



Faith Mwende
Committee Clerk
London Borough of Barnet
North London Business Park
Oakleigh Road South
London N11 1NP

5/8/15

Dear Ms Mwende

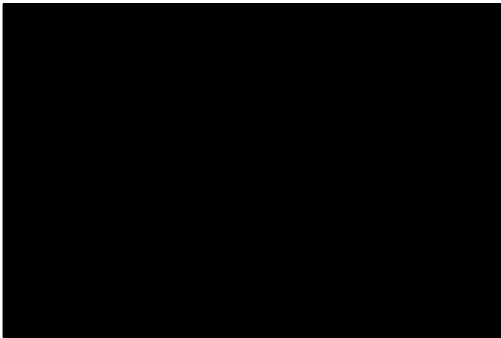
Metropolitan Open Land to the rear of Brookdene, 71 Holden Road

Though I now live in Golders Green I was brought up in Finchley and still go there regularly. I was surprised to learn that the land between Brookdene and the Dollis Brook is to be sold on a long lease to a developer. I understand the land is Metropolitan Open Land and Site of Interest for Nature Conservation. The paths worn through the undergrowth show that local people do use the area, accessing it using the stepping stones across the stream. As a Barnet resident, I would object to our Metropolitan Open Land being sold off so that an attractive spot currently open to the public becomes part of private development.

One additional point I would make is that access to the area could be improved cheaply and easily with larger flatter stepping stones.

Yours sincerely

Charles Harvey



1 August, 2015

Ms Faith Mwendu
Members Room
Hendon town Hall
London NW4 4AX

Dear Ms Mwendu

Land to the rear of 71 Holden Road, adjoining Dollis Brook

A thoughtful neighbour of mine has brought to my attention the fact that Barnet Council is proposing to lease the above land to a property developer. I am writing to raise my serious objections to this proposal.

One of the main reasons why I moved into the Woodside Park area 35 years ago was the natural beauty and green spaces which are available for residents here. The land in question is publicly owned and is certainly not derelict nor is it unappreciated by local residents. In fact my neighbours and I think of it not just as "land to the rear of 71 Holden Road" but as a nature reserve, the Brookdene Nature Reserve.

This unspoilt and beautiful area is a haven for many kinds of wildlife and should rightly be preserved for the enjoyment of future generations. The land is easily accessible and I have often taken my grandchildren there to appreciate its beauty.

I urge you and your fellow Councillors to visit the area to appreciate that it would be a very retrograde step to spoil it by allowing the construction of housing or other property.

Please convey my reservations to Barnet Council. I would also appreciate it if you could acknowledge receipt of this letter by email or letter.

Yours sincerely




Dr R C Raichura


McDermott, Jeremy

From: Neil Watson [REDACTED]
Sent: 10 August 2015 17:58
To: Mwende, Faith
Subject: holden road development

I am concerned at the proposed change of usage of Brookdene open space and hope the councils present policies on biodiversity will be upheld. Neil Watson [REDACTED]

THE FINCHLEY SOCIETY

Derek Warren



10th August 2015

To The Assets, Growth and Regeneration Committee, London Borough of Barnet.

Land behind Brookdene, that used to be 71 Holden Road, N 12.

The Dollis brook, together with the land either side, is a wonderful Green Corridor running through the Borough, and it is essential to retain as much of this as possible, especially as there is so much pressure on the Green Belt. We are extremely lucky to have areas of grassland and trees, but there is little woodland such as the area behind Brookdene.

This section by the brook contains some fine mature trees including oak, ash, alder, yew, sycamore, larch, together with much undergrowth, resulting in a haven for a great variety of wildlife. We would therefore be unhappy to see it go out of the Council's control.

At a recent visit a sparrowhawk kept returning to feed its young, and the cuckoo pint was showing its bright red berries. But unfortunately there is a patch of Japanese knotweed.

There are well worn paths and it is a pity that the Council have never incorporated this area into the Brook Side Walk, or made it into a small nature reserve.

We do feel strongly that the area must never be built on, or be taken out of the control of Barnet Council.

Derek Warren, for the Environment & Transport Committee.

By email to Faith Mwende, Cllr. D Thomas, and Cllr. R Cornelius.

David Jones [REDACTED]
To: f.mwende@barnet.gov.uk
Sale by lease of land on east bank of Dollis Brook(rear of 71 Holden Road)

5 August 2015 13:52

Dear Ms Mwende,


It has been brought to my attention that there is an area of green land to the rear of 71 Holden Road ,which some call Brookdene Nature Reserve,which the Council may sell to a developer on a long lease. This sale would deprive the community of the amenity of this green site. Since this is an unspoilt site ,accessible at present to the public,it would be unforgivable for this to be sectioned off as part of a property development.

As a long standing resident of this area I would like to record my objection to this course of action by the council.

Yours Sincerely

D G Jones
[REDACTED]

(
THEY TO E-MAIL ABOVE BUT E-MAIL FAILED)
SO HERE WITH HARD COPY.
(



11th Aug. 2015

Members of the LLB Assets, Growth & Regeneration Committee

Dear Members

Brookdene Nature Reserve

I have only once visited this very valuable little nature reserve but I am horrified to learn that it is under threat of destruction to provide a quick profit for developers. Any development is not likely to ease the housing crisis as the government has not seen fit to ban developers from selling their new properties abroad.

Of course you will know that, as Britain's population grows, habitat for what remains of our wildlife is dwindling fast so it is important that each little pocket that remains is protected. Dollis Brook, mostly very shallow with its stepping stone crossing is a delight for children & an essential life-sustainer for wildlife. The trees provide nest-sites, food & shelter for birds, mammals & insects.

Please visit this place before you make any decisions about it.

Yours sincerely,



Wendy Reynolds

From: Frances [REDACTED]
Sent: 13 August 2015 14:13
To: Mwende, Faith
Subject: unspoilt green land to the rear of 71 Holden Rd that backs onto Dollis Brook-Brookdene

[REDACTED]

Dear Ms Mwende

I have learned that the above is to be disposed of as surplus to requirements.

It would be an absolute shame to dispose of unspoilt woodland of this nature and I would like to register my opposition to this plan as a council tax payer and a member of West Finchley Residents Association.

yours sincerely
Frances Fogarty



This email has been checked for viruses by Avast antivirus software.
www.avast.com

McDermott, Jeremy

From: Marilyn Lee [REDACTED]
Sent: 13 August 2015 19:29
To: Mwende, Faith
Subject: PUBLIC SPACE UNDER THREAT land behind 71 Holden Road

Follow Up Flag: Follow up
Flag Status: Completed

Committee Clerk, Faith Mwende

Dear Faith Mwende

I am on the committee of the West Finchley Residents Association, but I am writing this as an individual. The WFRA is aware as the Chairman attended the exhibition of the plans for this redevelopment of the whole of the land to the rear of 71 Holden Road (primarily the existing maisonettes) some three weeks ago. The WFRA were told by Peter Pickering that the Council's Assets and Resources Committee will be deliberating in September on granting a long lease of this parcel of land to the developers and that there is no planning application yet, but who knows. However I would like to show my support with the fight against the so called 'Nature Reserve' which I believe is a way of building 43 housing units behind 71 Holden Road!

I am opposed to this development because it is a development. The area as you have rightly said is a natural place for wildlife. The walks along the brook are a delight. There was a fear that when the path was repaired and made easier for people to walk along that the wildlife would be disturbed but as nature is wonderful the birds etc have returned.

The idea that there will be 43 housing units horrifies me too which to me smells of a developer making money. We have already been duped by the development on Nether Street, Fursby House with the '2 houses' built on the front. We have now found out that they are infact 7 flats. I believe the owners/developers never informed any of the neighbours and I think did not get planning permission. Therefore I am very suspicious of this so called 'Nature Reserve'.

Yours

Marilyn Lee

Cllr David Thomas

Chair

Assets, Growth and Regeneration Committee

London Borough of Barnet

13 August 2015

Dear Sir,

Planning Ref 15/04857/FUL: Area to rear of 71 Holden Road (Brookdene Nature Reserve)

I wish to object to the proposal to dispose of this woodland area through a long lease in order to facilitate the construction of up to 43 dwellings by a developer.

As a local resident I believe this development will be highly detrimental to the people and environment of West Finchley and Woodside Park.

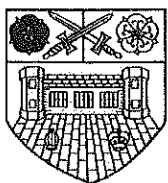
The specific grounds for my objection are:

The development will have an adverse effect on nature conservation and result in the loss of well-established trees in the Woodside Park and West Finchley areas. There are relatively few mature woodlands of this kind in the local area and its destruction and/or incorporation into a housing development will deprive local people of access to green space and increase the urbanisation of the area. There are important environmental and health benefits to be gained from preserving precious woodland oases in suburban and urban areas which the Council should take full account of.

The adverse effect it will have on a conservation area: the site is designated as a site of interest for nature conservation. Its value for nature conservation will be greatly diminished or destroyed by the construction of housing on the site and the loss of the open and wild nature of the existing woods. Its development will reduce the range of habitats available to birds and other wildlife. I understand that the site is also designated as Metropolitan Open Land and should not therefore be subject to this type of intensive development.

The proposed **development of this site is not appropriate for the local area:** the woodland forms an important part of the Green Valley route along Dollis Brook, a route which has recently received significant investment from the Mayor of London's fund. It is therefore highly contradictory to undermine what has recently been achieved along the Dollis Brook Valley greenspace by allowing intensive housing to be built in place of riverside woodland.

For the same reasons an intensive residential development of this scale will have **an adverse effect on the surrounding area and on adjoining neighbours.** It will fundamentally alter the attractive landscaping of the Dollis Brook valley and the amenity value of this landscape to local residents.



The Barnet Society

Campaigning for a better Barnet

Faith Mwende
Governance Officer
Assurance Group
London Borough of Barnet
North London Business Park
Oakleigh Road South
London N11 1NP

13 August 2015

Dear Faith Mwende,

**Land to rear of 71 Holden Road, North Finchley
(aka Brookdene Nature Reserve, Dollis Brook)**

The Barnet Society is extremely concerned about Barnet Council's proposal to grant a 150-year lease to the developer of 71 Holden Road. Although the site is outside our normal area of interest, it would set a precedent that could jeopardise many others in Barnet.

The land in question is a vital link in the chain of Sites of Local Importance for Nature Conservation along the Dollis Brook, part of a remarkable thread of greenery extending most of the length of the Borough. It is an indispensable wildlife corridor, and a source of pleasure and well-being to residents and visitors out of all proportion to its slender width.

The Dollis Valley is one of the green spaces that are among Barnet's most distinctive features. As pressure to build inexorably increases, so will their value to residents. Our descendants would be amazed and unforgiving if we sold, relinquished control of, or failed to maintain such irreplaceable assets.

We object strongly to the principle of transferring public assets to private ownership to the exclusion of the public, however short the lease. We would only be prepared to consider such a course if the net benefit to Barnet residents of sale to a responsible body could be clearly demonstrated. However no such case has been made.

The Brookdene site deserves proper protection and management, and to be made more – not less – publicly accessible. The public interest would only be truly served if it were made an integral part of the Dollis Valley Walk, policies to which Barnet Council is already committed (UDP: GBEnv4, enhancing Special Areas and O12, Green Chains). These are incompatible with private ownership, and we therefore oppose the proposal as it stands.

Founded in 1945, The Barnet Society campaigns for improvements to the environment of Chipping Barnet and surrounding areas and for protection of the Green Belt

President: Aubrey Rose CBE Vice Presidents: Jenny Remfry Robin Marson David Lee
Chair: Nick Jones Vice Chair Gail Laser Hon Treasurer: Penny Dye

Post: 28 The Drive, Barnet, Herts EN5 4JQ E: info@barnetsociety.org.uk W: www.barnetsociety.org.uk

McDermott, Jeremy

From: McDermott, Jeremy
Sent: 11 August 2015 17:25
To: CoakleyWebb, Cllr Pauline
Cc: Members Enquiries; Kerrison, Rita; 'glenn.miller2@capita.co.uk'
Subject: FW: Land to the rear of 71 Holden Road North Finchley N12 7DR
Attachments: No. 24300 Land to the rear of 71 Holden Road Title Search Compliant.pdf; Holden Road.xlsx

Cllr.P.Coakley Webb

In response to your queries please see below.

Trusting the above is in order.

Jeremy McDermott BSc MRICS
Valuer - Barnet Estates
CAPITA Customer and Support Group

My understanding is that the western part of the site does have SINC status , could you please confirm ?

That is correct Please find the maps attached which show the area designated as a SINC coloured green and the area of land proposed to be leased edged in red

Why was SINC status not in the report to ARG?

As SINC status relates to a small area of land bordering the brook to the West of the site and the land is to be kept in its existing use and condition, with the benefit of a management plan, SINC status is not expected to be affected. It was therefore not identified as a reason not to proceed with the lease. The report to ARG currently being prepared will include an explanation of the SINC designation and boundary.

It is correct that the west side of the site is MOL with SINC status whereas the eastern section has no status?

The western part of the plot adjacent to Dollis Brook is Metropolitan Open Land (MOL) with SINC status and our understanding is the eastern side has no such status

Could I please have the total number of objections received?

44 objections were received immediately following the statutory advertising of the committee decision and a further 11 have been received since, all of which will be provided to the committee.

Following last weeks meeting of the Assets and Capital board on 30th July, could you please let me know when the minutes will be available and those of any meetings held since January this year?

We would advise that as ACB is not a decision making board but a meeting where senior officers have the opportunity to discuss their input into the recommendations that are intended to be taken to the ARG committee, minutes are not usually circulated outside the attendees. We should be in a position to release the minutes shortly

Is the draft report on this item, due to go to ARG on 7th Sept, available and what will be the officer recommendation?

The draft is not currently available but will be distributed to Governance for publication on the 19th of August. Members consideration will be shortly after that. As the report is directed only to the consideration of objections received it will not include an officers recommendation. Additionally it is not intended to re state all of the information provided as part of the original committee submission, a copy of which will be attached for information. Please advise if you would like a copy.

Why is it going back to ARG?

The purpose of the referral of this matter back to ARG is for consideration of representations and will include all objections received.

Will there be a report back on the consultation and will details of the objections be included?

Yes and as above

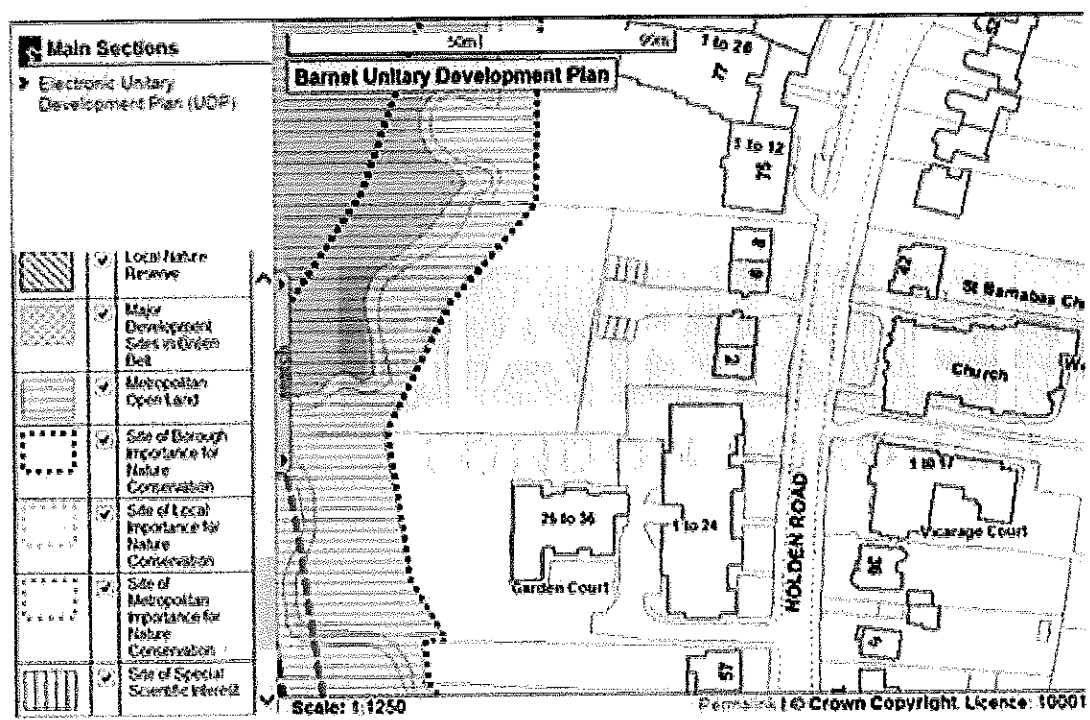
On planning could you please tell me the ratio of new build to amenity space i.e. Would the developer be able to build, as per the plans, without any extra space?

The site area to the east of the vertical dividing line and forming the built up area of the site is approximately 2250sq.m. Approximately 1920sq.m is built up. This leaves peripheral communal space at ground floor level. However, there are communal areas and terraces at upper floor levels which contribute to provide the formal amenity space for the development.

The planning statement for the application states that each unit has private amenity space either in balconies, enclosed gardens or roof terraces to meet or exceed the requirements of the local plan. There would also be three communal areas one of which would include children’s play space. The scheme would have approximately 156sq.m of communal space. The scheme is not reliant on the woodlands to make up the numbers for communal space as far as I am aware, however, it is an asset for future residents.

If the western side of the site was retained as MOL with SINC status and the eastern side only used by the developer for amenity space would this have any impact on the current new build plans.

The boundaries of the Eastern part of the site designated as MOL with SINC status are not sufficiently clear to enable accurate measurement without a comprehensive land survey however



Above is an excerpt from the proposals map for the Barnet Local Plan. The site is one directly opposite the church (behind the A, R and N for Barnet).

This shows the application site on the left hand (western) side of Holden Road. At the rear of the red line site are two designations:

Green: Metropolitan Open Land

Black dots: SINC (Site of Importance for nature conservation).

I can confirm that the extent of the red line site is as per the vertical red line site on the plan above. So it is clear that the actual development site is set a substantial distance away from both these designations.

These designations would not affect the development footprint or the basement car park.

Have any discussions taken place as to what would be included in a S106 agreement?

At pre-application stage, it was agreed that the following would be sought through the Section 106 process, acknowledging also that a CiL payment would be substantial as a result of this development:

Affordable housing provision, either on site, off site or in the form of a commuted payment

A contribution towards employment and training

A Woodlands Management Plan

A Travel Plan

Contributions to the green walk.

Depending on the considerations of highways officers, any highway modifications that may be necessary to contribute to safe access and highway effectiveness.

Re 6e below. This didn't answer my question.

If the developer has a lease on the land will the public be barred from accessing it ?

There will be no change to the public access rights however as was stated in the original report to committee the site is bounded on three sides by private ownership and the brook to the rear and public access is restricted.

The documentation submitted with the application indicates that it is an objective of the developer to facilitate both communal access from the development to the woodland area and also wider access from other members of the public. Access is currently gained by walking through the brook, but an access across the river through a new bridge would be sought. It is likely that members of the general public would access this site not through the development but from the west using the Dollis Valley Greenwalk

When does council expect plans to be submitted?

The application has been submitted. This took place late on 31 July. The application was registered on 3 August. There is a 13 week expiry date of 2 November. The applicants have entered into a planning performance agreement with the Council and the aim is to take the application to committee on 28 October with completion of the Section 106 agreement on or by 11 November.

The application is currently out for consultation internally and externally.

Jeremy McDermott BSc MRICS
Valuer - Barnet Estates
CAPITA Customer and Support Group

London Borough of Barnet,
North London Business Park, Oakleigh Road South, London N11 1NP
Tel: 020 8359 7925 : Mobile: 07824350808 : Fax: 0870 889 7450
Barnet Online: www.barnet.gov.uk



Please consider the environment - do you really need to print this email

From: Mary O'Connor [REDACTED]
Sent: 05 August 2015 13:14
To: McDermott, Jeremy
Subject: Re: FW: Woodland Area, to the Rear of Brookdene 71 Holden Road London N12 7DR

Dear Mr McDermott,

* Thank-you for your email. Can I please speak at the 7th September Assets and Regeneration Committee Meeting? If so, can you inform me of the conditions?

Can you clarify some points in your email and the attachment for me please? For emphasis I have added bold and underline to some quotes.

1. In 1) of your email, it is stated that "Subject to statutory open space consultation, the Committee **has** approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year lease subject to planning. The public are **not excluded** but the land is land locked and access can only be gained through the brook."
 1. I find the wording confusing. Has the two year call option already been granted and if so has a deposit been paid?
 2. If it has been granted, who granted this and when? Can I have a copy of the Options Agreement?
 3. If the lease is granted, will not the lessee be able to exclude the general public as is the case with other Barnet Council land that is leased to various organisations?
2. If the two year call option has already been granted, what protection of the woodland is provided during this time? Who is responsible for maintenance during this time? Much of the value of the woodland by nature is the ground cover - how will this be maintained during the two-year option? During the two-year option who is responsible for things like the Environment Agency requirements as the site goes to Dollis Brook? Can I have a copy of the Woodland Management Plan?
3. In the "Frequently asked questions" attachment, it states "The Council will be given a right of access to the remaining woodland which they **currently have no access rights**". In the introduction it states that the land is owned freehold by the Council. How does this not give the Council access rights? And by the Council having a right of access, does that include the residents of Barnet? Why refer to the "remaining" woodland. Is it to be reduced in size?
4. Who are the members and what is the purpose of the Assets and Capital Board? I have attempted to find the composition of this board on the Barnet Council website but can find no mention of its purpose or members. Is there a founding document or constitution that I can read?
5. As the Assets and Capital Bond meeting of 30th July 2015 has now been can I have a copy of the minutes or if these are not available yet, when they are? If the minutes are not yet available, what was the outcome of them considering the representations?
6. What is meant by the Assets and Capital Board "will then be requested to consider the representations and confirm it is in order to present to (ARG) on the 7th of September."? Are the Assets and Capital Board going to make representations to the Assets and Regeneration Committee?
7. "There **will be a statutory public open space consultation**; however the Committee has approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year Lease which is subject to planning." There **has been** a public notice and representations. But this statement says there **will be** a statutory public open space consultation. Can you advise me of when in the future this will be and what form it will take?
8. It states the public are not excluded from the area. This is the present - if the lease is agreed, then does the lessee then have the right to exclude the general public? "A condition of the 150 year lease

which is to be granted will protect the area from ANY development. No development will take place." Is erecting a fence on the land to prevent public access development?

I continue to be very concerned at Barnet Council's actions with regard to this woodland so I would appreciate a reply as soon as possible.

Regards,

Mary

McDermott, Jeremy

From: Michelle Romm [REDACTED]
Sent: 15 August 2015 19:54
To: Mwende, Faith
Subject: Fwd: Objection 71 Holden rd n12

Sent from my iPhone

Begin forwarded message:

From: Michelle Romm [REDACTED]
Date: 15 August 2015 19:52:39 BST
To: "cllr.d.thomas@barnet.gov.uk" <cllr.d.thomas@barnet.gov.uk>, "faith.mwende@barnet.gov.uk" <faith.mwende@barnet.gov.uk>
Subject: **Objection 71 Holden rd n12**

To whom it may concern,

Re: Development to the rear of 71 Holden Road N12

We most strongly object to the proposed building development on land of natural beauty to the rear of 71 Holden Road N12 adjacent to Dollis Brook. My family and I have enjoyed walking through this unspoilt woodland area on a regular basis and southwards following the Brook alongside Brent Way and Finchley Golf Course. There is absolutely no doubt that new buildings on the proposed site will be a total blight to the whole area.

It is also of deep concern, not only to us, but our neighbours in Brent Way that should planning permission be granted for the above development, a precedent will be set for the council to approve future development plans along the whole of Dollis Brook. This project is totally unacceptable to all residents and children living in Brent Way.

One of the main reasons why my husband and I moved to this particular area along with other families and their children, is the existence of the delightful open spaces that surround our property. We sincerely hope that planning permission will not be granted as it is detrimental to the whole area.

Yours sincerely,

Michelle and Ben Shasha
[REDACTED]

McDermott, Jeremy

From: Linda Farley [REDACTED]
Sent: 15 August 2015 20:24
To: Mwende, Faith
Subject: Fw: Assests, Growth and Regeneration Committee. Land to rear of 71 Holden Road, N12

Dear Faith,

I originally sent this message on Thursday 13 August, but it did not reach you as I had the wrong e-mail address for you. The Councillors did receive the message I think. Please accept this message now and include it in the papers for the Assests, Growth and Regeneration Committee.

Thank-you,

Linda Farley

On Thursday, 13 August 2015, 21:45, Linda Farley [REDACTED]

I am writing to ask you not to agree to the disposal of the public open space behind 71 Holden Road which currently comprises a lovely resource for Barnet residents who prize the natural world and access to green and tranquil places.

I am a Barnet resident who enjoys the green spaces in the borough and values especially the unspoilt, more natural areas. Many of the Boroughs parks are dull and not very enjoyable, but the open areas along the Dollis Green walk are lovely, interesting, peaceful and full of wild life. I think it important for the well being of the local community that areas like this piece of land are preserved unspoilt and with free access.

I am also shocked and alarmed that the Council is not only contemplating this sale, but seems to be pushing it through with as little public consultation as possible. I think the process of selling public open space will impoverish the larger community and wonder what local people will be left with when this process ends?

Linda Farley

McDermott, Jeremy

From: Carolyn Whitehead [REDACTED]
Sent: 16 August 2015 23:17
To: Mwende, Faith
Subject: Objections to the proposed sale of woodland at Holden Road

Dear Ms. Mwende,

I am writing to you in your position of Committee Clerk to the Assets, Growth and Regeneration Committee to register my objections to the proposed sale on a 150 year lease of the area of woodland at the rear of 71 Holden Road/Brookdene.

Briefly, I do not see how any wild area in the borough can be considered "surplus to requirements"; London needs all the wild areas it can get. People do use this woodland, as a cursory inspection of the area will show, so sections 1.1 and 2.1 of the Assets, Regeneration and Growth Committee document/report for the meeting on Monday 15th December 2014 are incorrect in stating that it is "not capable of being accessed for (...) the public" and is "un-useable".

What is more, it is of important value to wildlife because of its connection with Dollis Brook and the adjacent designated areas of Metropolitan Open Land and Site of Importance for Nature Conservation. Disturbing the Brookdene site by, for example, turning it into gardens or a landscaped area for a new housing development would inevitably have a detrimental effect on the ecology of Dollis Brook, the MOL and the SINC. Has any preliminary environmental impact assessment of the proposed use of the land been carried out at the Brookdene woodland site?

If a later environmental impact assessment were carried out and it was decided for nature conservation reasons that no development or change whatsoever could be made on the site, would the purchaser of the 150 year lease have any claim they could pursue against the Council for selling a site to them which they were then unable to use?

Whilst the potential purchaser will apparently have to agree to lease conditions including "a tree maintenance plan and no building on the woodland site", they clearly would intend changing the appearance, quality and use of the site from its current natural, wild space to one that would be of less value ecologically; if they did not intend at least landscaping the site (or worse - using it for car parking?), then why would they pay to purchase it? If they just want a nice green space alongside their proposed housing development, why not leave the land exactly as it is now - unspoiled and in public ownership?

The only apparent benefit to the Council in selling this land is, according to the Assets, Regeneration and Growth Committee document/report mentioned above, financial: the income from the sale and the claim that the Council has a continuing maintenance liability for the Brookdene woodland site. This latter objection seems trivial; presumably, the Council has a similar responsibility for maintenance of the Dollis Brook itself and the adjacent MOL and SINC; when the Council is carrying out whatever maintenance is required in these other areas, the additional cost of extending the maintenance into the 0.7 of an acre of the Brookdene woodland area would surely be very small.

This land is designated Public Open Space. It is a public asset. It is of ecological value. I do not believe it is in the best interests of the residents of Barnet that this public land be sold.

Thank you for taking the time to read and note my objections to this sale.

Yours sincerely,

Carolyn Whitehead
[REDACTED]

From: Carolyn Whitehead [mailto:████████████████████]
Sent: 16 August 2015 23:17
To: Mwende, Faith
Subject: Objections to the proposed sale of woodland at Holden Road

Dear Ms. Mwende,

I am writing to you in your position of Committee Clerk to the Assets, Growth and Regeneration Committee to register my objections to the proposed sale on a 150 year lease of the area of woodland at the rear of 71 Holden Road/Brookdene.

Briefly, I do not see how any wild area in the borough can be considered "surplus to requirements"; London needs all the wild areas it can get. People do use this woodland, as a cursory inspection of the area will show, so sections 1.1 and 2.1 of the Assets, Regeneration and Growth Committee document/report for the meeting on Monday 15th December 2014 are incorrect in stating that it is "not capable of being accessed for (...) the public" and is "un-useable".

We note your comments regarding the meeting of the 15th of December. There will be no change to the public access rights however as was stated in the original report to the committee the site is bounded on three sides by private ownership and the brook to the rear and public access is restricted.

The documentation submitted with the application indicates that it is an objective of the developer to facilitate both communal access from the development to the woodland area and also wider access from other members of the public.

The difficulties faced by the Council maintaining the Woodland are covered off in the FAQ attached.

What is more, it is of important value to wildlife because of its connection with Dollis Brook and the adjacent designated areas of Metropolitan Open Land and Site of Importance for Nature Conservation. Disturbing the Brookdene site by, for example, turning it into gardens or a landscaped area for a new housing development would inevitably have a detrimental effect on the ecology of Dollis Brook, the MOL and the SINC. Has any preliminary environmental impact assessment of the proposed use of the land been carried out at the Brookdene woodland site?

In essence three documents have been produced following site surveys.

- 1, A Scoping Survey.
- 2, A Tree Survey.
- 3, A Management Plan.

These have been carried out by qualified specialists at Southern Ecological Solutions Ltd, our appointed Ecology Consultants.

These cover the work that is normally done and they will form part of the planning application when it is submitted.

Please also see attached in the FAQ's

If a later environmental impact assessment were carried out and it was decided for nature conservation reasons that no development or change whatsoever could be made on the site, would the purchaser of the 150 year lease have any claim they could pursue against the Council for selling a site to them which they were then unable to use?

This is explained further in the FAQ's doc attached. The Developer does not propose to use the land at all as part of the proposed agreement the land will remain as is.

Whilst the potential purchaser will apparently have to agree to lease conditions including "a tree maintenance plan and no building on the woodland site", they clearly would intend changing the appearance, quality and use of the site from its current natural, wild space to one that would be of less value ecologically; if they did not intend at least landscaping the site (or worse – using it for car parking?), then why would they pay to purchase it? If they just want a nice green space alongside their proposed housing development, why not leave the land exactly as it is now - unspoiled and in public ownership?

The tree maintenance plan will be annexed to the lease. The purchase of the land will ensure the land is better maintained

The only apparent benefit to the Council in selling this land is, according to the Assets, Regeneration and Growth Committee document/report mentioned above, financial: the income from the sale and the claim that the Council has a continuing maintenance liability for the Brookdene woodland site. This latter objection seems trivial; presumably, the Council has a similar responsibility for maintenance of the Dollis Brook itself and the adjacent MOL and SINC; when the Council is carrying out whatever maintenance is required in these other areas, the additional cost of extending the maintenance into the 0.7 of an acre of the Brookdene woodland area would surely be very small.

This is covered off in the FAQ's attached

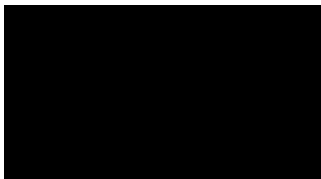
This land is designated Public Open Space. It is a public asset. It is of ecological value. I do not believe it is in the best interests of the residents of Barnet that this public land be sold.

Noted

Thank you for taking the time to read and note my objections to this sale.

Yours sincerely,

Carolyn Whitehead



From: Mary O'Connor [mailto: [REDACTED]]
Sent: 05 August 2015 13:14
To: McDermott, Jeremy
Subject: Re: FW: Woodland Area, to the Rear of Brookdene 71 Holden Road London N12 7DR

Dear Mr McDermott,

Thank-you for your email. Can I please speak at the 7th September Assets and Regeneration Committee Meeting? If so, can you inform me of the conditions?

Can you clarify some points in your email and the attachment for me please? For emphasis I have added bold and underline to some quotes.

1. In 1) of your email, it is stated that "Subject to statutory open space consultation, the Committee **has** approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year lease subject to planning. The public are **not excluded** but the land is land locked and access can only be gained through the brook."
 1. I find the wording confusing. Has the two year call option already been granted and if so has a deposit been paid?

2. If it has been granted, who granted this and when? Can I have a copy of the Options Agreement?
3. If the lease is granted, will not the lessee be able to exclude the general public as in the case with other Barnet Council land that is leased to various organisations?
2. If the two year call option has already been granted, what protection of the woodland is provided during this time? Who is responsible for maintenance during this time? Much of the value of the woodland by nature is the ground cover - how will this be maintained during the two-year option? During the two-year option who is responsible for things like the Environment Agency requirements as the site goes to Dollis Brook? Can I have a copy of the Woodland Management Plan?
3. In the "Frequently asked questions" attachment, it states "The Council will be given a right of access to the remaining woodland which they **currently have no access rights**". In the introduction it states that the land is owned freehold by the Council. How does this not give the Council access rights? And by the Council having a right of access, does that include the residents of Barnet? Why refer to the "remaining" woodland. Is it to be reduced in size?
4. Who are the members and what is the purpose of the Assets and Capital Board? I have attempted to find the composition of this board on the Barnet Council website but can find no mention of its purpose or members. Is there a founding document or constitution that I can read?
5. As the Assets and Capital Board meeting of 30th July 2015 has now been can I have a copy of the minutes or if these are not available yet, when they are? If the minutes are not yet available, what was the outcome of them considering the representations?
6. What is meant by the Assets and Capital Board "will then be requested to consider the representations and confirm it is in order to present to (ARG) on the 7th of September."? Are the Assets and Capital Board going to make representations to the Assets and Regeneration Committee?
7. "There **will be a statutory public open space consultation**; however the Committee has approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year Lease which is subject to planning." There **has been** a public notice and representations. But this statement says there **will be** a statutory public open space consultation. Can you advise me of when in the future this will be and what form it will take?
8. It states the public are not excluded from the area. This is the present - if the lease is agreed, then does the lessee then have the right to exclude the general public? "A condition of the 150 year lease which is to be granted will protect the area from ANY development. No development will take place." Is erecting a fence on the land to prevent public access development?

I continue to be very concerned at Barnet Council's actions with regard to this woodland so I would appreciate a reply as soon as possible.

Regards,

Mary

On Tue, Jul 21, 2015 at 1:10 PM, McDermott, Jeremy <Jeremy.McDermott@barnet.gov.uk> wrote:

Ms O'Connor,

Thank you for your interest and representations concerning the above and we sincerely apologise for the delay in replying to you.

Please note that your representations in respect of the woodland area, to the rear of Brookdene 71 Holden Road London N12 7DR will now be considered by the London Borough of Barnet, at its next Assets and Regeneration Committee (ARG) meeting on the 7th of September 2015

In response to the most frequently raised questions regarding the representations received, please find attached a frequently asked questions document, that sets out the Council's responses to the various queries.

Please also find below answers to many of the queries received.

1. Subject to statutory open space consultation, the Committee has approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year lease subject to planning. The public are not excluded but the land is land locked and access can only be gained through the brook.

2. The land will remain as it is, currently land locked and will be managed through an agreed Woodland Management Plan to improve its ecological contribution. This would be part of the Section 106 Planning Agreement.

3. Only a portion of this land is metropolitan open space.

4. The sale of a long leasehold for 150 years of an area of public open space will enable the Council to retain an element of control over the management of the woodland. The capital receipt which will be generated will be available for delivering the Council's corporate objectives, without any loss of visual amenity.

5. The land has not been maintained due to access difficulties hence there is an accrued maintenance liability in the future for the Council if it is not sold. The site is not accessible to the public and it would be an advantage for the Council to take this opportunity, to enable a sale of a long leasehold interest for 150 years by means of a two year option to purchase. The sale will secure a capital receipt from an area of currently unusable public open space, which will not be built on, and will continue to provide a visual backdrop from Dollis Brook Pathway.

6. The land will remain as it is, currently land locked and largely inaccessible to the public. The land will remain undeveloped but will provide garden / amenity land for the frontage development. No fording the brook or constructing a bridge was considered but it is believed it would not be sufficient reason not to dispose of the site. Providing a bridge would provide access for maintenance at a cost which would be substantial in relation to its potential use. No maintenance has been carried out and the woodland is in a neglected state. The most economical solution is to dispose of the site by way of a long lease.

In relation to your queries raised regarding the '*Woodland area to the rear of Holden Road N12*' please find attached response and frequently asked questions sheet for your information.

 **The Greenacre Project**

Chris Smith
Head of Estate Management
1st Floor, Building 2
North London Business Park
Oakleigh Road South, N11 1NP

32 Long Lane
London N3 2PU

3rd April 2015

Dear Mr Smith,

Green Land to the Rear of 71 Holden Road.

Firstly, I would like to request an extension to the time period for making comments upon the proposal to sell or lease the land to the rear of 71 Holden Road. I have only just learnt of the proposals and do require some time to consult with my colleagues and make a proper, considered response to this very important issue.

Secondly, in order to make a proper comment, we feel we require some further information and/or clarification on a number of points. I have set out these points below and would request a full and clear answer to every numbered point at your earliest opportunity.

1. I calculate that the land to the rear of 71 Holden Road is approximately 2700 sq. yards in total (55.8% of an acre). Could you confirm that the whole of this land is being considered for 'disposal' on a 150 year lease.
2. This area is shown on Council maps as Designated Metropolitan Open Space (MOL). Can you confirm this to be the case.
3. This area is shown on Council maps as a Site of Importance for Nature Conservation (SINC) and has been further identified as such, as part of a 'Site of Borough Importance – Grade 1' in the adopted version of the Borough's Development Management Policies (17.2 Biodiversity). Can you confirm this to be the case.
4. Has a proper environmental study been carried out in the last 12 months?
5. Has a proper survey been carried out to monitor protected species?
6. To whom are you proposing to lease the land and for what purpose?
7. There are rumours circulating the neighbourhood that a property developer is trying to get rights to this land and all buy all the existing maisonettes that presently occupy 71 Holden Road in order to carry out a major housing redevelopment scheme, rumoured to be in the order of 40-54 housing units. Are you aware of this?
8. A major housing development on and adjoining MOL would be in conflict to many stated council policies relating to planning, regeneration, green spaces and the environment. Are you proposing or in favour of such a development scheme?

We will make a full response on receipt of clarification to the above points, although I will say at this stage that disposal of such a protected and unspoilt piece of green land without proper consultation at the very least, is unacceptable in terms of loss of valuable public green space, loss of mature trees and harm to wildlife and biodiversity. I would therefore urge you to halt the process until a proper consultation, proper environmental surveys and various impact assessments be carried out. This is not a forgotten piece of backland – it is public green space, designated Metropolitan Open Land and a haven for wildlife.

Yours sincerely,

Mike Gee, Chair, Greenacre Project Environment Committee.

CC. Cllr. Richard Cornelius

McDermott, Jeremy

From: Frances [REDACTED]
Sent: 03 April 2015 10:20
To: Smith, Chris
Subject: RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Mr Smith

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
 - 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
 - 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
 - 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
 - 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
 - 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Yours sincerely
Frances Fogarty

[REDACTED]



This email has been checked for viruses by Avast antivirus software.

www.avast.com

McDermott, Jeremy

From: Jkelly957 [REDACTED]
Sent: 03 April 2015 13:13
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Name: josephine kelly

[REDACTED]

McDermott, Jeremy

From: Peter Marsh [REDACTED]
Sent: 03 April 2015 15:07
To: Smith, Chris
Subject: BE/AM/001.

Dear Sirs,

I strongly object to the proposed lease of woodland on Dollis brook. Any development would have an enormous detrimental effect on this area of natural beauty.

I would propose that there should be a longer period for public consultation and that the council should not attempt to slip this through by making the closing date in a holiday time.

Yours faithfully
Peter Marsh

McDermott, Jeremy

From: Tanya Joseph [REDACTED]
Sent: 03 April 2015 19:16
To: Smith, Chris
Subject: BE/AM/001.

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Tanya Joseph
[REDACTED]

Sent from my iPhone

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space. Green Chains does go along the brook - there is a mistake on the map. Each green chain is important to the total length of the chain. As this land contains many trees, undergrowth and regeneration it is particularly vital to the green chains as other areas do not have such a natural environment. As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks. As Metropolitan Open Land it should be given absolute protection. The 150 year lease proposal would not give this. In the 15 Dec 2014 document no mention is made of a fauna and flora survey having been undertaken. Barnet Council's assurance that "a long lease ensures the Council retains limited control of the future of the site and preserves the visual impact of the woodland" implies very weak protection. This woodland must be properly managed as public open space for residents and wildlife. Hopefully this will be a hands-off approach where this woodland is left totally in its natural state - no asphalt, no asphalt paths, pollard trees and mown lawn. The attitude of Barnet Council in wanting to remove their responsibility is appalling.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed. At this time of year it is usually ankle deep and in Summer can frequently be crossed without getting your feet wet.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) I have been wondering why a developer would want a piece of land that could not be built on. However, with this piece of land would Barnet Council grant the developer planning permission to build more units on the front area facing Holden Road if this is being redeveloped? If this is the case, this is concerning as it indicates that Barnet Council is favouring developers over residents? It concerns me that a developer would want a 150 year lease on some land that they could not build on without there being some other concession in the developer's favour. What is the concession?
- 8) Barnet Council's Motto is "Putting the Community First". This seems to no longer appropriate.
- 9) I am extremely concerned at the Public Notice being written to discourage any enquiries. I am unsure whether it was placed on the street at 71 Holden Avenue but I know it was not along the Dollis Valley Greenwalk at the point where the public leave the Greenwalk to enter the woodland. The Public Notice says that to see the plan you have to make an appointment. In this day and age why are these not available on-line? While I was emailed the plan when I rang up it was just that - the plan - same as I had already obtained online from the Land Registry. Why do the Public Notices not state the meeting where Barnet Council voted for these options? If they did, the public could directly look up the information available in the agenda and minutes. The answer given at the Residents' Forum of 25th March 2015, while giving the meeting where the decision was made, did not direct the questioner to information on that meeting's agenda. And again the answers were incorrect as the land is and has always been accessible to the public. The intention of this decision is to remove the accessibility of this land to the public! The answers were written as though Barnet Council was a developer, concealing the reality from the public.

My visit to the rear of 71 Holden Road

Yesterday, I decided that I needed to visit this place again as it has been some years since I was there. I also wanted to make people aware that Barnet Council was going to pass this 0.29 hectares to a private developer for 150 years! I went along Dollis Valley Greenwalk, crossing Argyle Road and continuing until the Old Finchleians' ground was straight ahead. I jumped over Folly Brook and then paddled across the ankle-deep water in Dollis Brook to reach the rear of 71 Holden Road. I walked around the woodland along the natural paths as this is obviously an area visited often by the venturous. When walking through this area there were a few things that really struck me. None of the trees had been attacked by a chainsaw, there was much birdsong and it seemed the most isolated spot in London! The ground vegetation is mainly ivy and wild garlic and natural paths have formed. There are many mature trees but there is also lots of low vegetation and regeneration. While Barnet Council might require the developer to retain some of the mature trees, this natural space will be greatly changed and the public will be denied access to it.

I chatted to a Mum and her school-aged daughter who said this was her favourite spot. Like me they could not understand why Barnet Council would effectively sell this natural woodland to a private owner. But as they always enter through Dollis Brook and there have been no signs there they had no idea about Barnet Council's intentions.

Barnet Council's document only considers the financial aspect. There would be many people who would object if they knew what Barnet Council has planned. I am not sure if a notice was placed in Holden Road but there definitely was not one placed along Dollis Brook so the users of this woodland would not be aware of this proposal. Barnet Council's document said fording Dollis Brook was not practical. What nonsense! And for children that is part of the adventure. Barnet Council has not maintained it in the past, but do not want to retain it as it has "accrued a maintenance liability". Much of the charm of this woodland is because it has been left to nature. The document has an "Alternative Options Considered and Not Recommended" section which includes

Retaining the site to preserve the visual amenity but this will incur continuing maintenance liability.

Fording the brook or constructing a bridge was considered but it is believed it would not be sufficient reason not to dispose of the site. Providing a bridge would provide access for maintenance at a cost, which would be substantial in relation to its potential use. No maintenance has been carried out and the woodland is in a neglected state. The most economical solution is to dispose of the site by way of a long lease.

And their reasons for the recommendation to lease the site for 150 years to a private developer, thus excluding the public and destroying much of the natural value of the woodland

To secure a capital receipt from an area of currently un-useable Public Open Space

Like all Barnet Council owned land, the land belongs to the residents of Barnet. Barnet Council has no respect for this. Why are they only considering the 'visual amenity' and 'financial aspect'? If the councillors who voted to sell it or the staff who wrote this document had visited this area with their eyes open they would have recognised the value of the site. It is both a Borough Wide Site for Nature Conservation, and a natural space that has been enjoyed by many in the past, at present and should be available for the public in the future. Little areas like this allow children and adults to experience nature at its best in London. It does not require "maintenance". Nature will do that. Barnet Council's portfolio of Open Space needs to have variety - this is nature as nature intended with much biodiversity - spaces without the human intervention of asphalt paths, pollard trees and mown lawns

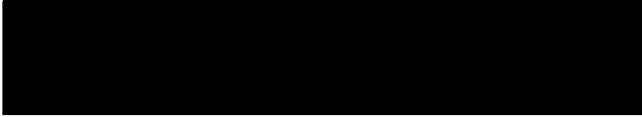
Barnet Council's document does not mention that this site is Metropolitan Open Land. It is also in the "green chain" that runs along Dollis Brook linking all the green areas along the brook and so allowing movement of fauna. The Environment Agency requires an 8 metre wide zone to protect the brook and its banks. They do not mention any fauna or flora survey so presumably none has been carried out. Is Barnet Council knowledgeable enough to be trusted with this Public Open Space?

This Woodland Metropolitan Open Space, green chains, Borough wide area for Nature Conservation and Dollis Brook and surrounds needs to be valued. Not effectively sold and the public be denied access. Barnet Council needs to put the community first which definitely means no disposing of public owned land!

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.
Thank you.

I would like to speak to the Assets, Growth and Regeneration Committee if this matter comes before this or another committee again.

Name: Mary O'Connor



McDermott, Jeremy

From: Lindsay Bamfield [REDACTED]
Sent: 03 April 2015 14:01
To: Smith, Chris
Subject: re BE/AM001 Land to rear of 71 Holden Road, N12 7DR

Dear Sir

Re: BE/AM001 Land to rear of 71 Holden Road, N12 7DR,

I strongly object to the granting of a two year option and 150 year lease on this land.

This land is public open space and must remain so. If a private organisation leases this land it will no longer be public space.

The area is a valuable wildlife are and forms part of a vital green corridor through the borough.

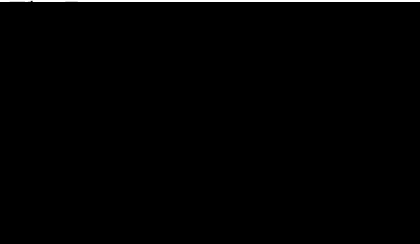
L.B. Barnet appears to believe this land is surplus to its requirements but this is not so. The people of Barnet use this land for recreation as it is perfectly possible to cross the brook here. Walking and taking children exploring in their local environment is a healthy activity and should be encouraged in our current obesity epidemic. Physical activity must be promoted not denied by taking away open public land.

When my daughter was young we often walked along the brook and played in this area. I expect to bring my grandchildren here in a few years' time. I aim to keep my own health and fitness viable by continuing to use this open land for walks and nature appreciation, where the stresses of a demanding job in the public sector can temporarily be forgotten.

I call upon Barnet Council to reverse their decision saying that the land to the rear of 71 Holden Road is surplus to their requirements. I also ask them to not grant a two year option to HGS Properties - or any other company - to purchase a 150 year lease on this land.

Yours sincerely,

Lindsay Bamfield



McDermott, Jeremy

From: A M Popp [REDACTED]
Sent: 03 April 2015 14:57
To: Smith, Chris
Cc: Andrew Newby
Subject: behind 71 Holden Road

Importance: High

Hello Chris

I am very worried about the proposed 150 year lease on the land to the rear of 71 Holden Road - please treat this as AN OBJECTION.

Too much of our public space is being privatised. This is public 'Open Space'. What criteria fit it for privatisation?

Anyway - where is the environmental impact assessment of this wooded land? I could find none! Absolutely no disposal until we know that, for heaven's sake. This land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space. An assessment of its environmental and social value are just as important as financial value and visual amenity – which appear to be your sole concerns (according to the paperwork).

To say it is inaccessible is both helpful (it helps the wildlife) and untrue! I have walked along there myself - Crossing the stream when I was exploring.

Anyway – what about the Environment Agency's 8 metre-zone to protect Dollis Brook and its banks? Where is that addressed in your assessments and recommendation?

Don't grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease, not before the matters I raise above are fully explored.

Yours

[REDACTED]

McDermott, Jeremy

From: Arl G [REDACTED]
Sent: 03 April 2015 10:23
To: Smith, Chris
Subject: RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Chris Smith,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Yours sincerely

A R L Golland
[REDACTED]

McDermott, Jeremy

From: Johanna Knight [REDACTED]
Sent: 03 April 2015 17:01
To: Smith, Chris

Reference
BE/AM/001

Mr Smith

I am writing to express my deep dismay and concern about the council's plan to lease the Public land of Dollis Brook for 150 years to a developer.

This land is ours, it belongs to the public of Barnet. It is an environmental treasure.

Under no circumstances would the majority of Barnet residents agree to this lease if they knew about it if you had done a proper public enquirey.

Johanna Knight
[REDACTED]

McDermott, Jeremy

From: SIMON MARKS [REDACTED]
Sent: 03 April 2015 16:40
To: Smith, Chris
Subject: re: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Simon Marks
[REDACTED]

McDermott, Jeremy

From: Monica Chabria [REDACTED]
Sent: 03 April 2015 18:36
To: Smith, Chris
Subject: : BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

McDermott, Jeremy

From: Derek Dishman [REDACTED]
Sent: 03 April 2015 14:47
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

McDermott, Jeremy

From: Anne Kruse [REDACTED]
Sent: 03 April 2015 13:05
To: Smith, Chris
Subject: Land at rear of 71 Holden Road N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

- 7) The council needs to manage its green ways in a more coherent manner and not lease off part of public land

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Name: Anne and Peter Kruse

[REDACTED]

McDermott, Jeremy

From: jayhollis [REDACTED]
Sent: 03 April 2015 12:14
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith
Head of Estate Management
London Borough of Barnet
North London Business Park
Oakleigh Road South
London, N11 1NP

Re: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I am writing to oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.

2) Because this area has not been 'maintained' it is very valuable as a natural site, in respect of the flora and fauna there and a resource for the local population.

3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.

4) Contrary to Barnet Council's statement that this land is "surplus to the Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.

5) Public Open Spaces must be valued for more than their financial value and visual amenity.

6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

Furthermore, in the hands of a private developer I fear the space will be built upon within the period of the 150 lease and therefore lost forever. What assurances can Barnet Council give that this will not happen? None, I suspect.

McDermott, Jeremy

From: Corinne Gibson [REDACTED]
Sent: 03 April 2015 11:51
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Road London N12 7DR

For the attention of Chris Smith, email: chris.smith@barnet.gov.uk
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on

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I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to

the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road

Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Name: Corinne Gibson
[REDACTED]

McDermott, Jeremy

From: Corinne Gibson [REDACTED]
Sent: 03 April 2015 11:51
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Road London N12 7DR

For the attention of Chris Smith, email: chris.smith@barnet.gov.uk
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

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Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Name: Corinne Gibson
[REDACTED]

McDermott, Jeremy

From: Ruth Hendrick [REDACTED]
Sent: 03 April 2015 10:40
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Rd London N12 7Dr

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

1

Dear Sir,

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Thank you.

Name: Ruth Hendrick

McDermott, Jeremy

From: Michael Kentish [REDACTED]
Sent: 03 April 2015 11:08
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

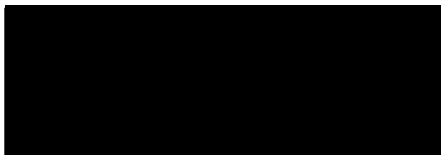
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I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Yours sincerely,
Michael Kentish



McDermott, Jeremy

From: Issy R-L [REDACTED]
Sent: 03 April 2015 10:35
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

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- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
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- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.
Isabelle Reynolds-Logue

McDermott, Jeremy

From: [REDACTED] Jeffrey Newman
Sent: 03 April 2015 10:03
To: Smith, Chris
Subject: Land behind 71 Holden Road

Dear Mr Smith,

Though it is true that at times this area is very muddy, even impassable, I have walked along it frequently, particularly in summer. I wish to lodge a formal objection to its being sold by Barnet Council and in a way that has made it impossible to bring the issue to the public.

The land is not 'surplus to Council requirements': it does not belong to the Council but to the people of Barnet. The Council administers it on our behalf. Many will wish it to be maintain in its present condition as wild and as a wildlife corridor.

Please register my strong objections, both to the process and the proposal.

Rabbi Jeffrey Newman
[REDACTED]

McDermott, Jeremy

From: Jerry [REDACTED]
Sent: 03 April 2015 09:32
To: Smith, Chris
Subject: Natural woodland being handed to private developers

Ref: BE/AM/001

Dear Chris Smith,

I am dismayed to read Barnet Council is intent on selling off yet more of our borough's precious green space.

The woodland in question behind property in Holden Road is an invaluable natural resource that should be preserved for generations to come - NOT leased to private developers so they can provide 'garden space' for the expensive apartments they intend to build.

I urge you to reject this proposed sale, and to pledge Barnet Council will protect and preserve the borough's vital but diminishing green space.

Yours,

Jeremy Logue

Sent from my iPhone

McDermott, Jeremy

From: tpph [REDACTED]
Sent: 03 April 2015 09:30
To: Smith, Chris
Subject: BE/AM/001 - Land to the rear of 71 Holden Road

I am appalled that the council should think it can dispose of something as precious as this by merely treating it as something on which it can make a "Capital Receipt". Open space is a commodity of increasing rarity in the urban environment and must be protected and preserved for all to enjoy. I am in complete agreement with the sentiments below expressed.

The council should bring shame on itself for even considering such a scheme.

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

McDermott, Jeremy

From: Tim Fearn [REDACTED]
Sent: 03 April 2015 08:03
To: Smith, Chris
Cc: First Contact
Subject: RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

FAO Chris Smith, Head of Estate Management, London Borough of Barnet

Dear Mr Smith,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed. I have personally entered this section of woodland on numerous occasions and see it as an essential piece of public green space.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) Any development of this space will have a negative impact on both surrounding residents and also the Dollis Brook Greenway, which is a vital green corridor through our neighbourhood.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Yours sincerely,

Tim Fearn

[REDACTED]

McDermott, Jeremy

From: Rhonda [REDACTED]
Sent: 03 April 2015 10:37
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

3rd April 2015

For the attention of Chris Smith
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

Dear Mr. Smith,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This land is regularly used by the public (including my children and me) and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
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I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Rhonda Miller
[REDACTED]

Dennis Penner



2nd April 2015

Chris Smith
Head of Estate Management
First Floor, Building 2
NLBP, Oakleigh Road South
London, N11 1NP

Dear Mr Smith

Ref: BE/AM/001
Land to the rear of 71 Holden Road, N12 7DR

I have only recently seen your Notice in *The Hendon and Finchley Press*, which no longer appears to be sold in Finchley Church End. The proposed disposal of the open green space affects rather more people than those living in the immediate vicinity and ought, I think, to have been advertised more widely.

I think the Council should reconsider its decision to dispose of this land.

1. It is Metropolitan Open Land. What it can be used for, and your Notice offers no information about this, is very limited. For example, the 'Three Strands' approach, which underpins Barnet's Development Plans, give MOLs 'absolute protection' comparable to that given to the Green Belt.
2. The land – public open land – is designated as a Site of Borough Importance for Nature Conservation. It is part of a 'green chain' stretching through much of the borough along the Dollis Brook. A green chain is a series of conservation sites that open out along the brook, which links them together. Both the sites and the links are important for the movement and regeneration of wildlife.
3. I note that the area marked on your map for disposal extends from the rear of 71 Holden Road to the banks of the brook itself and therefore includes not only the MOL and the Conservation Site but also the 8m. wide zone imposed by the Environment Agency to protect the watercourse and its banks.
4. I should add that whoever drew up the proposals map has a very strange idea of the boundaries of conservation sites. Fauna and flora will spread through the area available whatever lines are drawn on maps. This is as it should be, and if the Council has any regard for our rapidly depleting natural environment it should go out of its way to ensure that such refuges are not lost or damaged.

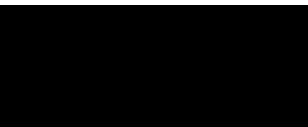
5. The inaccessibility of this piece of land suggests that its conservation value has probably been enhanced by its neglect. An environmental assessment would show to what extent this has happened. Rather than leasing it out to a particular company for purposes not given in your Notice but at the very least for the private benefit of a few householders (and at the worst to be built on), the whole of this land should be retained by the Council as an Open Space for the benefit of the public. There would, however, have to be restrictions if its conservation value is not to be diminished.

6. For instance, a 'Friends' group could be set up to oversee a full environmental assessment and draw up a management plan. Help would, I am sure, be forthcoming for this, and to apply to funding bodies for the resources to carry out the necessary improvements, including tree work. At some point early in the proceedings a footbridge over the brook would be needed both to encourage people to visit and see what had been achieved and to continue the Dollis Valley Greenwalk, which leaves the brook at this point. There should also be access from Holden Road.

7. These are preliminary suggestions only. The main point I wish to make clear is that every effort should be made to retain this piece of Open Space in public ownership and that the Council should not dispose of it simply because it can profit by doing so and some private organization can benefit.

I would appreciate the opportunity to speak to your committee should the matter come before them again.

Yours sincerely

A solid black rectangular box redacting the signature of the sender.

Friends of Windsor Open Space

McDermott, Jeremy

From: R WILLIAMS [REDACTED]
Sent: 03 April 2015 13:50
To: Smith, Chris
Subject: RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith, email: chris.smith@barnet.gov.uk

Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment

McDermott, Jeremy

From: Jasmin Parsons [REDACTED]
Sent: 03 April 2015 14:15
To: Smith, Chris
Cc: Kay, Cllr Devra; Langleben, Cllr Adam
Subject: Objection to BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

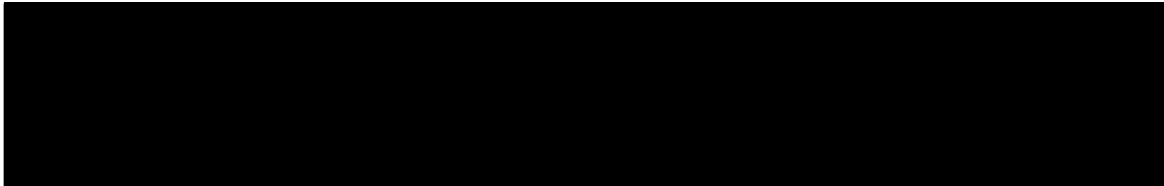
- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been deliberately 'maintained' it is very valuable as a natural site of beauty, for all flora and fauna there, but also the varied insect and small shy animals that rely on the natural habitat remaining constant and just as importantly for the local community and wider population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.
- 8) This is contrary to the Localism Act 2012 which states that not only is it the right of the community to be given full access to all planning information that predefines local assets and/ or amenities.

- 9) The Localism Act 2012 also states that the local community has the right to choose to manage the recognised local asset/ amenity before it can be offered to any other person/s/ authorities/ company.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Name: Jasmin Parsons



McDermott, Jeremy

From: John Colmans [REDACTED]
Sent: 03 April 2015 14:52
To: Smith, Chris
Subject: LAND TO THE REAR OF 71 HOLDEN ROAD

Dear Mr Smith

Your Ref: BE/AM/001

LAND AT THE REAR OF 71 HOLDEN ROAD

I write in respect of Barnet Council's proposal to sell off land at the rear of 71 Holden Road on a long lease of 150 years to a private developer. I wish to register my objections to this proposal.

This area of land, which I understand to be Metropolitan Open Space, is held by the council for the benefit of the residents of Barnet. It also forms part of a green corridor which runs the entire length of the Dollis Brook, a corridor which, through the provision of signposts, residents are encouraged to use. As a long-term resident of North Finchley, a member of the London Natural History Society and an active local bird-watcher I am very familiar with this area. In the breeding season many common species of bird can be found here (Robin, Wren, Blackbird, Song Thrush, three species of tit etc) but there are also less familiar species: Great Spotted Woodpecker, Blackcap, Goldcrest, Coal Tit, for example, can all be found. More importantly, the brook is a regular haunt of both Kingfishers and Grey Wagtails, birds which are specific in their habitat requirements and therefore less adaptable to change. Moorhens also nest here and both Grey Heron and Little Egret have been recorded. The continued presence of these species will clearly be threatened by any development of the kind likely to occur if the land is disposed of.

To say the land is un-useable is therefore nonsense. People do use it but, more importantly, wildlife does. You describe the woodland as neglected but, I ask, what is wrong with that? Once again, as so often in recent years, Barnet Council's actions show that, in Oscar Wilde's phrase, they know 'the price of everything and the value of nothing.'

Yours faithfully

John Colmans
[REDACTED]

McDermott, Jeremy

From: Stewart Wild [REDACTED]
Sent: 03 April 2015 11:40
To: Smith, Chris
Cc: [REDACTED]
Subject: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith
Head of Estate Management
London Borough of Barnet

RE: BE/AM/001 Land to the rear of 71 Holden Road, N12 7DR

Dear Sir,

I strongly oppose the granting of the two-year option and a 150-year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150-year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has changed little for more than a century. It is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are untrue statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect. The land is easily accessed by crossing the brook which is practical at most times of the year.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two-year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150-year lease.

signed

[REDACTED]

McDermott, Jeremy

From: Mary O'Connor [REDACTED]
Sent: 02 April 2015 12:36
To: McDermott, Jeremy
Cc: Smith, Chris
Subject: Land to the rear of 71 Holden Road

Dear Mr McDermott,

Following our conversation I am emailing my concerns before I email my objection to Chris Smith tomorrow. I presume an email by 5pm tomorrow fulfills the requirements of being received by 5pm given that tomorrow is a public holiday and there is no post.

I am extremely concerned that Barnet Council is considering this option when the area is part of metropolitan open space and a site of Borough Importance for Nature Conservation.

On the map

<http://barnet.devplan.org.uk/map.aspx?map=12&layers=all>

When Dollis Valley Greenwalk was re-routed to go around the streets, because an agreement could not be reached with the Fincherians, the green chains should not have been changed on the map as green chains are continuous green spaces linking all the small green areas into a continuous one. It runs the length of Dollis Brook and this area should be marked as green chains.

The fact that it is not so accessible to the public does not diminish its value for Nature Conservation or as a Green Chain. However, the use of a footbridge across Dollis Brook would allow public access from a current area open to the public. While not considered at present, this option should be available in the future.

What justification is there for a 150 year lease? A very long time to remove an area of public space from the public for private use of an adjoining property. How do we know what future public use of this area, people in 10, 20, 50 or 100 years might want to use it for. Being isolated may make it ideal for a Nature Conservation area only visited for observing nature. Barnet Council has recently destroyed the natural area behind the tennis courts so this natural area needs to be retained as an example of an undisturbed area. Has a review of the fauna been carried out?

How can Barnet Council state that it is surplus to their requirements? Why has only an economical "solution" been considered?

I am extremely concerned that disposal of this land to a private organisation for 150 years should even be considered. It belongs as public open space, not just for the present but for the future as well.

I cannot understand the consideration of Barnet Council to dispose of this land.

I have just found the 15 Dec 2014 'Asset Growth and Regeneration Committee' minutes. Can you confirm that the intention is to allow the potential leaseholder to be permitted to build up to 45 units on this land? If this is the case why was this not mentioned at the Residents Forum on the 25th March? Instead the reply at the residents' forum stated

The land will remain undeveloped but will provide garden/amenity land for the frontage development.

McDermott, Jeremy

From: Margaret McHugh [REDACTED]
Sent: 03 April 2015 13:44
To: Smith, Chris
Subject: Objection to planning

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7)

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

McDermott, Jeremy

From: mrs angry [REDACTED]
Sent: 03 April 2015 11:37
To: Smith, Chris
Subject: 71 Holden Road

I am writing to object very strongly to the proposal to grant a 150 year old lease to a private developer for open space and woodland located at this address. Such a proposal is wrong in my view for two reasons: specifically here, as there is absolutely no reason why the developer should be granted this land grabbing request, other than to fall for the lure of easy cash, and secondly because it sets a very dangerous precedent for the future.

We should be doing everything possible to protect our open spaces and woodlands from encroachment by development, and especially so in this case as the land in question adjoins the Dollis Brook amenity, which is of capital wide significance as well as a precious local natural resource, and puts at risk the ecological integrity of the area which is of so much importance to so many residents, including myself and my family. The risk to local wildlife and the wider ecology has clearly not been assessed, nor the precedent that such a transaction instigates.

Yours sincerely

Theresa Musgrove
[REDACTED]

McDermott, Jeremy

From: [REDACTED]
Sent: 03 April 2015 13:53
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Objections 71 Holden Road

Put in the subject: **BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**
For the attention of Chris Smith, email: chris.smith@barnet.gov.uk
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7)

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to

McDermott, Jeremy

From: Beverley [REDACTED]
Sent: 03 April 2015 12:19
To: Smith, Chris
Subject: Lease of land at Dollis brook

Dear sir,

I hear you are proposing to lease land at the above site to a private developer for 150 years. This is unacceptable as we in London, let alone the wildlife, need as much untouched natural public space as we can get. So, barnet council, stop selling or leasing off the silver. You do not own it, you are merely caretakers of it. STOP NOW!!

Yours faithfully
Beverley R-Logue
Sent from my iPhone

McDermott, Jeremy

From: DANIEL OAKLEY [REDACTED]
Sent: 03 April 2015 16:43
To: daniel 3; Smith, Chris
Cc: Houston, Cllr Ross; Tierney, Cllr Jim; McGuirk, Cllr Kathy
Subject: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

McDermott, Jeremy

From: Peter Pickering [REDACTED]
Sent: 03 April 2015 16:30
To: Smith, Chris
Cc: Cornelius, Cllr Richard
Subject: BE/AM/001

Dear Mr Smith

I have only just become aware of your press notice of 5th March proposing to grant a 150-year lease of this land by the Dollis Brook.

I live very close (3 Westbury Road) and believe I should have been properly consulted; I am also an active member of the Finchley Society and should have expected the Society to have been consulted in accordance with the Council's Statement of Community Involvement.

The papers on the website are not properly informative. They should have explained how the Council came to acquire this land (it is the other side of the Dollis Brook from the park), and for what purpose, and why a long lease rather than sale is proposed. It should also assess the wildlife value of the land, and how the Council intends to assure it.

Please withdraw this notice, and consult properly.

Yours sincerely
Peter Pickering

McDermott, Jeremy

From: jessicakilleen-duffy [REDACTED]
Sent: 03 April 2015 12:56
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Jessica Byrne

[REDACTED]

McDermott, Jeremy

From: Fred Leplat [REDACTED]
Sent: 03 April 2015 09:15
To: Smith, Chris
Subject: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Apley Road South,
London, N11 1NP.

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

McDermott, Jeremy

From: [REDACTED]
Sent: 03 April 2015 06:18
To: Smith, Chris
Subject: Ref : BE/AM/001

Dear Sir,

I would like to raise my objections to the leasing of this land to a developer for 150 years.

This land is next to Dollis Brook and I often walk there especially in the spring to see the wild garlic. Many other locals also visit. The area is easily accessible and a rare area of natural state.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you

Cathy Pash
[REDACTED]

For the attention of Chris Smith,
Head of Estate Management
London Borough of Barnet,
North London Business Park,
Oakleigh Road South,
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I very strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population. It is also a Site of Nature Conservation Interest (SNCI) and therefore should be protected.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space:

As LBB states: The construction of new buildings, and changes of use of existing land and buildings, within the Green Belt or Metropolitan Open Land, unless there are very special circumstances, will be inappropriate, except for the following purposes:

- i. Agriculture, horticulture and woodland;
- ii. Nature conservation and wildlife use; or
- iii. Essential facilities for outdoor sport and recreation, cemeteries and for other uses which complement and improve access to, and which preserve the openness and do not conflict with, the purposes and objectives of the Green Belt or Metropolitan Open Land.

Building property for profit in no way meets this criteria.

The proposed development would be incompatible with, and detract from, the function and essentially open characteristics of the site as part of an area of Metropolitan Open land, to the detriment of the character and quality of the environment and as such would be contrary to Policies G1, G5, G6, O3.1, O3.2, O4.1 and L1.1 of the Barnet Adopted Unitary Development Plan (1991) and Policies GMOL, GL3, O1 and O2 of the Barnet Revised Deposit Draft Unitary Development Plan (March 2001).

The proposed development would result in an **unacceptable** loss of land which could reasonably be expected to provide outdoor recreation facilities and as such would be contrary to Policies G10, L1.1 and L1.2 of the Barnet Adopted Unitary Development Plan (1991) and Policies GL3 and L17 and L18 of the Barnet Revised Deposit Draft Unitary Development Plan (March 2001)

- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a

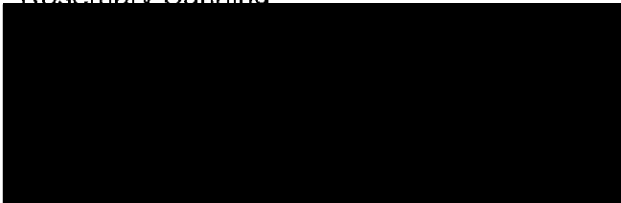
valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.

5) Public Open Spaces must be valued for more than their financial value and visual amenity.

6) **There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect** This needs to be minuted and amended.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Yours sincerely,
Rosemary Canning



McDermott, Jeremy

From: [REDACTED]
Sent: 03 April 2015 16:59
To: Smith, Chris
Cc: Peter Pickering
Subject: Leasing of woodland for 150 years.

Dear Mr Smith,

I am the Chairman of The Finchley Society. I find it intolerable that I should be made aware of this proposal a matter of minutes before a deadline of 5 p.m. on 3rd April.

It looks like yet another example of the LBB putting the community last rather than first.

Why has this proposal not been made public? Why has The Finchley Society not been consulted?

On principle I wish to object to the proposal - at the very least until we have been given the facts. I speak on behalf of The Society. Please send us the relevant facts and let us enter into a dialogue.

David Smith

Question to the Estate Team of Barnet:

What is the longest lease granted on Barnet Open Space by Barnet Council to Developers up to the present time?

Perhaps it would be possible to work on a renewal of lease on the understanding that they are conforming with the Council's conditions and restrictions and so long as drainage, flooding and other civil interests were not affected then a short lease of say 10 to 15 years could be extended in small chunks of time rather than such a long lease which I am sure from talking to people regarding my petition to save this land from developers and keep it in local council eyes and hands with direct access to our elected councillors and council officers, is what we, who pay council tax, want to see.

Additionally, only half a million for 150 years is a very low capital receipt, representing less than the sale of one of their units on the new development of 43 units.

This land is priceless and must be protected along with all of the open space we currently have along the corridor of the Brook.

Local people have come up with several plans to contribute to the management of the nature reserve in order to keep it in council care.

I hope that public officers like yourself will find a path so that more thought, information gathering and discourse could be prioritised prior to a final decision on 7th Sept. This would also have the result in building bridges with the public and reassuring us that our council has our interests in front of the interests of developers.

Many thanks
Yours sincerely,
Jenny Brown

Chairman
Dianne Murphy



Barnet Borough Group

Dear Mr McDermott,

10/04/2015

Notice of Disposal of land to the rear of 71 Holden Road, North Finchley London N12 7DR

We would like to object to the proposed disposal outlined in the above notice.

Part of this parcel of land is both metropolitan open land and a site of importance for nature conservation. It is also a small part of the Dollis Valley and a green corridor that runs right through the heart of the borough. It is of great importance to Barnet's wildlife and human residents alike. We feel that transferring the management of this land into the hands of anyone who does not recognise this importance or have the experience and expertise to manage it appropriately would be a grave mistake. It is also likely to set a precedent which could result in wholesale fragmentation of this valuable public asset.

Even if conditions are imposed to protect the many mature trees on this land the desire to 'sanitise' this area, turning it into formal or informal gardens for the new development will result in the loss of important habitat and is likely to be devastating for the wide range of wildlife (flora and fauna) likely to be occupying this area.

One only has to see the adjacent plot (75 Holden Road) to see the result of unsympathetic management. All trees and shrubs have been removed, neat lawn and paths laid and lighting installed which is completely inappropriate for an area which is very likely to be used by nocturnal creature as well as diurnal.

The proximity to the Dollis brook and the presence of large mature trees which have been subject to minimal management means this area is likely to be highly attractive to a wide range of wildlife including birds, amphibians, reptiles, invertebrates and mammals. Our investigation indicated the presence of a number of notable species some of which have legal protection.

The removal of any trees and vegetation will also have a negative effect on the Dollis brook which runs along the perimeter of the site as it will increase erosion of the banks and reduce flood attenuation, increasing the risk of flooding downstream. This is already a significant problem for some of the boroughs residents.

It seems the Asset Growth and Regeneration committee was not fully informed of the legal designations that apply to this land when asked to decide if disposal was appropriate. As I'm sure you are aware metropolitan open land has the same status as green belt and the Local authority has a duty to protect it from inappropriate development.

Protecting **London's wildlife** for the future

The London Wildlife Trust is a company limited by guarantee registered in England and Wales no. 1600379 and registered charity no. 283895.

We also feel that too much emphasis was placed on the inaccessibility of this area. There are several well worn tracks through the area so clearly it is regularly accessed by both human and wildlife visitors.

We would expect to see comprehensive wildlife surveys carried out before any further decisions are made regards this land and would be happy to advice and share our observations.

We would also ask that the Environment Agency should be consulted on this matter because of the potential impact on the Dollis brook.

We would very much appreciate it if you could keep us informed of any progress, planning applications etc. relating to this site.

Yours sincerely,

Dianne Murphy

Chairman - Barnet Group, London Wildlife Trust