-007-20140306 Revision date: 06 03 2014]

Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

### ❖ **What if land has planning permission for development?**

[Paragraph: 008 Reference ID: 37-008-20140306 Revision date: 06 03 2014]

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

## ❖ **Can all communities benefit from Local Green Space?**

[Paragraph: 009 Reference ID: 37-009-20140306 Revision date: 06 03 2014]

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

## ❖ **What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?**

[Paragraph: 010 Reference ID: 37-010-20140306 Revision date: 06 03 2014]

If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

One potential benefit in areas where protection from development is the norm (e.g. villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.

## ❖ **What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled 8 Monument or conservation area?**

[Paragraph: 011 Reference ID: 37-011-20140306 Revision date: 06 03 2014]

Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

## ❖ **What about new communities?**

[Paragraph: 012 Reference ID: 37-012-20140306 Revision date: 06 03 2014]

New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.

## ❖ **What types of green area can be identified as Local Green Space?**

[Paragraph: 013 Reference ID: 37-013-20140306 Revision date: 06 03 2014]

The green area will need to meet the criteria set out in **paragraph 100** of the National Planning Policy Framework (paragraph 99, July 2018). Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

## ❖ **How close does a Local Green Space need to be to the community it serves?**

[Paragraph: 014 Reference ID: 37-014-20140306 Revision date: 06 03 2014]

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

## ❖ **How big can a Local Green Space be?**

[Paragraph: 015 Reference ID: 37-015-20140306 Revision date: 06 03 2014]

There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, **paragraph 100** of the National Planning Policy Framework (paragraph 99, July 2018) is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.

#### ❖ **Is there a minimum area?**

[Paragraph: 016 Reference ID: 37-016-20140306 Revision date: 06 03 2014]

Provided land can meet the criteria at **paragraph 100** of the National Planning Policy Framework (paragraph 99, July 2018) there is no lower size limit for a Local Green Space.

#### ❖ **What about public access?**

[Paragraph: 017 Reference ID: 37-017-20140306 Revision date: 06 03 2014]

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty).

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

#### ❖ **What about public rights of way?**

[Paragraph: 018 Reference ID: 37-018-20140306 Revision date: 06 03 2014]

Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

#### ❖ **Does land need to be in public ownership?**

[Paragraph: 019 Reference ID: 37-019-20140306 Revision date: 06 03 2014]

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

#### ❖ **Would designation place any restrictions or obligations on landowners?**

[Paragraph: 020 Reference ID: 37-020-20140306 Revision date: 06 03 2014]

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

#### ❖ **Who will manage Local Green Space?**

[Paragraph: 021 Reference ID: 37-021-20140306 Revision date: 06 03 2014]

Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner’s agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

❖ **Can a Local Green Space be registered as an Asset of Community Value?**

[Paragraph: 022 Reference ID: 37-022-20140306 Revision date: 06 03 2014]

Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an Asset of Community Value. Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land.

## 2.1 LB Barnet Policies

Policy CS7 – Enhancing and protecting Barnet’s open spaces:

States - We will create a greener Barnet by:

protecting open spaces, including Green Belt and Metropolitan Open Land;

enhancing open spaces, ensuring positive management of Green Belt and Metropolitan Open Land to provide improvements in overall quality and accessibility; and

ensuring that the character of green spaces of historic significance is protected;

Policy CS11 – Improving health and well-being in Barnet:

States - We will improve health and well-being in Barnet by:

ensuring increased access to Barnet’s green spaces and opportunities for higher levels of physical activity through the Green Infrastructure SPD.

Paragraph 18.10.3 of the Core Strategy:

States - The greening of the built environment provides a significant contribution to climate change adaptation. Barnet’s green areas cover over a third of the borough. Such open spaces contribute to urban cooling and act as Barnet’s ‘green lungs’. Trees and other green vegetation can act as carbon reservoirs, absorbing and storing carbon over long periods of time. Through the Green Infrastructure SPD we can enhance Barnet’s network of green spaces and its contribution to reducing the urban heat island effect. Policy CS7 – Enhancing and Protecting Barnet’s Open Spaces sets out our approach to improving the green spaces network.

### 2.1.1 The LB Barnet Parks and Open Spaces Strategy 2016-2016:

States - The council recognises that a clear vision is needed to deliver a whole range of benefits for people who live and work in the borough. These benefits include:

- enhancing the physical and mental health of residents
- making Barnet a better place to live, work, learn and play
- joining communities together by creating new green links between different parts of the borough
- preparing the borough for the impacts of climate change by controlling flooding, reducing pollution and moderating temperatures
- protecting and enhancing the borough’s cultural and natural heritage.

Barnet is traditionally a green and leafy borough. The borough's parks and open spaces are extremely important to residents and the council needs to understand how people use the parks and the aspirations of residents in terms of the future of the service. The council also wants residents to have a greater say in how parks are managed and developed in future.

## 2.2 West Finchley Neighbourhood Plan (WFNP)

The emerging WFNP contains policies relevant to Local Green Spaces;

### Policy A3:

The following areas are designated as Local Green Spaces:

LGS1 Former grounds of Brent Lodge.

LGS2 Finchley Tennis Club.

LGS3 Dollis Valley Greenwalk.

LGS4 Nethercourt Avenue Allotments.

LGS5 Brent Way Allotments.

LGS6 West Finchley Station Parade & Nether Street Grass Verges

In accordance with the National Planning Policy Framework, development of these sites would only be acceptable in very special circumstances.

### Policy A4:

Appropriate proposals for improvements to Local Green Spaces that enhance their role would be supported.

### Policy LE1:

Proposals that would reduce the amount of flood risk in the Dollis Valley Greenwalk would be supported provided there would be no significant damage to biodiversity or the enjoyment of the Dollis Valley Greenwalk. Proposals that seek to improve the biodiversity and water quality of the Dollis Brook will be encouraged and supported.

### Policy LE2:

Proposals should seek to protect trees and avoid removal where possible. In particular, ancient, veteran and mature trees or trees and hedgerows of ecological, arboricultural or amenity value should be retained.

### Policy LE3:

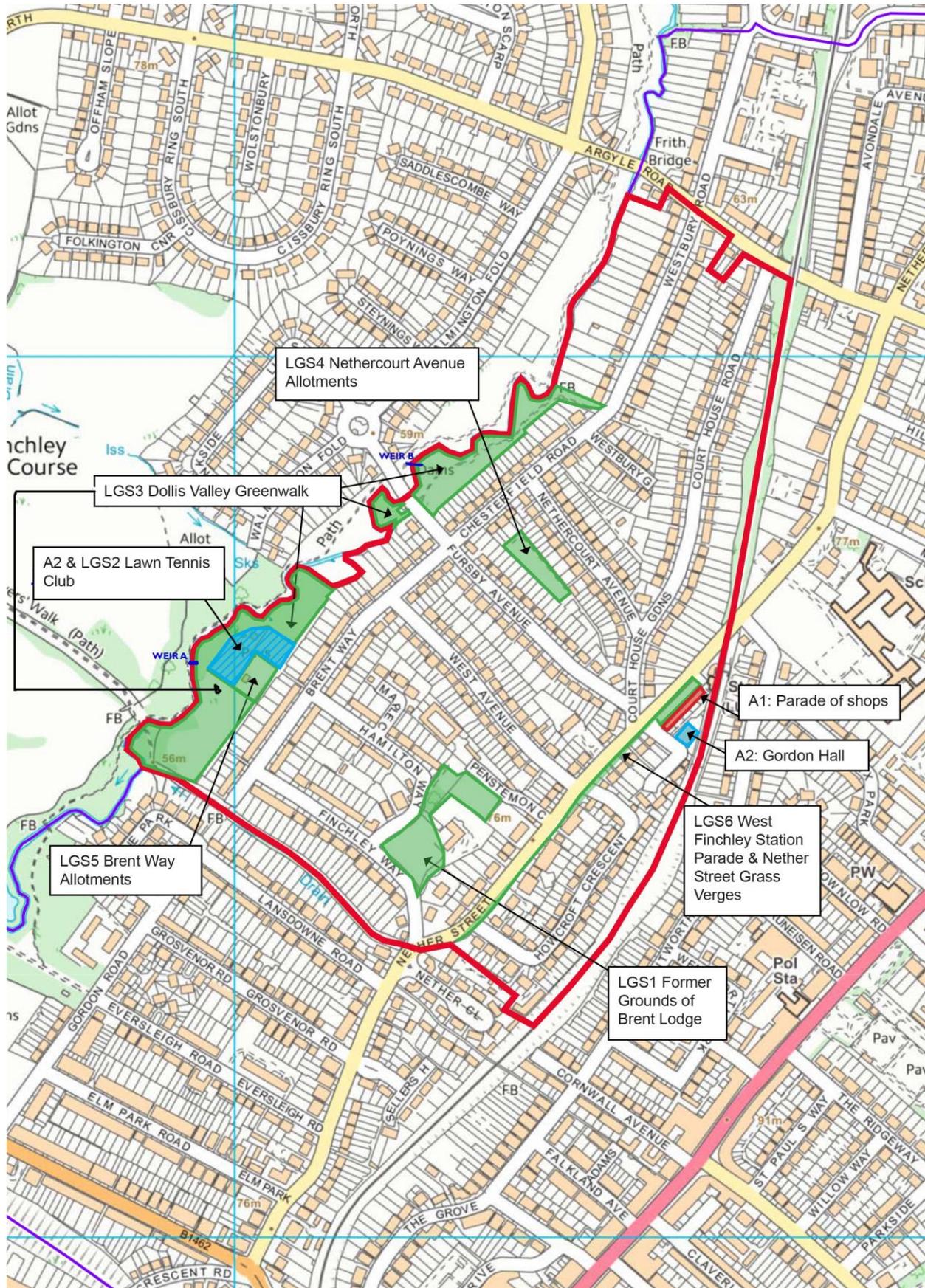
Proposals should not result in a reduction in air quality within the Neighbourhood Plan Area. Where possible, measures to improve air quality should be included, such as features that absorb poor air or measures that reduce emissions. Similarly, proposals that reduce the number of car trips (such as car clubs) and that encourage active travel (e.g. walking, cycling and using scooters), will be supported.

These policies are in conformity with the strategic policies in LB Barnet Core Strategy.

Designation of LGS1, LGS2, LGS3, LGS4, LGS5 and LGS6 as Local Green Spaces will support these policies.

### 3 AREAS TO BE ASSESSED FOR DESIGNATION (SEE MAP 2)

- The site of the former grounds of Brent Lodge - bounded by Finchley Way, the unadopted section of Hamilton Way, the side of No. 33 Hamilton Way, Penstemon Close, the carpark of Chilvins Court (172 Nether Street) and The Drive. It surrounds the gardens of Cedar Court, a Grade II listed block of flats on three sides. **(Proposal LGS 1)**.
- Finchley Lawn Tennis Club. **(Proposal LGS 2)**.
- Dollis Valley Greenwalk. **(Proposal LGS 3)**.
- Nethercourt Avenue Allotments. **(Proposal LGS 4)**.
- Brent Way Allotments. **(Proposal LGS 5)**.
- West Finchley Station Parade & Nether Street Grass Verges. **(Proposal LGS 6)**.
- Back Alleys between houses.
- Isolated areas at road junctions.



Map 2 - Assessment Areas References

### 3.1 Designations

The table below summarises the rationales for the designations. Further information is given in subsequent sections.

Green Space	Is the Green Space in reasonably close proximity to the people it serves?	Is the Green Space Special and does it hold a particular local significance?	Is the Green Space local in character and not an extensive tract of land?	Outcome
<p><b>Proposal LGS 1</b></p> <p>The site of the former grounds of Brent Lodge - bounded by Finchley Way, the unadopted section of Hamilton Way, the side of No. 33 Hamilton Way, Penstemon Close, the carpark of Chilvins Court (172 Nether Street) and The Drive. It surrounds the gardens of Cedar Court, a Grade II listed block of flats on three sides. It is currently listed as Brent Lodge (The Orchard) Open Space and Finchley Way Open Space.</p>	<p>Yes – it is within the Neighbourhood Plan area and serves the residents of the south-eastern part of the area, who use part as a recreation area. The other part is an overgrown wildlife area.</p>	<p>Yes – it was bequeathed to the people of Finchley to use as an open space by Augustus Cooper in his Will of 1939 subject to a life interest that expired in 1960.</p>	<p>Yes – it is a small local recreation area and woodland.</p>	<p>Merits designation as a Local Green Space.</p>
<p><b>Proposal LGS 2</b></p> <p>Finchley Lawn Tennis Club.</p>	<p>Yes – the club is a hub for the local area and the clubhouse can be rented by others.</p>	<p>Yes – the club has been on this site since before some of the houses in the area were built. It celebrated its centenary in 2019. It contributes significantly to the local area.</p>	<p>The club has 5 courts and a club house.</p>	<p>Merits designation as a Local Green Space.</p>
<p><b>Proposal LGS 3</b></p> <p>Dollis Valley Greenwalk.</p>	<p>Yes – It is a narrow green corridor that passes through local communities serving as a recreational area as well as a foot and cycle way.</p>	<p>Yes – the Walk passes along Dollis Brook and provides access to the only children’s play areas within easy walking distance of the Neighbourhood Plan area.</p>	<p>Yes – it is a narrow green corridor local to the communities that it passes through.</p>	<p>Merits designation as a Local Green Space.</p>

Green Space	Is the Green Space in reasonably close proximity to the people it serves?	Is the Green Space Special and does it hold a particular local significance?	Is the Green Space local in character and not an extensive tract of land?	Outcome
<b>Proposal LGS 4</b> Nethercourt Avenue Allotments.	Yes – the allotments are surrounded by houses and serves some of these residents.	Yes – some of the gardens in the area are small and this provides an area for wildlife and vegetable growing.	Yes – allotment holders make the area what it is, and it is 3600 sq. m. (0.36 hectares) in size.	Merits designation as a Local Green Space.
<b>Proposal LGS 5</b> Brent Way Allotments.	Yes – the allotments are on the western edge of the area serving local residents.	Yes – Some of the gardens in the area are small and this provides an area for wildlife and vegetable growing.	Yes – allotment holders make the area what it is, and it is 1950 sq. m. (.19 hectares) in size.	Merits designation as a Local Green Space.
<b>Proposal LGS 6</b> West Finchley Station Parade & Nether Street Grass Verges.	Yes – on the route of most people in the area entering the station.	Yes – makes a welcoming entrance to the area and is the only green spaces adjacent to the eastern boundary of the area.	Yes.	Merits designation as a Local Green Space.
Back Alleys between houses.	Yes – these are areas between houses in the area.	No.	Yes – these are small areas behind and in front of the housing.	No Merit - not usually used by members of the public.
Isolated sites at junctions of Nethercourt Avenue, Fursby Avenue and Courthouse Gardens.	Yes.	No.	Yes – small areas at road junctions.	Do not merit designation as Local Green Spaces.

## 3.2 Former grounds of Brent Lodge – Proposal LGS 1.

### 3.2.1 General Information

The site of the former grounds of Brent Lodge - bounded by Finchley Way, the unadopted section of Hamilton Way, the side of No. 33 Hamilton Way, Penstemon Close, the carpark of Chilvins Court (172 Nether Street) and The Drive. It surrounds the gardens of Cedar Court, a Grade II listed block of flats on three sides. **(Outlined in blue on Map 3).**

Currently listed as Brent Lodge The Orchard (Brent Lodge Open Space) and Finchley Way Open Space in the register of land owned by LB Barnet (Local Authority Land and Assets 2016) –

*Unique Asset Identity 5788 Brent Lodge The Orchard (Brent Lodge Open Space) – Open Space, Occupied by the Local Authority, Undeveloped Land.*

*Unique Asset Identity 5760 Finchley Way Open Space - Open Space, Occupied by the Local Authority, Undeveloped Land.*

Also referred to as:

The Green Field: tree lined open green field space enclosed by Finchley Way, the unadopted section of Hamilton Way, the gardens of Cedar Court and The Drive;

The Copse: tree-filled area with dense undergrowth enclosed by the unadopted section of Hamilton Way, the side of No.33 Hamilton Way, Penstemon Close, The Orchard, Cedar Court gardens and The Green Field; and

The Orchard: tree-filled area with dense undergrowth enclosed by The Copse, Penstemon Close, the car park of Chilvins Court (172 Nether Street) and the gardens of Cedar Court.

The area is approximately 6400 sq. m. (0.64 hectares) but it is effectively ‘U’ shaped as it wraps around Cedar Court. Some of the boundary is unclear but recent observation suggests that the blue line **(see Map 3)** is the most accurate.

The area is classified as a Pocket Park in LBB’s Green Strategy SPD. This is probably because LBB only actively maintains The Green Field, which is part of the site and 0.35 hectares. Indeed, the Green Infrastructure Focus map produced by the Mayor of London shows The Copse and The Green Field as GiGL open space but The Orchard only as tree canopy. The whole site is 0.64 hectares and therefore should be classified as a “Small Open Space”, which is defined by GiGL as: *‘small areas of open space that provide natural surfaces and shaded areas for informal play and passive recreation that sometimes have seating and play equipment’.*

Nearest Postcode – N3 1AE (Cedar Court)

OS Grid Ref – TQ 25210 91480



Map 3 – Location of former grounds of Brent Lodge

### 3.2.2 Organisation proposing designation

West Finchley Neighbourhood Forum.

### 3.2.3 Ownership

The site is owned by the LB Banet and managed by The Augustus Cooper (Brent Lodge) Charity, whose activities are described as “maintenance of open space bequeathed to residents of Finchley”.

A local “Friends of” group (The Friends of Finchley Way Open Space) is currently being established to undertake certain works.

### 3.2.4 Community served

The area within the site known as the Green Field currently serves those in the south-east of the area as well as those living in adjacent areas. The Copse and The Orchard have been neglected since circa 2006 and are currently too overgrown to be effectively used by the community.

### 3.2.5 Planning History

No current planning application.

An application to erect 4 No. Portacabins for use in a horticultural programme within The Orchard (Ref. F/03184/09) in October 2009 was approved but the project was never undertaken.

Not currently allocated for development in the Local or Neighbourhood Plan.

Not covered by any landscape or similar designations.

The site lies within an Area of Special Archaeological Significance.

### 3.2.6 Size and scale

The site nestles in the community (**See Map 2**) and is not an “extensive tract of land”.

Area of proposed site:

- The Green Field – 3500 sq. m.
- The Copse – 1200 sq. m.
- The Orchard – 1700 sq. m.
- **Total area of site – 6400 sq. m. (0.64 hectares)**

### 3.2.7 Local character

The site is “local in character” and is “demonstrably special to the local community”.

It is historically, physically and visually part of the area. The area first appears in records in 1488 as part of the land donated by Robert Waren when it was known as Waren’s First Gift.

More recently it was the site of Brent Lodge house and garden, built in 1810, owned by Mr F A Hamilton (a generous local benefactor) from 1865 until 1902. Brent Lodge was put up for sale in 1907 with an estate of 26 acres. It was then a substantial mansion described as “in the Italian style”. Between 1902 and 1922 it passed through various owners, including the development company Brent Garden Village.

Mr Hamilton gave his name to the adjoining street of Hamilton Way, built, along with the southern part of Brent Way, in the early 1920s. An earlier resident, Samuel Chilvins, is remembered by Chilvins Court in Nether Street, which backs on to the area in question.

It was the site of an early 20<sup>th</sup> century experiment in co-operative housekeeping pioneered by Alice Melville, a Finchley resident and supporter of the garden cities movement. The aim was to try to resolve the ‘servant problem’ for middle class households by providing a cooperative kitchen, dining hall, nursery, laundry and servants’ quarters in Brent Lodge. Members of the co-operative would live in houses or flats built in the grounds of the Lodge. Brent Garden Village Society was formed in 1910. The original plan envisaged four quadrangles of flats for single people and 114 houses, but in practice only one block of flats, Cedar Court, and some of the houses (thought to be some of those in Finchley Way) were built. It seems that some of the land (probably that along Nether Street), was sold for development to finance the co-operative buildings.

Residents who chose to eat all their meals in the central dining hall in Brent Lodge paid between 7s 6d and 12s 6d per week on top of their rent<sup>1</sup>.

<sup>1</sup> Source: ‘Alice Melvin of Finchley’, Ch. 7, *The Architectural and Social History of Cooperative Living*, Lynn F. Pearson, 1988. ISBN: 978-1-349-19124-6 (Print) 978-1-349-19122-2 (Online).

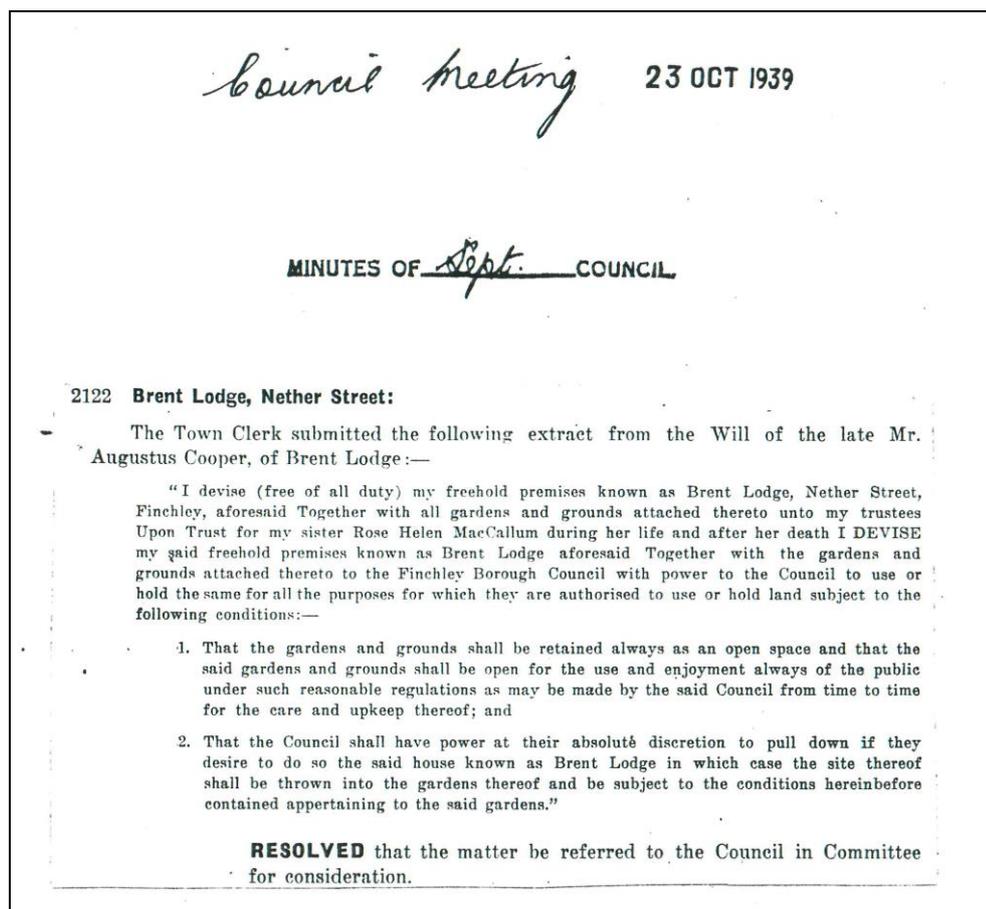
The kitchen gardens which were in The Orchard were later turned into allotments. These were abandoned circa 2006 and are now derelict and overgrown.

In 1922 Brent Lodge and grounds was sold to Augustus Cooper, who died in 1939 leaving the house and grounds (which did not include the Garden Village houses, or Cedar Court and its grounds) to Finchley Borough Council subject to a life interest which expired in 1960. His Will gave the Council discretion to pull the house down (which they did in 1962, having let it as flats) but required the garden and grounds to be “**retained always as an open space for the use and enjoyment always of the public**”. (See extract from Council Meeting 23 October 1939 below.)

The Augustus Cooper (Brent Lodge) Charity, Registration number 210346, was set up on 25 September 1962 to administer the will.

The Will requires that the garden and grounds and the land on which the house stood to be retained always as an open space for the use and enjoyment always of the public.

The charity’s aims and activities as set out on the Charity Commission website - <http://apps.charitycommission.gov.uk/Showcharity/RegisterOfCharities/CharityWithoutPartB.aspx?RegisteredCharityNumber=210346&SubsidiaryNumber=0> - are: ‘Maintenance of open space bequeathed to residents of Finchley’. The objects are: ‘The gardens and grounds shall be retained as all open space and shall be for use and enjoyment by the public’.

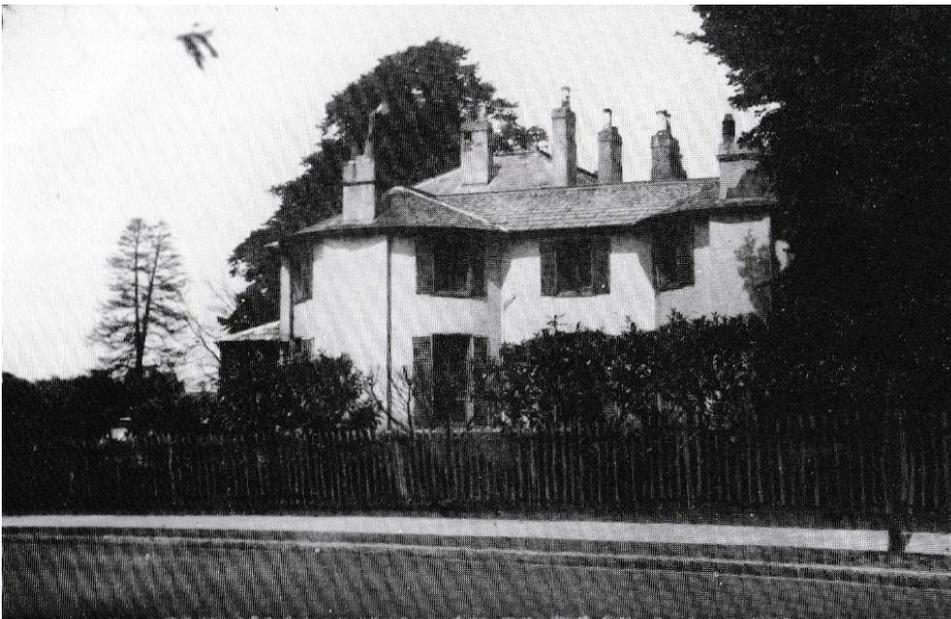


This bar to development gives the area open space and a refuge for wildlife.”<sup>2</sup>

<sup>2</sup> Source: Peter Pickering, The Finchley Society from HADAS (Hendon and District Archaeological Society) personal correspondence

The site continues to provide a setting for Cedar Court, a Grade II listed building.

The area around the site (Hamilton Way, Brent Way and Finchley Way) appear to have been part of the Brent Lodge site until the 1922 sale. These houses were built by the architect Francis Walker (later Sir Francis Walker) in the early 1920s. Some of the alleyways in the area remain the property of the Sir Frances Walker Trust.



Photograph of Brent Lodge – courtesy of Finchley Charities.

#### 3.2.7.1 Cedar Court

Cedar Court was built in 1912 and is the only listed (Grade II building) within the WFNA. It is surrounded on three sides by the Brent Lodge / Finchley Way Open Spaces.

Historic England in their comments on the draft WFNP advised that –

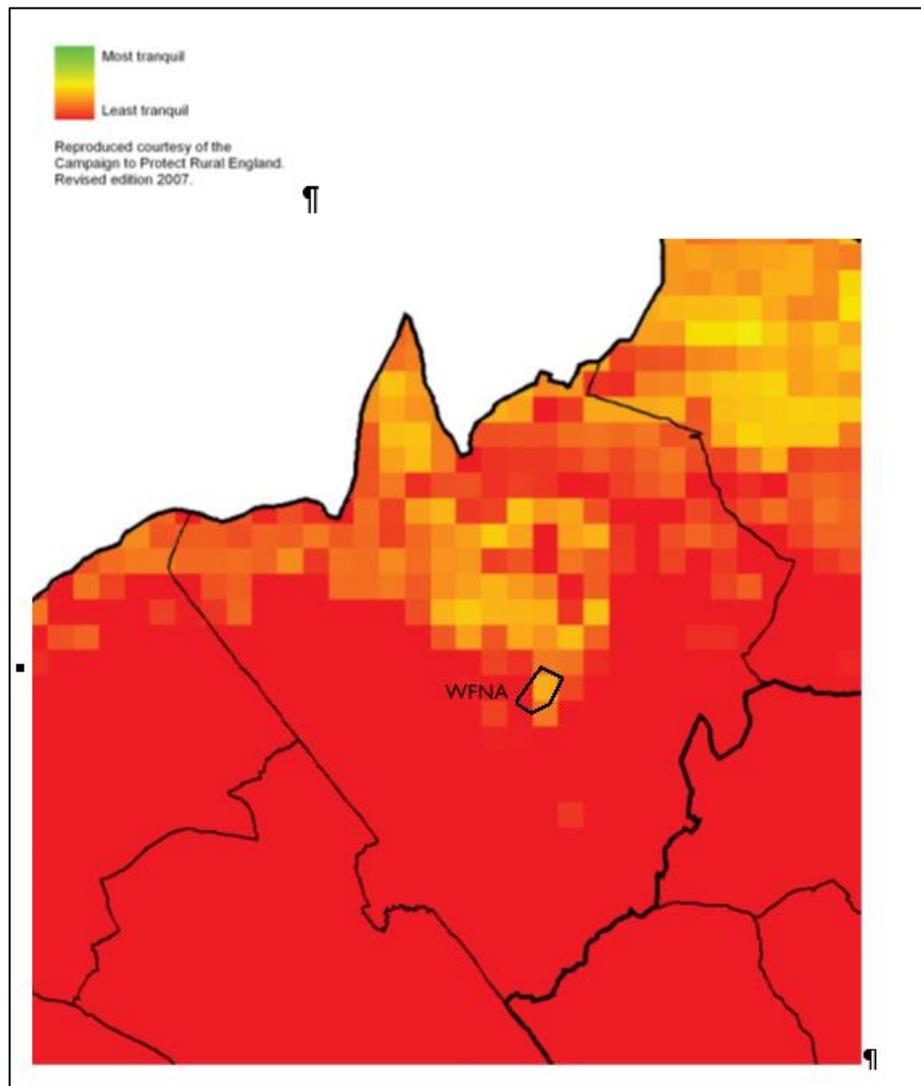
*“The Neighbourhood Plan area contains only one designated heritage asset, namely the Grade II listed Cedar Court, dating from 1912, is a purpose built block of 12 flats designed to appear as a country house. Each wing is of a symmetrical design and, as the property was intentionally designed to appear as one large property, the comprehensive design should be retained. The property is situated in a large plot and care should be given to the conservation of its setting as well as to the fabric of the building itself. The open setting of Cedar Court is an aspect of its significance and so should be conserved or enhanced”.*

#### 3.2.8 Need for Local Green Space

The area provides a play area for children and young adults and an area for adults to relax in a tranquil setting with their neighbours. The land has been used for these purposes for over 30 years.

The vegetation helps to improve air quality and reduce the effects of climate change. Visually it enhances what is otherwise a very built-up area – density in the area is just over 60 persons per hectare, compared with just over 40 in the London Borough of Barnet and just over 50 in the London region.

The site is tranquil being bordered by residential roads, one part of which (Hamilton Way) is unpaved thus deterring vehicles from running along one side of The Green Field. The tranquillity map reproduced from the Campaign for Rural England shows that the area is relatively tranquil given its position towards the southern side of LB Barnet. **(See Map 4).**



## Map 4 Tranquillity Areas

### 3.2.9 Barriers to access

Within the WFNA, there are no barriers to access. The Orchard is only accessible through the Copse, but The Copse and The Green Field are accessible separately from Finchley Way and Hamilton Way.

### 3.2.10 Wildlife and Ecology

The area is known to house foxes, hedgehogs, squirrels, birds, tawny owls, bats and rodents but a full survey is required.

The wooded areas are very overgrown with trees, saplings, scrub and brambles etc. which have grown since the areas became neglected circa 2006. A full tree survey is needed to establish which species are important to retain. It is not believed that any Tree Preservation Orders are in place.

## 3.2.11 Usage

For over 30 years the Green Field has been used by residents for football, cricket and just sitting out. The “unadopted areas” are currently too overgrown to be used by residents but are a haven for wildlife.

The whole area could be better used by residents through raising awareness of the area, as many residents are unaware of the area and many of those who know the area do not necessarily know its status and that it is open to the public.

The area would complement the Dollis Valley Greenwalk park area, which is currently heavily used. The area that is currently “unadopted” could be enhanced by paths, labelling of trees, the provision of bird boxes, etc. and thereby provide a nature area and walk, which could be used by nearby schools and nurseries as well as parents to educate children on wildlife and trees in the area. This, of course, would be dependent on the results of the wildlife survey which would include recommendations on usage and public access, taking account the needs of the wildlife and vegetation present.

The members of the West Finchley Neighbourhood Forum have suggested some potential uses could be:

- Seating for relaxing as the area is tranquil
- Children’s Play area and playground, the nearest is 1km away and usually very busy outside of school and nursery hours
- Community orchard with support from The Orchard Project
- Community gardens / allotments
- Dog walking.
- Family events, fun days and community festivals but the close proximity of housing and a nursing home may limit what can be undertaken
- Managed woodland
- Nature/wildlife reserve
- Nature Trail, although the area is quite small
- Outdoor activities/gym.
- Ponds – it may be possible to open-up an underground stream that runs through the area depending upon its exact course
- Sundial – to commemorate Augustus Cooper, who was a watchmaker.
- Wildflower meadow
- Bat and bird boxes
- Bird feeders
- Playing Fields
- Information, nature and history boards

3.2.12 Photographs



### 3.3 Finchley Lawn Tennis Club – Proposal LGS 2.

#### 3.3.1 General Information

Finchley Lawn Tennis Club is aimed at those in the local community who want to:

- play competitive tennis against other clubs;
- play social tennis with other members;
- amuse their children; and
- locals who want an independent meeting place.

Situated at the rear of odd numbers in Brent Way between the houses and Dollis Brook, the club is accessed via the lane between Nos. 45 and 47 Brent Way opposite the junction of Brent Way and Hamilton Way, West Finchley, London N3 1AR. **(See Map 5).**

OS Grid Ref – TQ 25007 91662



Map 5 – Finchley Lawn Tennis Club

#### 3.3.2 Organisation proposing designation

West Finchley Neighbourhood Forum.

#### 3.3.3 Ownership

The site is owned by the LB Barnet and managed by the club, which pays for improvements to the courts and the club house. Following a series of shorter-term leases, the club is currently negotiating with LB Barnet to lease the site for 25 years.

Currently listed as Finchley Lawn Tennis Club in the register of land owned by LB Barnet (Local Authority Land and Assets 2016) –

*Unique Asset Identity 5757 Finchley Lawn Tennis Club, Sports Club, Land, Leasehold.*

*Unique Asset Identity 6522 Finchley Lawn Tennis Club, Sports Club, Building, Leasehold.*

### 3.3.4 Community served

There are about 130 members. Of these approximately:

- 80 are full members;
- 25 are affectionately known as the Crinkleys and are retired with an age range up to the 90s; not all these still play but there is regular Wednesday coffee morning get togethers for this group;
- 10 are students aged 16-21;
- 15 are students aged 12-16;
- there are many under-12s, but they have free membership and numbers are not recorded; additionally, there are some
- social members; as well as
- over 30 children and adults who attend for coaching only.

The club is used not only by the Members but also their partners and children especially those that live in Brent Way and Hamilton Way.

The club donates the premises and coaching time for each Moss Hall School year 4 classes to have three coaching sessions every year.

In 2018 a team of two boys and two girls won a competition for all Barnet schools and came second in the following all London school's competition.

An Annual Open day is held in April, which many non-member locals attend to say hello and have something to eat and drink.

The club house can be rented by residents and community groups.

### 3.3.5 Planning History

In the 1990s the club received grants to improve the club house and enhance the tennis facilities with all-weather courts and floodlighting. The club house has recently been refurbished for the centenary celebrations during 2019.

No current planning application.

Not currently allocated for development in the Local or Neighbourhood Plan.

The site is designated as Green Belt Land.

### 3.3.6 Size and scale

The site nestles in the community (**See Map 5**) and is not an “extensive tract of land”.

Total area of site 2500 sq. m. (0.25 hectares)

### 3.3.7 Local character

The site is “local in character” and is “demonstrably special to the local community”.

The site has been used as tennis courts since 1919 and the club celebrated its centenary in 2019. It is open from 8 am until 10 pm seven days a week.

Of the 130 members, 90% live in the N3, N12 & NW7 postcodes. About 5% of the remainder used to live in this area but despite having moved away, continue their membership.

### 3.3.8 Need for Local Green Space

The site is tranquil being bordered by the rear of residential houses in Brent Way, Dollis Brook and open space. The tranquillity map reproduced from the Campaign for Rural England shows that the area is relatively tranquil given its position towards the southern side of LB Barnet. **(See Map 4)**

### 3.3.9 Barriers to access

This is a private club, but membership is open to all, including beginners and children, subject to complying with club rules. Coaching is available. Changing facilities with showers are available.

### 3.3.10 Usage

There are five all-weather tennis courts, three of which are floodlight. The courts are used by nearby Moss Hall Primary School.

Membership is also open to social members who are free to use the club facilities apart from for playing tennis. The club has social activities ranging from informal Barbecues to Quiz Nights, New Year's Eve Parties, Christmas festivities and many more.

Additionally, the club house can be hired for events by non-members as well as members. There is a TV and music facilities in the clubhouse.

The club is used by members for events like birthdays and for charitable events such as the annual Christmas bring and buy coffee morning in aid of the North London Hospice.

### 3.3.11 Photographs



## 3.4 Dollis Valley Greenwalk – Proposal LGS 3.

### 3.4.1 General Information

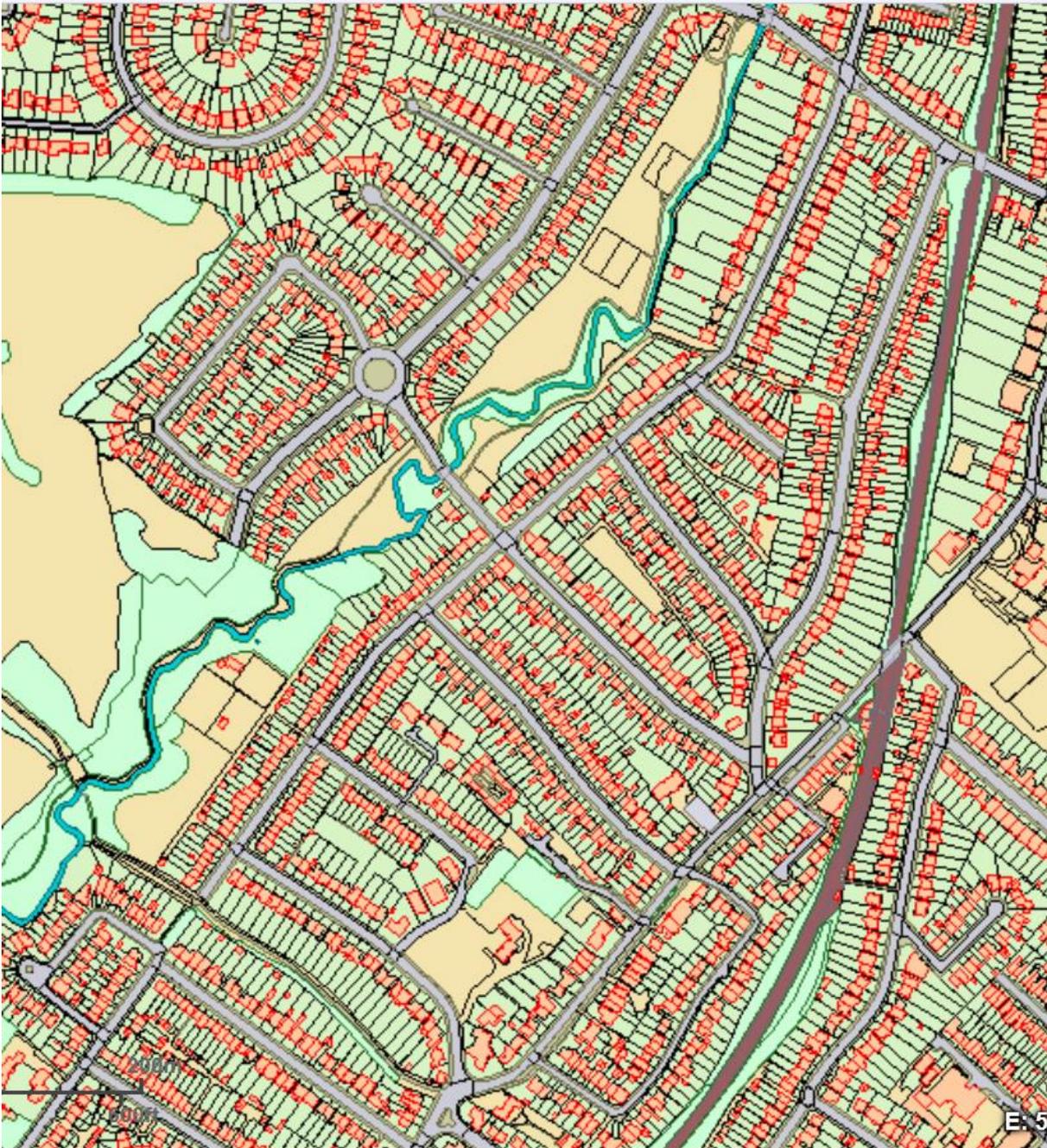
The Dollis Valley Greenwalk is a walk suitable for a wide range of people, from young families to runners. Most of the route is moderately flat and with hard surface suitable for wheelchair users. Sections of the walk are suitable for cycling and are clearly identified by appropriate signage.

The Greenwalk is about 10 miles (16 km) long and can take up to 6 hours to walk. It links areas of public open space along the Dollis Valley in a green chain, to provide a pleasant and quiet long distance walk between the Moat Mount Nature Reserve and Hampstead Heath, right through the heart of Barnet.

It now forms part of Walk London's extensive network of walks and provides a link in both the London LOOP and the Capital Ring.

The section within the WFRA is called Riverside Walk and is approximately  $\frac{3}{4}$  mile long. It forms the western boundary of the WFRA. **(See Map 6).**

OS Grid Ref – TQ 24945 91575



### Map 6 – Dollis Valley Greenwalk

#### 3.4.2 Organisation proposing designation

West Finchley Neighbourhood Forum.

#### 3.4.3 Ownership

The site is owned by the LB Barnet.

Currently listed as Riverside Walk in the register of land owned by LB Barnet (Local Authority Land and Assets 2016) –

*Unique Asset Identity 1087 Riverside Walk North & South, Land, Occupied by the Local Authority, Undeveloped.*

### 3.4.4 Community served

The Riverside Walk section of the Dollis Valley Greenwalk forms the western boundary of the WFNA and is within 500 metres walking distance of all residents of the area. It is heavily used for recreation by residents and others in the locality for walking, jogging, dog walking and by children. The section between Lovers Walk and Fursby Avenue is used as a joint pedestrian/cycle path.

### 3.4.5 Planning History

The walk was based on the Brookside walk built by Finchley Council in the 1930's and developed by the London Borough of Barnet in 1992. In 2009 the Dollis Valley Greenwalk won a grant from the Mayor of London, supplemented by Transport for London to improve footpaths, cycleways, lighting and entrances and to improve habitats for wildlife.

These improvements were only undertaken in the southern section between Lovers Walk and Fursby Avenue. The northern section between Fursby Avenue and Argyle Road remain unimproved apart from the entrance at Argyle Road. The footpath in this section has recently suffered from landslips into the brook.

No current planning application.

Not currently allocated for development in the Local or Neighbourhood Plan.

The southern section of the Dollis Valley Greenwalk between Lovers Walk and Fursby Avenue is designated as Green Belt land. The northern section between Fursby Avenue and Argyle Road is designated Metropolitan Open Land. Both sections are designated as a Site of Borough Importance for Nature Conservation.

### 3.4.6 Size and scale

The site is not an “extensive tract of land”. It is approximately 900 metres long with a width up to 125 metres.

### 3.4.7 Local character

The site is “local in character” and is “demonstrably special to the local community”.

The site is part of a linear park forming the western boundary of the WFRA. It is heavily used by all the community as the nearest park or recreation ground is more than one kilometre away.

### 3.4.8 Need for Local Green Space

The area provides a play area for children and young adults and an area for adults to relax in a tranquil setting with their neighbours.

The vegetation helps to improve air quality and reduce the effects of climate change. Visually it enhances what is otherwise a very built-up area – density in the area is just over 60 persons per hectare, compared with just over 40 in the London Borough of Barnet and just over 50 in the London region.

The site is tranquil being bordered by back gardens of houses, allotments, a golf course and open space. The tranquillity map reproduced from the Campaign for Rural England shows that the area is relatively tranquil given its position towards the southern side of LB Barnet. **(See Map 4).**

### 3.4.9 Barriers to access

There are no barriers to access.

### 3.4.10 Usage

The site is heavily used for recreation and relaxation by the local population.

### 3.4.11 Wildlife

The area is known to house foxes, squirrels, birds, bats, amphibians and rodents but a full survey is required.

The waters of Dollis Brook, although classified as poor quality by the Environment Agency, have a population of small fish and other aquatic life.

Kingfishers, Herons, Little Egrets, Moorhens and Ducks are in residence or visit.

### 3.4.12 Dollis Brook

The Environment Agency in their comments on the draft WFNP recommended that measures need to be taken to improve the biodiversity and water quality of the Dollis Brook by implementing three measures:

- *Install rock ramp fish pass (or suitable alternative) for weir at Finchley Lawn Tennis Club pavilions. Easting: 524,951 and Northing: 191,649. (Weir A on Map 2).*
- *Remove unnecessary wooden toe boarding and hard revetment and introduce gravel riffles where appropriate along 1.2 km of Dollis Brook from Fursby Avenue through Oakdene Park to the railway viaduct (Dollis Road). Upstream NGR TQ25257 91888, Downstream TQ24657 91238.*
- *Fish easement for weir at Fursby Avenue. Easting: 525,199; Northing: 191,875. (Weir B on Map 2).*

3.4.13 Photographs



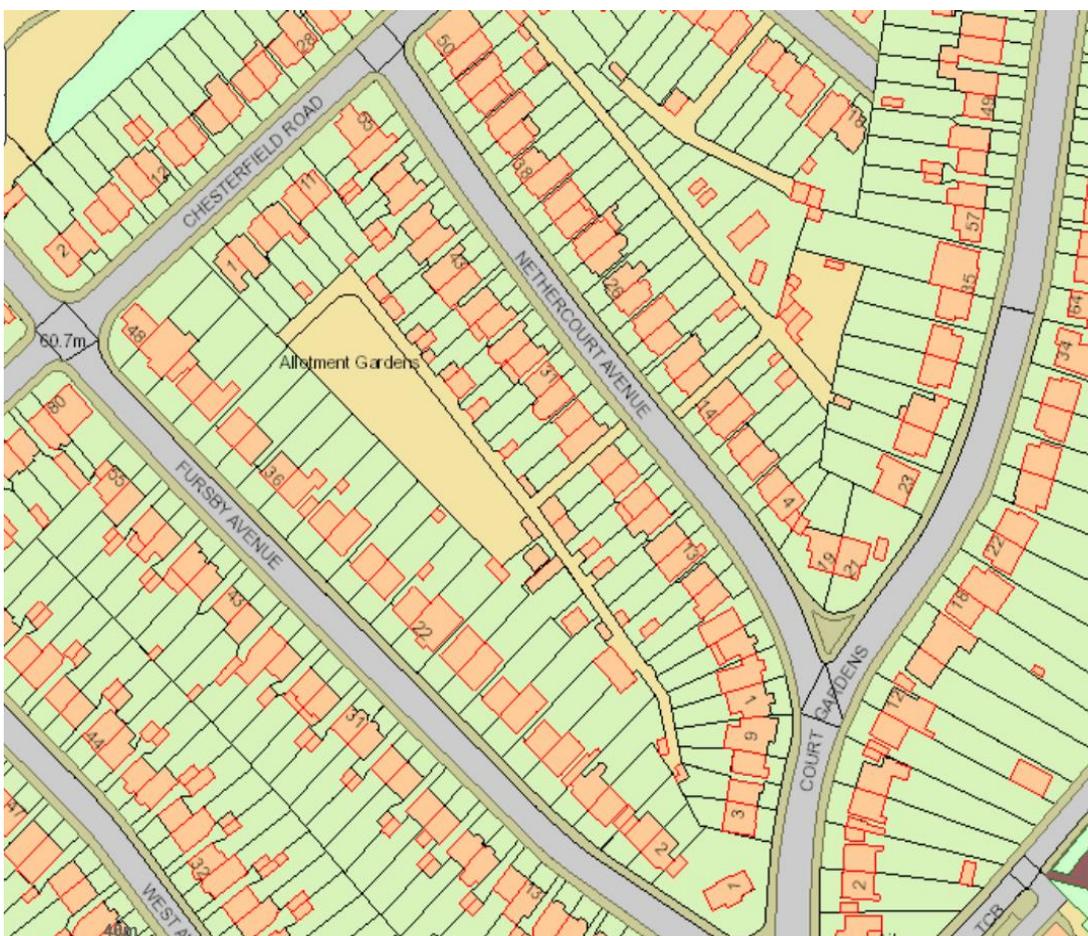
### 3.5 Nethercourt Avenue Allotments – Proposal LGS 4.

#### 3.5.1 General Information

The allotments were set up as The West Finchley (Wartime) Allotments Association in 1940 as part of the “Dig for Victory” campaign. In 1948 the wartime restrictions were lifted but (Gordon Road) and Nethercourt Avenue sites were retained as statutory allotment land and leased by the predecessor of LB Barnet (Finchley Urban District Council). The name was changed to Finchley Horticultural Society in 1967. The hut on the Nethercourt Avenue site dates from 1972.

In 2013 the allotment sites were leased by FHS from LB Barnet on a self-management basis for a term of 38 years (lease dated 01/10/2012).

OS Grid Ref – TQ 25342 91757



Map 7 –

#### Location of Nethercourt Avenue Allotments

#### 3.5.2 Organisation proposing designation

West Finchley Neighbourhood Forum.

#### 3.5.3 Ownership

The site is owned by the LB Barnet and leased to The Finchley Horticultural Society until 2050.

Currently listed as Nethercourt Avenue Allotments in the register of land owned by LB Barnet (Local Authority Land and Assets 2016) –

*Unique Asset Identity 5948 Nethercourt Avenue Allotments, Land, Allotments, Ground Leasehold, Undeveloped.*

## 3.5.4 Community served

The allotments are hidden from view on the land between houses in Nethercourt Avenue, Fursby Avenue and Chesterfield Road. The plots are mainly used by residents in the WFRA, although a few are let to people who live outside the area. There is always a waiting list for plots.

## 3.5.5 Planning History

No current planning application.

Not currently allocated for development in the Local or Neighbourhood Plan.

Not covered by any landscape or similar designations.

## 3.5.6 Size and scale

The site is not an “extensive tract of land”. It covers an area of 3600 sq. m. (0.36 hectares).

## 3.5.7 Local character

The site is “local in character” and is “demonstrably special to the local community”.

It provides a valuable resource for the plot holders, most of whom live within easy walking distance of the site. Most gardens in the area are small so this site provides space for growing vegetables. In addition the plants encourage a multitude of animals, insect life and birds – which is becoming increasingly important to preserve<sup>3</sup>.

## 3.5.8 Need for Local Green Space

Allotments are a vital resource and this site provides a green oasis surrounded by housing.

The site is tranquil being bordered on all sides by back gardens of houses. The tranquillity map reproduced from the Campaign for Rural England shows that the area is relatively tranquil given its position towards the southern side of LB Barnet. **(See Map 4).**

## 3.5.9 Barriers to access

There are no barriers to access. The only entrance is a narrow track (suitable for cars and small vans only) between Nos. 23 and 25 Nethercourt Avenue.

## 3.5.10 Usage

The site has 13 plots and a site hut. Currently there are 10 plot holders (three people have more than one plot). There are no vacancies and there is a substantial waiting list. Most plot holders live close to the site, two live outside the WFRA but within West Finchley.

## 3.5.11 Wildlife

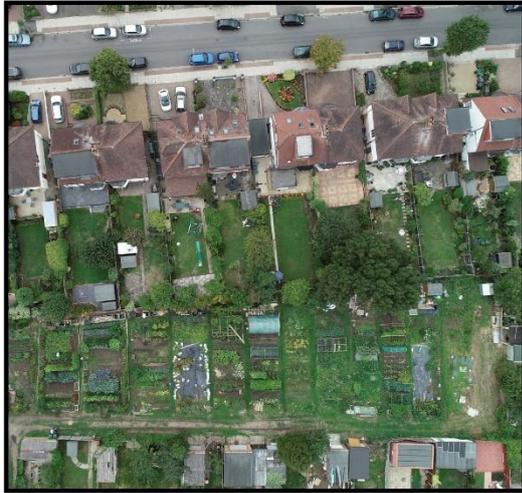
The area is a haven for birds and insects and is visited by amphibians, foxes and hedgehogs.

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<sup>3</sup>Worldwide decline of the entomofauna: a review of its drivers, Francisco Sánchez-Bayo, Kris A.G. Wyckhuys in Biological Conservation, Volume 232, April 2019, pages 8-27.

<https://www.sciencedirect.com/science/article/abs/pii/S0006320718313636> accessed 13 February 2019

### 3.5.12 Photographs



## 3.6 Brent Way Allotments – Proposal LGS 5

### 3.6.1 General Information

In 2013 the Brent Way allotment site was taken over by the Finchley Horticultural Society and was leased by FHS from LB Barnet on a self-management basis for a term of 38 years (lease dated 01/10/2012).

OS Grid Ref – TQ 25021 91638



Map 8 – Location of Brent Way Allotments

## 3.6.2 Organisation proposing designation

West Finchley Neighbourhood Forum.

## 3.6.3 Ownership

The site is owned by the LB Barnet and leased to The Finchley Horticultural Society until 2050.

Currently listed as Brent Way Allotments in the register of land owned by LB Barnet (Local Authority Land and Assets 2016) –

*Unique Asset Identity 5575 Brent Way Allotments, Land, Allotments, Ground Leasehold, Undeveloped.*

## 3.6.4 Community served

The allotments are hidden from view on the land behind the houses in Brent Way and the Finchley Lawn Tennis Club courts. The plots are mainly used by residents in the area although a few are let to people who live outside the area. There is always a waiting list for plots.

## 3.6.5 Planning History

No current planning application.

Not currently allocated for development in the Local or Neighbourhood Plan.

The site is designated as Green Belt Land.

## 3.6.6 Size and scale

The site is not an “extensive tract of land”. It covers an area of 1950 sq. m. (0.19 hectares).

## 3.6.7 Local character

The site is “local in character” and is “demonstrably special to the local community”.

It provides a valuable resource for the plot holders, most of whom live within easy walking distance of the site. Most gardens in the area are small so this site provides space for growing vegetables. In addition the plants encourage a multitude of animal, insect life and birds – which is becoming increasingly important to preserve<sup>3</sup>.

## 3.6.8 Need for Local Green Space

Allotments are a vital resource and this site provides a green oasis surrounded by housing.

The site is tranquil being bordered by back gardens of houses, tennis courts and the Dollis Valley Greenwalk. The tranquillity map reproduced from the Campaign for Rural England shows that the area is relatively tranquil given its position towards the southern side of LB Barnet. **(See Map 4).**

## 3.6.9 Barriers to access

There are no barriers to access. The only entrance is a narrow track (suitable for cars and small vans only) between Nos. 45 and 47 Brent Way, which is a shared access with the Finchley Lawn Tennis Club.

## 3.6.10 Usage

The site has nine plots and a site hut. There are no vacancies and a substantial waiting list.

## 3.6.11 Wildlife

The area is a haven for birds and insects and is visited by amphibians, foxes and hedgehogs.

### 3.6.12 Photographs



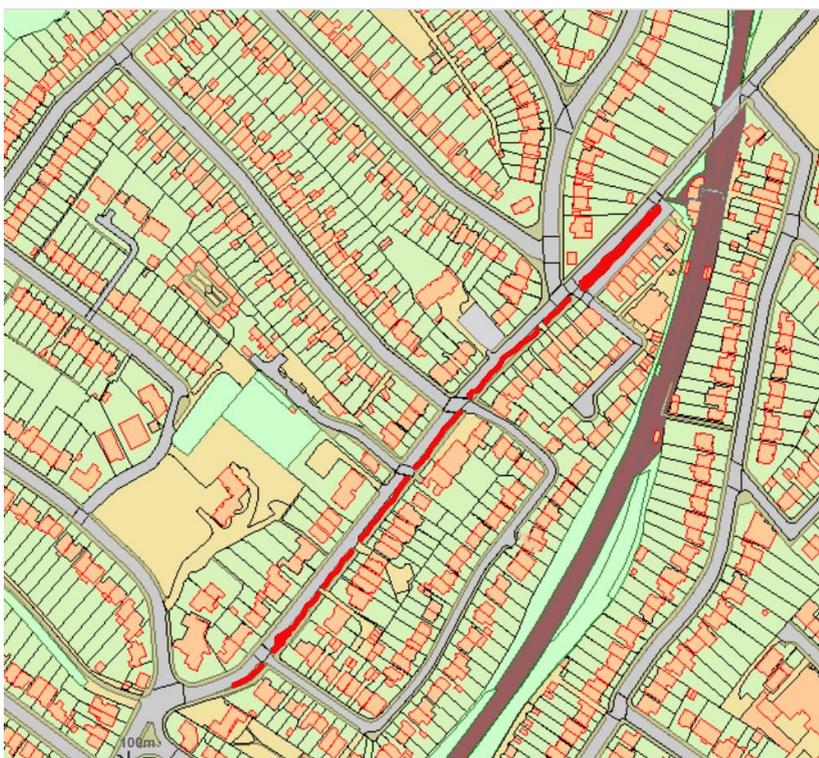
### 3.7 Proposal West Finchley Station Parade / Nether Street Grass Verges – LGS 6.

#### 3.7.1 General Information

The area is a planted linear strip with mature trees between the access road to the shops in the Station Parade (adjacent to West Finchley Station entrance) and Nether Street. This continues south from Huntley Drive along Nether Street between the houses and the road as a grass verge with occasional trees and a hedgerow.

OS Grid Ref – TQ 25497 91615

The areas, marked in red, are shown in Map 9 below -



## Map 9 – Location of Grass Verges and Planted Areas

### 3.7.2 Organisation proposing designation

West Finchley Neighbourhood Forum.

### 3.7.3 Ownership

The site is owned and maintained by the LB Barnet.

### 3.7.4 Community served

A large proportion of the residents in the WFNA use this route to access West Finchley Station<sup>4</sup> and the only local shops in the area. It is also heavily used by children and parents on their way to and from Moss Hall School which lies to the north, just outside the boundary of the WFNA.

### 3.7.5 Planning History

No current planning application.

Not currently allocated for development in the Local or Neighbourhood Plan.

Not covered by any landscape or similar designations.

The site lies within an Area of Special Archaeological Significance.

### 3.7.6 Size and scale

The site lies near the eastern boundary of the WFNA and is not an “extensive tract of land”. It is approximately 400 metres long and 5 metres wide.

### 3.7.7 Local character

Nether Street has considerable traffic flow, including a bus service along part of the site. This green strip of grass and trees provides relief from traffic noise and pollution.

### 3.7.8 Need for Local Green Space

This site is the only green space between the Dollis Valley Greenwalk and Victoria Park, which lies 750 metre to the east. The vegetation helps improve air quality along a very busy road. Visually it enhances what is otherwise a very built-up area.

### 3.7.9 Barriers to access

There are no barriers to access.

### 3.7.10 Usage

The site is heavily used, especially during rush hours and school journeys, by adults and children going to West Finchley Station and Moss Hall Schools.

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<sup>4</sup> About 30% of the adult population travel to work by underground.

### 3.7.11 Photographs



## 4 Conclusions

The designation of proposals LGS1, LGS2, LGS3, LGS4, LGS5 and LGS6 is in accordance with NPPF requirements and the LB Barnet Core Strategy Policies.

## APPENDIX A – GLOSSARY

**Green Belt** - A national policy designation that helps to contain development, protect the countryside and promote brownfield development. Development is strictly controlled in the Green Belt.

**Metropolitan Open Land** - MOL covers areas of major open spaces within urban area that have more than borough-wide significance for their contribution to recreation, leisure and visual amenity and which receive same presumption against development as Green Belt.

**Site of Conservation (SINC)** - SINC are areas protected through the planning process having been designated for their high biodiversity value. SINC are classified into sites of metropolitan importance, borough and local importance for nature conservation.

**Area of Archaeological Significance** - Sites identified as containing remains of archaeological significance and are afforded greater protection from potentially harmful development. The Council with the assistance of English Heritage, the Museum of London and the Hendon and District Archaeological Society, have identified 19 specific sites in which are considered to be 'Local Areas of Archaeological Significance'.

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West Finchley  
Neighbourhood Plan  
Evidence Base Document D  
Local Green Spaces Designation - November 2019

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