

<u>MEETING</u> PLANNING COMMITTEE
<u>DATE AND TIME</u> THURSDAY 26TH NOVEMBER, 2015 AT 7.00 PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
12.	DESIGNATION OF WEST FINCHLEY NEIGHBOURHOOD PLAN AREA AND FORUM	1 - 32

Jan Natynczyk jan.natynczyk@barnet.gov.uk 020 8359 5129

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	<p>Planning Committee 26th November 2015</p>
<p style="text-align: center;">Title</p>	<p style="text-align: center;">Designation of West Finchley Neighbourhood Plan Area and Forum</p>
<p style="text-align: center;">Report of</p>	<p>Mike Kiely – Head of Strategic Planning</p>
<p style="text-align: center;">Wards</p>	<p>West Finchley</p>
<p style="text-align: center;">Status</p>	<p>Public</p>
<p style="text-align: center;">Urgent</p>	<p>No</p>
<p style="text-align: center;">Key</p>	<p>Yes</p>
<p style="text-align: center;">Enclosures</p>	<p>Appendix 1: Application for WFNP Area Appendix 2: Application for WFNP Forum Appendix 3: Responses and Representations Report</p>
<p style="text-align: center;">Officer Contact Details</p>	<p>Nick Lynch, nick.lynch@barnet.gov.uk, 0208 359 4211 Cathy Munonyedi, cathy.munonyedi@barnet.gov.uk 0208 359 4653</p>

<h2>Summary</h2>
<p>This report seeks approval for the formal designation of the West Finchley Neighbourhood Plan Area and Forum. Designation represents the first step for producing a Neighbourhood Plan.</p> <p>In order for an Area and Forum to be designated the Council must be satisfied that the applications have met a statutory set of basic conditions including membership, constitution and an express purpose of promoting well-being in the Neighbourhood Area.</p> <p>Officers consider that the West Finchley Neighbourhood Plan applications have met the basic conditions.</p>

Recommendations

- 1. That the Committee approve the designation of the:**
a) West Finchley Neighbourhood Area as shown edged black in Appendix 1
b) West Finchley Neighbourhood Forum as set out in Appendix 2

1. WHY THIS REPORT IS NEEDED

- 1.1 The Localism Act 2011 introduced a new right for communities in England to undertake Neighbourhood Planning. The Act places duties on local planning authorities to support the preparation of Neighbourhood Plans.
- 1.2 Neighbourhood Plans are statutory planning documents which are prepared by a Parish Council, a community group or an organisation or body known as a "Neighbourhood Forum". To be designated a neighbourhood forum, the organisation or body should be inclusive and must be made up of a minimum of 21 people who live or work in the area or are elected local authority councillors in the area.
- 1.3 In order for a community group to produce a Neighbourhood Plan, they must submit an application to the Council defining their boundary and details of who is involved within the Forum. It is for the community to define the area to be covered by their Neighbourhood Plan and the people who are to be involved in the Forum, although the Council has a role in ensuring that the Forum is engaging with the local community and local stakeholders.
- 1.4 Table 1 provides a summary of the stages involved in the preparation of a Neighbourhood Plan.

2. REASONS FOR RECOMMENDATIONS

- 2.1 In accordance with requirements of the Neighbourhood Planning (General) Regulations 2012 (as amended) and Section 61(G) and (F) respectively of the Town and Country Planning Act 1990, the emerging West Finchley Neighbourhood Forum has submitted applications for Neighbourhood Area and Forum designation.
- 2.2 Discussions about making a Neighbourhood Plan in West Finchley commenced in late 2013. Since then the Council has provided support and guidance on the first steps for making such a plan which requires the designation of the Neighbourhood Area and the Neighbourhood Forum. An application for designation of both the forum and the area was submitted to the Council in September 2015. Following approval of the Mill Hill Neighbourhood Area in September 2014, West Finchley is the second Neighbourhood Forum to come forward in Barnet. The proposed boundary for the West Finchley Neighbourhood Area is adjacent to the boundaries of Mill Hill ward and Mill Hill Neighbourhood Area.

- 2.3 In accordance with the Localism Act, the Council has a duty to support Neighbourhood Planning in terms of the following:
- Designation of Neighbourhood Areas and Forums
 - Advising and supporting Neighbourhood Forums in production of Plans
 - Publicising Neighbourhood Plan proposals
 - Arranging for independent examination
 - Arranging referendums on the Neighbourhood Plan
 - Adopting Neighbourhood Plans, where all requirements have been met.
- 2.4 The proposed West Finchley Neighbourhood Area as shown in Appendix 1 forms part of the West Finchley ward and reflects the boundaries of the West Finchley Residents Association.
- 2.5 The proposed West Finchley Neighbourhood Forum as shown in Appendix 2 comprises a cross-section of the local community and includes local elected representatives. The Forum has emerged through the West Finchley Residents' Association and while it will work closely with the Residents' Association the Forum will be considered an independent body with its own constitution.

Publicity on the Area and Forum designation

- 2.6 The Council published the applications for the Area and Forum on its website for a period of six weeks from 23rd September 2015 until 4th November 2015. Hard copies of Applications were available for public inspection at North Finchley and Central Finchley Libraries and at Barnet House, Planning Reception.
- 2.7 Responses are set out in Appendix 3. Representation from members of the public has been positive. In addition public agencies including English Heritage, the Environment Agency, Natural England, Highways Agency, and Transport for London submitted comments clarifying their roles and responsibilities and highlighted areas of importance for developing a local evidence base.
- 2.8 The applications for the West Finchley Neighbourhood Area and Forum have been assessed against the statutory requirements and the responses to the publicity. It is considered that the applications satisfactorily meet all of the basic conditions. The proposed Forum has secured membership from at least twenty one individuals who live and work in the Area or who are elected members in the Area and membership is from different sections of the community. The application and the constitution submitted shows that the purpose of the Forum reflects the character of the Area. Therefore it is recommended that the applications to designate the West Finchley Neighbourhood Area and Forum be approved.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 The alternative option is not to support designation of the neighbourhood area and forum and consequently the production of a Neighbourhood Plan for Finchley. In response to the Neighbourhood Area application the Council is required to designate an Area, although it may when there is sufficient justification, amend the proposed boundaries of the Neighbourhood Area. It is also open to the Council to refuse to designate a Neighbourhood Forum. The Council must set out clear reasons for any refusal.

4. POST DECISION IMPLEMENTATION

4.1 If approved, the Neighbourhood Forum will be able to develop a Neighbourhood Plan or a Neighbourhood Development Order in line with the Localism Act and Regulations. Once complete, the Plan must be submitted to the Council for public examination and voted on in a local referendum before they can be brought into legal effect by Council resolution.

4.2 The designation of a Neighbourhood Forum lasts for 5 years and will expire after that time period or earlier if the Council considers that the Forum is not meeting the conditions by which it was designated. The Council can withdraw the Forum's designation (with reasons) at any time if it is considered that it is no longer meeting the conditions of designation.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 Corporate Plan 2015-20 strategic objectives are embedded within the concept of Neighbourhood Plans. Such Plans can help to ensure Barnet is a place:

- *Where people are helped to help themselves* – by producing Neighbourhood Plans communities can help shape the future of their areas;
- *Of opportunity, where people can further their quality of life* - by producing Neighbourhood Plans communities can focus on improving those elements of planning that help make their neighbourhood better places to live.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.1 The primary costs associated with this application have been met by Re management fee budget for 2015/16.

5.2.2 Financial support for local planning authorities in areas where Neighbourhood Plans are emerging is currently available from Communities and Local Government (CLG). At present this amounts to £30,000 for non parished areas such as London Boroughs and is payable in instalments as the Neighbourhood Plan progresses to adoption. The first payment of £5,000 will be made following Neighbourhood Area and Forum designation. The second payment of £5,000 will be made following submission of the Neighbourhood Plan for examination. The third payment of £20,000 will be made on successful completion of the examination. This is to support funding of a

referendum. Claims are made retrospectively and there is no guarantee that this funding will continue.

5.2.3 Local planning authorities are not required to financially support production of Neighbourhood Plans. According to CLG estimates in 2011 the cost to a Forum of producing a Neighbourhood Plan is between £17,000 and £63,000. Support for Forums is available from CLG's Neighbourhood Planning Programme.

5.2.4 Neighbourhood Plans may also impact on decisions relating to the allocation of Community Infrastructure Levy (CIL). With benefit of an adopted Neighbourhood Plan an area can access 25% of CIL if it is generated as a consequence of the implementation of the Neighbourhood Plan. This money will be retained by the Council but must be spent in accordance with local infrastructure priorities as highlighted in the Neighbourhood Plan.

5.3 **Social Value**

5.3.1 The designation of a Neighbourhood Area and Forum is the first step in the local community producing their own plan for their own neighbourhood. This plan should have an intrinsic social value as it is required to have an express purpose of promoting well-being.

5.4 **Legal and Constitutional References**

5.4.1 The Neighbourhood Planning (General) Regulations 2012 (as amended) set out the procedures for designating an organisation or body as a Neighbourhood Forum and for designating a Neighbourhood Area..

5.4.2 By virtue of section 61(f) of the Town and Country Planning Act 1990 (the 1990 Act) the Council can designate an organisation or body as a Neighbourhood Forum if it meets the following criteria :

(i) it is established for the express purpose of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned;

(ii) its membership is open to individuals living, or working, in the neighbourhood area concerned or who are elected councillors representing that area;

(iii) there are at least 21 members who live in the neighbourhood area concerned or who work there or who are elected members of the Council representing that area.

(iv) there is a written constitution; and

(v) it meets any other prescribed conditions.

5.4.4 Only one forum can be designated for a neighbourhood area and designation will expire after five years or earlier if the Council withdraws the designation

5.4.5 In accordance with section 61G(2) of the 1990 Act, the Council should aim to designate the area applied for. The Council can refuse an application for designation if it considers that a specified area is not an appropriate area to be designated as a neighbourhood area and must set out reasons for doing so. If the Council refuses an application for designation of a neighbourhood area, then section 61G (5) of the 1990 Act requires that it must exercise its

power of designation so as to secure that some or all of the specified area forms part of one or more designated neighbourhood areas.

- 5.4.6 Council Constitution, Responsibility for Functions, Annex A sets out the terms of reference of the Planning Committee including 'Designating neighbourhood areas and neighbourhood forums for the purposes of neighbourhood planning'.

5.5 Risk Management

- 5.5.1 Neighbourhood Planning raises a number of potential risks for the Council to Consider including: capacity of communities to maintain momentum on Neighbourhood Plan production; demands on Council resources to support Neighbourhood Planning and fulfil legal duties; the risk that Neighbourhood Plans could fail at final referendum stage, resulting in community disillusionment with the process.
- 5.5.2 Neighbourhood Plans may require a Strategic Environmental Assessment during preparation, depending on their focus and content. This will need to be assessed on a case by case basis.

5.6 Equalities and Diversity

- 5.6.1 The Forum preparing the Plan has the opportunity to engage properly with the wider community right through the plan-preparation process, to make sure it genuinely represents the local area. The Council has encouraged the emerging West Finchley Forum to ensure membership reflects the character and diversity of the local population.
- 5.6.2 The requirement for equalities impact assessment needs to be considered on a case by case basis as further proposals for Neighbourhood Plans come forward.

5.7 Consultation and Engagement

- 5.7.1 The Council has a duty to consult on the emerging Neighbourhood Plan and Inform public accordingly.

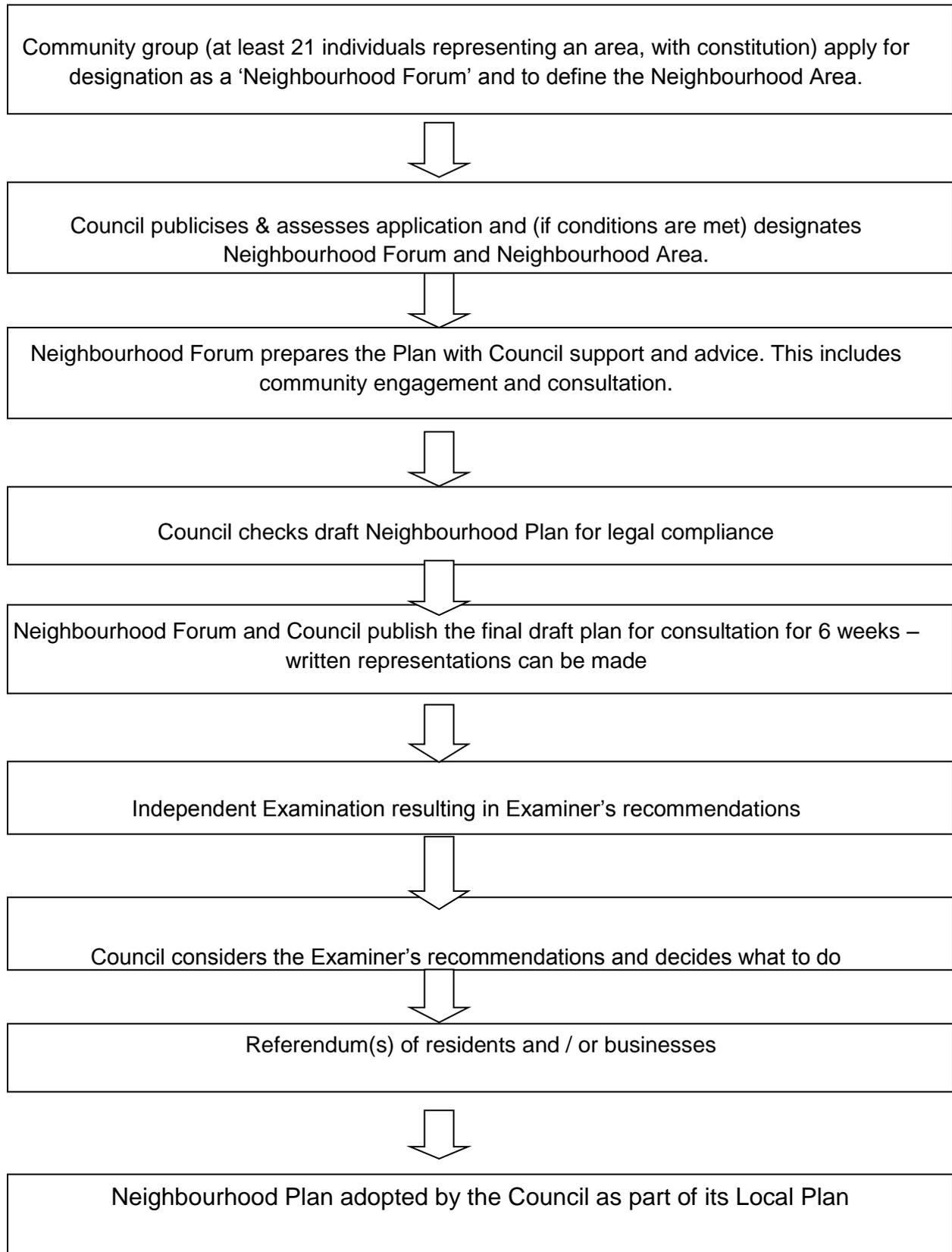
5.8 Insight

- 5.8.1 Lower Super Output Area data from the Barnet Observatory will be utilised to help inform the development of the Neighbourhood Plan.

6. BACKGROUND PAPERS

- 6.1 Cabinet, 17 July 2012 (Decision item 9) approved the Local Plan Core Strategy and Development Management Policies for adoption.
<http://barnet.moderngov.co.uk/documents/s4850/CSDMCabinet%20Report5-July%2017%202012.pdf>

Table 1: Summary of the Neighbourhood Plan preparation process



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West Finchley Neighbourhood Area Designation Application

This application for Neighbourhood Area designation is submitted to the London Borough of Barnet under the Neighbourhood Planning (General) Regulations 2012. In the accompanying Document 2 there is an application for Neighbourhood Forum designation for the West Finchley Neighbourhood Forum.

West Finchley Neighbourhood Forum wants to submit for consideration an application for designation of a Neighbourhood Area. The Neighbourhood Planning (General) Regulations 2012 state that where a relevant body submits an application for designation of a Neighbourhood Area to the local planning authority it must include:

- a map which identifies the area to which the area application relates;
- a statement explaining why this area is considered appropriate to be designated as a Neighbourhood Area; and
- a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

This application addresses these requirements as follows.

Neighbourhood Area

The area of WFRA has characteristics that make it suitable for having a Neighbourhood Plan and Forum.

The proposed area is within the West Finchley ward but not coterminous with it. This coherent area of residential housing was developed in the years between WWI and WWII with most of the houses dating from the late 1920s.

The area is well defined by physical and built features:

- To the north, Argyle Road – separating the proposed West Finchley neighbourhood area from earlier Victorian and later 1950s & 1960s developments.
- To the south, Lovers Walk - an ancient footpath separating the proposed West Finchley neighbourhood area from earlier Victorian development.
- To the east, the Northern Line underground line – a clear boundary.
- To the west, area of open space around the watercourse known as Dollis Brook – another clear boundary. This is the West Finchley Ward boundary, separating it from Mill Hill ward. It is also boundary of the Mill Hill Neighbourhood designated area.

West Finchley Neighbourhood Area Designation Application



 Ward boundary

 Neighbourhood area boundary

West Finchley Neighbourhood Area Designation Application

The area retains its character of a family suburban neighbourhood including the West Finchley London Underground station (opened by the London & North Eastern Railway (LNER) on 1 March 1933) and adjacent parade of shops.

There is a cohesive design of three bedroomed semi-detached properties with gardens spaced apart by side entrances or driveways. Many of the families have extended the properties either by loft extensions or rear ground floor extensions or both. The Government's latest easing of permitted development rights has encouraged a number of households to add large rear extensions.

It has a socially and ethnically diverse population with a strong sense of community and neighbours already consult each other on local matters. The area's amenities include the open spaces along the Dollis Brook and off Finchley Way, allotments, Finchley Tennis Club and Gordon Hall.

The most popular attraction of the neighbourhood is its environment. Residents have expressed their like for the "green" environment, the tree-lined roads, its quiet, the availability of the Brook and its playground, the open spaces and possibility of walks near at hand.

Residents perceive the neighbourhood as having a good community spirit and friendly neighbours. Residents see that people care about the area and welcome the ethnic and cultural diversity, the "cosmopolitan" nature of the neighbourhood.

We have 44 residents, (well in excess of the statutory requirement of 21) including local business people, plus a local councillor who are willing to be part of the Neighbourhood Forum. We look forward to receiving approval of the designation of the area, the approval of the West Finchley Neighbourhood Forum and to taking the next steps towards developing the Neighbourhood Plan

In addition, recognising that there are key local stake-holders such a businesses who may not be residents of the area proposed for designation, the West Finchley Residents Association has visited and spoken to all the shopkeepers in the area, we have made contact with the Lawn Tennis Club, the allotment holders and the neighbouring Residents' Associations in Dollis Park & District and Woodside Park.

We have set up an interim committee with the approval of the Forum volunteers and are keen to take the next steps to create and develop the Neighbourhood Plan. The committee members are all resident in the area and interface with other community activists and organisations such as the Finchley Society, Councillors and officers of the London Borough of Barnet, Metropolitan Police and neighbouring residents' groups.

**West Finchley
Neighbourhood Area Designation Application**

Residents welcome the Localism Act and the support that it gives to building up local communities through the development of Neighbourhood Plans.

Submitted by Salim Sabri, west.finchley.nf@gmail.com, principal contact for the proposed Forum.

West Finchley Neighbourhood Forum Designation Application

West Finchley Neighbourhood Forum submits for consideration this application for designation as a Neighbourhood Forum.

This application is made to the London Borough of Barnet further to the Neighbourhood Planning (General) Regulations 2012 and Neighbourhood Planning (General) (Amendment) Regulations 2015.

- The name of the proposed Neighbourhood Forum is West Finchley Neighbourhood Forum.
- The Constitution for the proposed Forum is shown as Document 3 of this application.
- The proposed Forum application relates to the proposed Neighbourhood Area illustrated in the Appendix 1. An application for Neighbourhood Area designation accompanies this neighbourhood forum application in Document 1.
- The principal contact details for the proposed Forum is:

Salim Sabri
west.finchley.nf@gmail.com

- West Finchley Neighbourhood Forum will conduct itself in accordance with Section 61F (5) of the 1990 Act.

Objectives

In pursuance of the Government's Localism Act (2011) the objectives of the West Finchley Neighbourhood Forum will be:

- To prepare in partnership with the local planning authority a Neighbourhood Plan for the area.
- To encourage the goodwill and involvement of the wider community in the preparation, production and implementation of a Neighbourhood Plan.
- To promote or improve the social, economic and environmental well-being of the West Finchley area.

West Finchley

Neighbourhood Forum Designation Application

- To encourage development of a good mix of facilities and amenities, including those that bring people together and foster community spirit and encourage civic pride.
- To favour development that will protect and enhance existing green/open space and the local environment, promoting bio-diversity and nature conservation, and allow for the planting of new trees.
- To support development that will be of high-quality design and will need to reflect the existing styles of the Area, preserving the distinct character and appearance of the Area, as well as the views across it.

The West Finchley Neighbourhood Plan will be based on Barnet Borough's "Three Strands Approach" and incorporate Barnet's other planning guidelines as well as the relevant guidance of the London Plan to the protection, enhancement and consolidated growth of the West Finchley neighbourhood. The Neighbourhood Plan will seek to ensure that development preserves the local character and be sympathetic to the appearance, scale, mass, height and pattern of the surrounding area, whilst improving the amenity of the community.

Background

West Finchley Residents' Association, WFRA, has grown because neighbours wish to work together concerning planning, improving the local environment and to provide social activities. We work in collaboration with the local MP, the Ward Councillors, The Finchley Society and other civic groups.

Membership is open to all residents living in the area and currently stands at 260 households which is some 37% of all households in the area. The membership is representative of the different population groups and covers the whole area.

It has a socially and ethnically diverse population with a strong sense of community and neighbours already consult each other on local matters. The area's amenities include the open spaces along the Dollis Brook and off Finchley Way (the Brent Lodge Green Acre Nature Reserve), allotments, Finchley Tennis Club and Gordon Hall. A key transport link in the area is West Finchley Underground Station and it is important to engage and foster a relationship with Transport for London.

It is recognised that our Neighbourhood Forum must stand as its own body and it should be noted that WFRA is supportive of the proposed forum. There will be strong links between the residents' association and proposed forum but their work will be governed by their respective constitutions and committees. Members of the proposed forum are not in all cases members of the residents' association.

West Finchley

Neighbourhood Forum Designation Application

There are approximately 700 households in the area of which a high proportion (some 20%) are rented. There is a great diversity in the area with many international families, resident for business, and others from a variety of ethnic and religious backgrounds who have been living in Finchley for more than a generation. Some families, of all backgrounds, have lived in the area for 20 or more years with some homes being occupied by the same family for over 50 years. For the most part, the international renters, many of whom are Japanese, value the local schools and stay in the area for five years or more. Thus, while there is a significant proportion of rented accommodation there is not a rapid turnover of renters. Along with the families who have been in occupation for 20 or more years, the area is seen as a stable community ideal for bringing up children.

The West Finchley area was built in the inter-war years. There is a cohesive design of three bedroomed semi-detached properties with gardens spaced apart by side entrances or driveways. Many of the families have extended the properties either by loft extensions or rear ground floor extensions or both. The Government's latest easing of permitted development rights has encouraged a number of households to add large rear extensions.

The West Finchley Residents' Association was formed in 2010 and has an active membership of over 260 households - 37% of households in the area. The Association has a committee that meets monthly and there are social events throughout the year. The Association constitution tasks the committee with developing a sense of community in the area as well as acting on issues that affect the community whether it be changes to Dollis Brook or issues of over-development, the threat of unlicensed basement building or the shortage of school places.

In this ethnically diverse area the WFRA has members who were born in Uganda, Eritrea, South Africa, India, China, Japan, Iran, Palestine, USA, Colombia, Germany, Spain, Italy, Cyprus, Ireland, Malaysia, along with members born in other parts of the UK all of whom have made West Finchley their home alongside members who are born and bred in Finchley. Many faith communities are represented and Jewish, Muslim, Hindu, Jain and Christian members join together in our community activities which are planned to avoid major religious festivals.

A Japanese-born resident has been a member of the WFRA committee for over four years and our activities are promoted in publicity and emails in Japanese. Included in our social events have been an Indian evening. 70% of the families that participated in a recent event for children were Japanese. The ethnic diversity of the community is represented in the 44 people who have volunteered to be part of the Neighbourhood Forum.

West Finchley Neighbourhood Forum Designation Application

The West Finchley Residents Association has organised regular (almost monthly) social events for members including picnics in the park, restaurant meals, visits to the Houses of Parliament (through our MP, Mike Freer), bring and share lunches in the Gordon Hall, an annual dinner in Finchley Golf Club, a presentation from the Metropolitan Police, Borough Commander and local council election hustings. Each of these has contributed to building a greater sense of community in the neighbourhood which is appreciated by residents as expressed in the survey (see below).

The West Finchley Resident's Association welcomes the Localism Act and the support that it gives to building up local communities through the development of Neighbourhood Plans.

West Finchley Neighbourhood Forum Designation Application

Neighbourhood Forum

Survey of all local residents – February 2015

In February 2015 all residents in the West Finchley Area, whether they were members of WFRA or not, were contacted by the West Finchley Residents' Association. Members of the Association visited every household and, where possible, explained the aims of the Association to work towards a Neighbourhood Plan.

Residents were asked to complete two surveys, one demographic, which was anonymous, and the other to seek opinions about the neighbourhood. In some 40% of households it was possible to speak face to face. In others, an explanation of the Neighbourhood Plan and the details of the survey were left and residents asked to complete the surveys either in hard copy or on line.

In all there were 191 responses to the demographic survey – 27% of households. As would be expected, the anonymous survey reflects the 2011 census statistics for the West Finchley Ward with some other details not sought in the census.

There were 124 detailed responses (18% of households), 90% of which were completed on line through *Smart Survey*. This process was used as a way of engaging residents, especially those not involved in the Residents' Association, in the process of developing a Neighbourhood Plan. As part of the questionnaire residents were asked if they would be interested in becoming part of the Neighbourhood Forum.

As a result 44 people came forward to be part of the Neighbourhood Forum and the list of those members of the Forum is in the Appendix.

The open questions contained in the survey were intended to be an engagement in the process and indicative of residents' views rather than an agenda for the Neighbourhood Plan.

The most popular attraction of the neighbourhood is its environment. 35.0% expressed their like for the "green" environment, the tree-lined roads, its quiet, the availability of the Brook and its playground, the open spaces and possibility of walks near at hand.

15% of the residents perceived the neighbourhood as having a good community spirit and friendly neighbours. Residents see that people care about the area and welcome the ethnic and cultural diversity, the "cosmopolitan" nature of the neighbourhood.

West Finchley Neighbourhood Forum Designation Application

As stated above, the survey was intended to engage residents in the Neighbourhood Plan process and to that end it was successful with over 191 responses, 27% of households, 124 of whom gave detailed responses concerning their likes, dislikes and aspirations for the area (18% of households - see separate document Survey Summary). The aim of the West Finchley Neighbourhood Forum will be to regularly engage with local residents providing updates of information as well as seeking views.

We have 44 residents, (well in excess of the statutory requirement of 21) including local business people, plus a local councillor who are willing to be part of the Neighbourhood Forum. We look forward to receiving approval of the designation of the area, the approval of the West Finchley Neighbourhood Forum and to taking the next steps towards developing the Neighbourhood Plan

In addition, recognising that there are key local stake-holders such as businesses who may not be residents of the area proposed for designation, the West Finchley Residents Association has visited and spoken to all the shopkeepers in the area, we have made contact with the Lawn Tennis Club, the allotment holders and the neighbouring Residents' Associations in Dollis and Woodside Park.

We have set up an interim committee with the approval of the Forum volunteers and are keen to take the next steps to create and develop the Neighbourhood Plan. The committee members are all resident in the area and interface with other community activists and organisations such as the Finchley Society, Councillors and officers of the London Borough of Barnet, Metropolitan Police and neighbouring residents' groups.

West Finchley Neighbourhood Forum Designation Application

The following are those who have offered to be part of the Forum:

Name	Address	
Maggie Airey	Brent Way	Retired teacher, Christs College
Romana Ashberry	Nethercourt Avenue	Local resident
TF Chan	Brent Way	Local resident
Kevin Devine	Hamilton Way	Accounts Manager London Metropolitan University
Nick Dimant	Finchley Way	Local resident
Alan Douglas	Nethercourt Ave	Retired Architect TFL
Adam Eisenberg	Brent Way	Local resident
Peter Fielding	Brent Way	Local resident
Nicola Goldsmith	Brent Way	Local resident
Sunethra Goonewardene	Nethercourt Ave	Local resident
Despina Hadjisavva	Fursby Avenue	Teaching Assistant, Moss Hall Nursery
Ruth Huggett	Fursby Ave	Local resident
Greg Thornett	Fursby Ave	Project Manager Network Rail
Vivienne Igel	Brent Way	Manager of a local NHS Mental Health Team
Alex Igel	Brent Way	Local resident
Penny Igoe	Brent Way	Retired TV Executive
Ariella Gomori Jackman	Courthouse Road	Local resident
Mamta Kapoor	Courthouse Road	Commercial Photographer
Mary Karaolis	Hamilton Way	Retired Teacher, Governor St Andrew the Apostle School
Daryl Kaye	Nethercourt Avenue	Local resident
Jenny Kettleton	Fursby Ave	Volunteer Co-Ordinator Chickenshed Theatre
Kieran Kettleton	Fursby Avenue	Fundraising Consultant
Jo Laderman	Courthouse Road	Local resident
Loveday (Campbell) Langton	Westbury Road	Local resident
Marilyn Lee	Courthouse Gdns	Teaching Assistant
Laurence Lewis	Brent Way	Director & Chief Executive
Taeko Mochizuki	Fursby Ave	Yoga Teacher
Pam Nitz	Hamilton Way	Local resident
Jacqueline Ravenhall	Courthouse Gardens	Local resident
Helen Roberts	Fursby Avenue	Local resident
Barbara Rudoe	Courthouse Rd	Local resident

West Finchley Neighbourhood Forum Designation Application

Name	Address	
Salim Sabri	Courthouse Gdns	Finance manager NHS
Arvind Shah	Fursby Ave	Retired retail executive, member Jain temple committee (Potters Bar)
Sheila Shannon	Brent Way	Retired Executive Assistant
Catherine Delano Smith	Nether Street	Retired university lecturer, active researcher and editor of an international scholarly journal
Andrew Ampers Taylor	Western Court	Retired marketing and sales manager and journalist
Adam Townley	Finchley Way	Local resident
Denis Vigay	Chesterfield Rd	Local resident
Lucy Walker	Brent Way	Local resident
Caroline Westgate	Nethercourt Ave	Local resident
Roswitha Williams	Fursby Ave	Retired homemaker, member Barnet German Twinning group
Cllr Ross Houston	West Finchley	Ward Councillor
Clare Aarons	West Finchley	Training Coordinator at a national charity
Linda Moore	West Finchley	Local resident

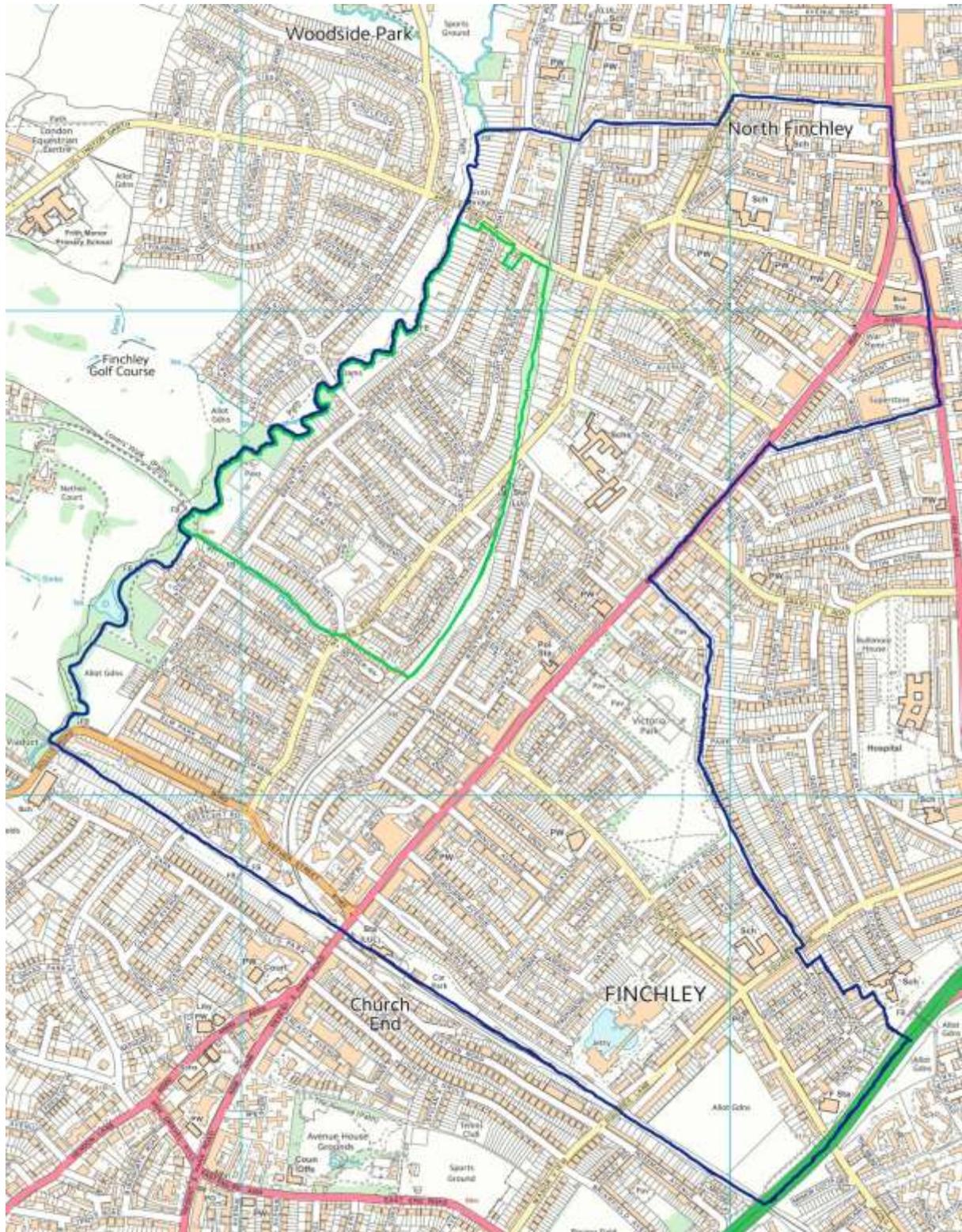
The Forum is capable of being a qualifying body for the purposes of section 61G of the Town and Country Planning Act 1990. The Forum is the sole body applying for a Neighbourhood Forum for this area.

Like the WFRA, it is a voluntary, not for profit organisation which exists for the benefit of the residents and businesses of the area.

Regular communications and social activities help improve engagement and steadily increase membership. Whole area leaflet drops, a website, Facebook and a rapid email alert process that distributes news promptly all help to increase community involvement.

West Finchley Neighbourhood Forum Designation Application

Appendix 1 – Proposed Neighbourhood Area



— Ward boundary

— Neighbourhood area boundary

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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>

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