

**The Burroughs and Middlesex University  
Draft Supplementary Planning Document (SPD)  
Consultation Statement**

**January 2021**

## 1. THE BURROUGHS AND MIDDLESEX UNIVERSITY SUPPLEMENTARY PLANNING DOCUMENT

This consultation statement has been prepared in accordance with Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

## 2. NAME OF THE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Draft The Burroughs and Middlesex University SPD

## 3. PURPOSE OF THE DOCUMENT

This draft Supplementary Planning Documents (SPD) seeks to support the ambitions of enhancing the educational and civic offer The Burroughs provides to its existing communities in Hendon and as home to Middlesex University. It has been drafted in collaboration with key stakeholders and through engagement with ward councillors and local community representatives.

The next 10 years is set to bring new investment, transformation as well as the renewal of buildings, public spaces and community assets, all supported by improved infrastructure. This planning framework provides the context in which the Council seeks to engage comprehensive change delivered through a cohesive strategy. It seeks to enable the delivery of development that provides for the changing needs of the University, while recognising the importance of the residential community and the historic significance of the area.

In preparing the SPD, key stakeholders have been involved in the preparation of this planning document. Stakeholders include Ward Councillors, local residents and businesses, landowners and other community representatives.

Once adopted, the SPD will provide specific guidance on the implementation of Local Plan policies for future planning applications which come forward and will support further technical work which may be required (on transport options for example). It will be a material consideration when determining planning applications.

## 4. STAKEHOLDERS CONSULTED PRIOR TO THE PREPARATION OF THE SPD

In order to create a development framework which reflects the views of local stakeholders, the draft SPD has been produced through a collaborative process with the local community and stakeholders.

The following stakeholders for The Burroughs and Middlesex University SPD were largely identified via Google Maps and the Local Plan consultation database. They were invited to an online session on 3<sup>rd</sup> September 2020, to discuss issues and opportunities for the SPD area:

### *Resident Associations:*

- The Council is unaware of any resident associations in the SPD area.

### *Religious/ Spiritual*

- Chinmaya Mission UK
- Hendon Methodist Church
- St Mary's Church

- Catholic Church of Our Lady of Dolours, Hendon
- Inherit Life Church
- Beis Gavriel - Chabad-Lubavitch
- Joy House London

#### *Schools / Education*

- St Joseph's R C Primary School
- St Mary's and St John's CE School
- Sunnyfields Primary School
- London Brookes College
- Middlesex University
- Happy Journeys Day Nursery
- Pax Christi UK Christian Peace Education Centre

#### *Landowners / Developers*

- Middlesex University

#### *Voluntary / Community*

- African Cultural Association
- Barnet Scouts
- Barnet Wellbeing Hub
- Chinese Mental Health Association
- Fairplay Barnet
- Galway Association London
- Hendon Citizens Advice Bureau
- Hendon Grove Allotments
- Hendon PDSA Pet Hospital
- St Josephs Pastoral Centre
- The Hadassah Medical Relief Association UK
- Weight Watches

#### *Health*

- St George's Medical Centre
- C K Pharmacy

#### *Local Businesses*

- A A Company Services Ltd
- Bathrooms International
- Baybiz
- Bella Mia 57
- Brampton Food & Wine
- Bukhari Chambers
- Burroughs Airport Transfer Taxi
- For Arts Aake
- FZY
- Hendon Sign Co
- J&J Security
- Jin Sushi
- Lido Noodle Bar
- MBN Promotions
- Pines Consultancy Ltd
- Ripe Chartered Accountants

- Shringaar
- The Claddagh Ring
- Top Shot Tennis
- The Greyhound Pub
- Hendon and Mill Hill Ballet School
- YOGIN - Yoga and Meditation
- Co-op Food - Hendon - Church Road
- King Dry Cleaning & Laundret
- Yuan Cuisine
- IPF Upholstery
- Kaifeng Restaurant
- Hendon Bagel Bakery
- G&P Computer Services
- Church Terrace Hotel

#### *Emergency Services*

- Fire Brigade
- Metropolitan Police

#### *Other*

- Local Residents
- Local representatives

## **5. HOW WERE STAKEHOLDERS CONSULTED?**

### *Engagement meetings with local Ward Members*

A first meeting between the Planning Policy Team and local Ward Councillors was held on 25 February 2020 at Hendon Town Hall. The purpose of this meeting was to advise Councillors that work was progressing on the SPD for The Burroughs and Middlesex University, the extent of the SPD area, the content of the SPD and the process for preparing it. Ward members were also invited to attend the Community Stakeholders meeting held online September 2020. A walk around the SPD area with Members was also undertaken on 15 September 2020

### *Local Plan Consultation*

Barnet's Regulation 18 Local Plan was published for public consultation in January 2020. The Reg 18 Local Plan included a number of proposals affecting sites in the SPD area. As part of the Reg 18 consultation letters were sent to resident and businesses near these sites.

Public consultation events were held in Colindale – 2 Bristol Avenue (Feb 10<sup>th</sup> 2020) and Hendon Town Hall (March 4<sup>th</sup> 2020), both attracted local residents from around The Burroughs area of Hendon. An event with boroughwide community groups was also held in the Meritage Centre in February 2020.

Written responses were received to the Local Plan consultation that related to Reg 18 site proposals in the SPD area. Verbal and written responses highlighted the following issues:

- Students and anti social behaviour

- Contribution of Middlesex University students to car parking and congestion issues in the area
- Requests for more controlled parking zones (CPZs) in the area and for these to be enforced
- Impacts on infrastructure including transport and health services

### *Covid -19*

The Local Plan consultation closed on the 16<sup>th</sup> of March 2020. The UK went into full lockdown on the 23<sup>rd</sup> of March 2020. Even after the lockdown lifted it has not been possible to have in person consultation events. Once it became apparent that in person consultation events were not going to be possible the decision was made to hold an online event and invite Members and local residents. This online event was held in September 2020.

### *On-line event*

The on-line event was held on 3<sup>rd</sup> of September at 6pm via (MS) Teams. An initial letter/email was sent out to local stakeholders inviting them to the event, asking them to reply if they were interested in attending. Those who replied were then sent the MS Teams invitation and a copy of the presentation, so that should they lose connection they could still view the presentation. Comments were invited. These reiterated the concerns raised at the Local Plan events and Local Plan responses, along with the additional matters of impact on the visual amenity of the area and how University graduates could be retained in the Borough.

### *Consultation with statutory consultees*

As part of process in developing a SPD, a Draft Sustainability Appraisal was prepared to ensure that the social, economic and environmental matters were considered. Under UK legislation, through the Environmental Assessment of Plans and programmes Regulations 2004, the Council was required to consult with the following organisations:

- The Environment Agency
- Natural England
- Historic England

Consultees were sent a letter on 29<sup>th</sup> October 2020, along with a copy of the draft scoping report asking for comments by 3<sup>rd</sup> December 2020. The three statutory organisations responded to the consultation and the Sustainability Appraisal was changed as a result.

## **6. SUMMARY OF THE MAIN ISSUES RAISED DURING INITIAL CONSULTATIONS AND HOW THE COUNCIL IS RESPONDING**

The initial consultation process enabled the SPD team to collect opinion from stakeholders to help inform the document. The following section highlights the key messages raised and how the Council are responding to these comments.

<b>Comments Received</b>	<b>How the council have responded to these.</b>
<ul style="list-style-type: none"> <li>▪ Many comments were received regarding the anti-social behaviour of students across the area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Members of the SPD Project Team, the Council's Community Safety Team, and the Metropolitan Police</li> </ul>

	<p>undertook a walk around the area on the 9<sup>th</sup> of October 2020 (this followed the Covid-19 safety guidelines in place at the time).</p> <ul style="list-style-type: none"> <li>▪ Safer by design principles and recommendations for improvements to the public realm have been included into the Draft SPD document.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Contribution of Middlesex University students to car parking and congestion issues in the area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Additional transport analysis has been undertaken to inform the SPD</li> <li>▪ SPD follows Mayor of London car parking policy – requiring student accommodation to be car free (except for disabled car parking)</li> </ul>
<ul style="list-style-type: none"> <li>▪ Requests for more controlled parking zones (CPZs) in the area and for these to be enforced</li> </ul>	<ul style="list-style-type: none"> <li>▪ The additional transport analysis that was undertaken to inform the SPD includes recommendations for parking control measures that have been included into the SPD.</li> <li>▪ The Parking Management section of the Council has been informed of the issues of the area. They will need to bring CPZs and enforcement policy forward separately of the SPD.</li> <li>▪ The draft policies within the SPD support the use of CPZs in the area.</li> </ul>
<ul style="list-style-type: none"> <li>▪ The Impacts on infrastructure including transport and health services</li> </ul>	<ul style="list-style-type: none"> <li>▪ It is recognised within the SPD that additional infrastructure is required this includes the replacement / renewal of existing community infrastructure that is to be redeveloped or repurposed as part of the redevelopment proposals.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Concerns regarding the impact on the visual amenity of the area, especially to the residential neighbourhoods surrounding the University.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The SPD contains design principles and an appendix dedicated design matters related to the identified sites.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Where are the benefits to the community of having a University regarding the retention of skills</li> </ul>	<ul style="list-style-type: none"> <li>▪ The SPD encourages the University and the Council to examine how the skills base obtained at the University can be retained within the Borough.</li> </ul>

## 7. NEXT STEPS FOR PUBLIC CONSULTATION

The next stage of consultation will consist of a six-week statutory public consultation, where a number of consultation and engagement exercises will take place, including:

- Websites (Engage Barnet)
- Digital Notices
- Public Notice
- Leaflets drop to residents in the surrounding area.
- Emails to key stakeholders and LBB Local Plan consultation database
- Three online consultation sessions.
- Press Release
- Online polls/questionnaire

#### 8. AVAILABILITY OF DOCUMENTS

Due to Covid 19 alternative arrangements will be made to ensure accessibility of documents, and compliance with regulations.

In accordance with Regulation 12 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the draft SPD, along with the pre-production consultation statement were made available for inspection during the 6-week consultation period from 11<sup>th</sup> January 2021 to 22<sup>nd</sup> February at:

- Online <http://engage.barnet.gov.uk>

## Appendix A

20 August 2020

Dear Sir/ Madam

**Online Workshop - Middlesex University and The Burroughs - Planning Framework  
Thursday 3<sup>rd</sup> September 2020 6pm**

The Council is currently developing a planning framework for the area around Middlesex University and The Burroughs. Please see the attached map for the area that we are looking at.

The aim of this framework is to consolidate the University Campus in Hendon and provide an approach that benefits Middlesex University, local residents and the community as a whole.

We are writing to you as a key stakeholder in the local area. The Council is setting up an on-line workshop on 3<sup>rd</sup> September in order to gather your thoughts about the area, in particular to hear any ideas on how the area can be improved. For instance:

- Improving cyclist and pedestrian movement through the area.
- Traffic management
- Parking management
- Public realm enhancements
- Improved linkages with Sunny Hill Park and Copthall Leisure Centre
- Improved links to the town centres of Brent Street and Hendon Central.
- Providing a design guide for future development.

We look forward to discussing these matters with you at the workshop. We would not expect this to last for more than an hour.

Please let me know if you are interested in participating in this workshop by the 28<sup>th</sup> of August 2020 by emailing me at [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk) and I will send you details of how to join the discussion online.

If you cannot join us online we would still like to hear your views. A copy of the presentation will be circulated after the workshop. This will set out how you can provide further feedback on the proposals.

Yours faithfully

Ngairé Thomson



