

Ref.		Comments	Council's Response
1	Historic England	<p>The Regulations require Historic England, as a statutory agency, be consulted on Neighbourhood Plan where the Neighbourhood Forum or Parish Council consider our interest to be affected by the Plan. As Historic England's remit is advice on proposals affecting the historic environment our comments relate to the implications of the proposed boundary for designated and undesignated heritage assets.</p> <p>The area covered by the proposed Neighbourhood Plan includes two designated heritage assets; the Grade II listed Cedar Court apartment building and part of the Nether Street and Ballard Street Archaeological Priority Area. The proposed boundary does not raise significant issues for Historic England. We do not therefore wish to comment in great detail at this stage. We can however offer the following advice and observations:</p> <p>English Heritage is keen to encourage the opportunity to review the local evidence base and promote policies for the positive management of heritage assets as part of the Neighbourhood Planning Process. In developing a robust evidence base, upon which to develop policies which sustain and enhance the positive elements of local character, and their settings, we would encourage the Neighbourhood Forum to identify those areas of which require updating or further analysis.</p> <p>We would also suggest consulting the Greater London Archaeological Advisory Service, Heritage Environment Record (HER) as a primary resource for the identification of heritage assets glher@historicengland.org.uk. The HER should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. It may also be useful to involve local voluntary groups such as local Civic Societies or local historic groups in the production of the Neighbourhood Plan.</p> <p>Further guidance on techniques for identifying and managing character and heritage assets are available on Historic England website which includes links to the following publications:</p>	<p>We note these comments from Historic England.</p> <p>The advice on developing the local evidence base with regard to heritage assets and producing policy for positively managing such assets will be forwarded to the West Finchley Neighbourhood Forum (WFNP).</p>

		<ul style="list-style-type: none"> - Understanding Place: An Introduction (https://historicengland.org.uk/images-books/publications/understanding-place-intro/); - Good Practice Guide for Local Listing (https://historicengland.org.uk/listing/what-is-designation/local/local-designations/local-list/); and Streets for All (https://historicengland.org.uk/images-books/publications/streets-for-all/). <p>In the event of agreement to the designate the proposed boundary and Neighbourhood Forum, we would be happy to comment further on the developing plan.</p>	
2	Environment Agency	<p>We are a statutory consultee in the process and aim to reduce flood risk and protect and enhance the water environment. The initial response is to highlight key environmental issues within the remit of the organisation.</p> <p><u>Flood Risk</u> There are areas of Flood Zone 2 and 3 within the designated area. For further information please consult the Local Authorities Strategic Flood Risk Assessment and Surface Water Management Plans. You need to ensure a sequential approach is taken to the selection/location of any site allocations to avoid areas at high risk of flooding and that relevant policies comply with the National Planning Policy Framework, paragraphs 100-104.</p> <p><u>Watercourses</u> The Dollis Brook runs through the proposed neighbourhood area and forms much of the western and north-western boundary of the proposed area. This is a designated water body within the Thames River Basin Management Plan .This watercourse is currently failing to reach good ecological status under the Water Framework Directive (WFD). Its current status is poor.</p> <p>Please note that developments within or adjacent to this watercourse should not</p>	<p>We note these comments from the Environment Agency.</p> <p>The advice on managing flood risk and water quality and involvement in the development of any Strategic Environment Assessment / Sustainability Appraisal of the Neighbourhood Plan will be forwarded to the WFNP Forum.</p>

		<p>cause further deterioration and should seek to improve the water quality based on the recommendations of the Thames River Basin Management Plan. There may be opportunities to improve the watercourse in conjunction with other objectives such as enhancing open spaces, parks and recreation. Furthermore, should a Sustainability Appraisal/Strategic Environmental Assessment of your neighbourhood plan be required, an assessment of the potential impacts on the [name of watercourse] under WFD should be included.</p> <p>Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into plans.</p> <p>For your information we have published joint advice with Natural England, English Heritage and the Forestry Commission on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf</p>	
3	Highways Agency	<p>Highways England has been appointed, by the Secretary of State for Transport, as Strategic Highway Company under the provisions of the Infrastructure Act 2015 and is the Highway Authority, Traffic Authority and Street Authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network (SRN) and, having examined the information available in, have no comments at this time.</p>	<p>We note these comments from the Highways Agency.</p> <p>Clarification on the responsibilities of the Highways Agency will be forwarded to the WFNP Forum.</p>
4	Transport for London (TfL)	<p>TfL has no objection to the establishment of the Neighbourhood Area and Forum in this area however the boundary includes West Finchley London Underground Station. The Neighbourhood Planning (General) Regulations 2012 state that</p>	<p>We note these comments from Transport for London and look forward to the publication of their neighbourhood</p>

		<p>consultation will occur through all stages of the neighbourhood planning process with 'people who live, work or carry on business in the area'. Given its very nature, as a transport operator, employer and owner of land, assets and infrastructure across London, TfL would request consultation throughout the neighbourhood planning process.</p> <p>TfL has an interest in facilitating the neighbourhood planning process and to ensure that any local transport aspirations are achievable and compliant with the London Plan and the Mayor's Transport Strategy. In addition this provides an opportunity for TfL to ensure investment is targeted appropriately in relation to neighbourhood plans and that infrastructure which is fundamental to transport operations can be protected to ensure service reliability. TfL is also a landowner and developer.</p> <p>With that in mind, TfL is in the process of developing a protocol to govern its involvement in the neighbourhood planning process and liaison with London Boroughs and neighbourhood forums. TfL therefore encourages the organisation to contact us should their plans or proposals impact on TfL's assets or operations through the development of their plan in order to assist in the development of policies. Information on TfL's assets operations and proposals can be shared through this process.</p>	<p>planning protocol.</p> <p>Clarification on the responsibilities of Transport for London and the development of the neighbourhood planning protocol will be forwarded to the WFNP Forum.</p>
5	Natural England	<p>National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. http://www.naturalengland.org.uk/publications/nca/default.aspx</p> <p>Protected species You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity</p>	<p>We note these comments from Natural England.</p> <p>Clarification on the responsibilities of Natural England and advice on developing a local evidence base will be forwarded to the MHNP Forum.</p>

	<p>Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.</p> <p>Natural England Standing Advice Local Wildlife Sites You should consider whether your plan or proposal has any impacts on local wildlife sites, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) or whether opportunities exist for enhancing such sites. If it appears there could be negative impacts then you should ensure you have sufficient information to fully understand the nature of the impacts of the proposal on the local wildlife site.</p> <p>Best Most Versatile Agricultural Land Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably.</p> <p>Para 112 of the NPPF states that: <i>‘Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality’.</i></p> <p>General mapped information on soil types is available as ‘Soilscapes’ on the www.magic.gov.uk and also from the Landis website; http://www.landis.org.uk/index.cfm which contains more information about obtaining soil data.</p>	
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6	Finchley Society	<p>The Finchley Society strongly supports the application by the West Finchley Neighbourhood Forum for the designation of a specified area as a Neighbourhood Area, and for its own designation as a Neighbourhood Forum, under the Neighbourhood Planning (General) Regulations 2012 and Neighbourhood Planning (General) (Amendment) Regulations 2015. The case made in the Designation Application documents is comprehensive and convincing; a lot of work has gone into their preparation. They comply fully with the provisions of Section 61F of the Town and Country Planning Act 1990, as inserted by the Localism Act 2011, and the regulations made under it. The area proposed for the Neighbourhood Area is well-defined and appropriate, as is the constitution and the proposed membership of the Neighbourhood Forum. There is no prospect of another application for designation being made by any other body for any part of the area.</p> <p>As the documents state, the West Finchley Residents' Association has always worked in collaboration with the Finchley Society, and we look forward to similar collaboration with the Neighbourhood Forum, particularly on matters relating to planning, development and the environment.</p>	We note these comments from the Finchley Society.

		We urge the Council to approve the designation speedily, and then everybody can get on to the next stage - the preparation of a Neighbourhood Plan.	
The following are comments from local residents			
7		The neighbourhood plan area and forum applications are supported and give residents the opportunity to work in tandem with council officers' to develop the local area in tandem with Barnet council's plans for the borough.	We note these comments
8		My family and I would like to express our support for the West Finchley Residents' Forum application, which we commend to the Council.	We note these comments
9		I would like to support the West Finchley Neighbourhood Area and Forum applications. I am a resident of Fursby Avenue.	We note these comments
10		I would like to state my support for the Forum and to say that although my name does not appear on the list I am willing to be a member. I helped with the initial consultation with neighbours mentioned in the application by contacting ensuring my neighbours were aware of the surveys and informed about the initiative.	We note these comments
11		I would like to express strong support for the West Finchley Neighbourhood Area and Forum application, in order to build up better relations and a better environment as part of Barnet's planning framework. I am a member of the West Finchley Residents' Association. I hope the application is supported by the council.	We note these comments
12		I would like to express support for the West Finchley Neighbourhood Area and Forum application. The forum was borne out of the West Finchley Residents' Association which does a lot to further an inclusive and healthy community spirit. The Forum will be ideally placed to promote the social, economic and environmental well-being of the West Finchley area. The geographical area is logical and I strongly believe that there is the will and commitment from the Forum to really make a difference locally and hope that this is supported by Barnet Council.	We note these comments
13		I would like to express support for the West Finchley Neighbourhood Area and Forum application. The forum was borne out of the West Finchley Residents'	We note these comments

	Association which does a lot to further an inclusive and healthy community spirit. The Forum will be ideally placed to promote the social, economic and environmental well-being of the West Finchley area. The geographical area is logical and I strongly believe that there is the will and commitment from the Forum to really make a difference locally and hope that this is supported by Barnet Council.	
14	I would like to express support for the West Finchley Neighbourhood Area and Forum application. The Forum will be ideally placed to promote the social, economic and environmental well-being of the West Finchley area.	We note these comments
15	I support the plan and am aware of the time and effort that has gone into preparing it and feel that it is an important plan for the area.	We note these comments
16	I support the plan and am aware of the time and effort that has gone into preparing it and feel that it is an important plan for the area.	We note these comments
17	I support the plan.	We note these comments
18	I am in agreement with everything that has been proposed. I am looking forward to the Forum being established and the work that will go towards the continuing good relationships that have been have been established and will be developed with residents, shopkeepers and others in the proposed area. Also to keep a watchful eye on making sure that any new developments keep to the original look and beauty of the area and do not spoil the area's gentile style. I also hope that this Forum will be a lever to stop unnecessary developments and to stop developments which appear to be one thing but end up being something else (e.g. a new family home which is then changed to bedsits) in other words a way of a developer to be able to change the plans of a new development into something completely different and its design to be different to the rest of the surrounding dwellings.	We note these comments.
19	Strong support. I have lived in this house (285 Nether Street) since 1946—although I have worked outside London—and seen many changes in the immediate vicinity. The area may have lost the huge gardens that gave it an almost rural character (you could not see a single rooftop from the back of this house when I was a child!), but it has always been wholeheartedly a <i>family</i> area with a strong professional	We note these comments

	<p>element. Which is how it should remain if it is not to disintegrate as a neighbourhood. Neighbourhoods do not exist on thin air, and a well-run Plan such as the one proposed would provide the structure that is essential for the Neighbourhood's cohesiveness and focus, and its usefulness to London Borough of Barnet.</p>	
20	<p>Strong support</p>	<p>We note this comment</p>
21	<p>We are writing to support the proposed West Finchley Neighbourhood Forum application to produce a Neighbourhood Plan under the Localism Act 2011. The Neighbourhood Forum has developed from the established West Finchley Residents Association, which really does a lot to promote an inclusive and healthy community spirit in the area. We firmly believe that the forum will be ideally placed to fulfil its aim of promoting and improving the social, economic and environmental well-being of the West Finchley area. The proposed area of the Forum is geographically logical and is bound by Argyle Road to the north, the Northern Line to the east, Lover's Walk to the South and Dollis Brook Open Space to the West. The Forum is capable of being a qualifying body for the purposes of section 61G of the Town and Country Planning Act 1990 and is the sole body applying for a Neighbourhood Forum for this area. We believe that there is the will and enthusiasm within the proposed Forum to really make a difference to the locality and hope it is supported by Barnet Council.</p>	<p>We note these comments</p>
22	<p>We hereby give our support to the designation of the Area. Please note that Court House is 2 words and it is upsetting to see yet again in our road signs the Council have linked up both words</p>	<p>We note these comments.</p>