

CCNCERNS EXPRESSED ABOUT THE DEVELOPMENT PROPOSED AT THE REAR OF 80 CRESCENT ROAD AT THE MEETING HELD ON 26TH MAY 2017 AT THE COMMUNITY CENTRE

PROPOSAL

There is no existing access to the land on which this significant group of houses would be built. It constitutes therefore a back land /garden grabbing project and in the very recent past this kind of development would **not** have been permitted. The recent Coalition Government legislated against such developments. If permitted it sets a dangerous precedent for other decent homes and gardens to be destroyed and replaced by lots of flats. The new properties are too close to surrounding homes with overlooking, loss of light and privacy issues. The proposal means the loss of a substantial family home which is an integral part of the street scape. The existing site is totally landlocked which provided security to the homeowners in Crescent Road, Margaret Road and Victoria Road and Close. This new road exposes the backs of all these properties to higher risk of burglary.

DESIGN AND CHARACTER

The proposal is for nine ultramodern, flat roofed square boxes which have no relationship with the predominantly Victorian and Edwardian properties in the area. More recent developments are built of brick with pitched tiled roofs with windows that are sympathetic to the more traditional buildings. The proposals do not blend in and are visually intrusive from all aspects. They are examples of the worst form of brutalistic architecture.

ENVIRONMENT

The proposal will mean the loss of green space as the site is not a brown field site. It will mean the loss of large mature, valued trees with the associated loss of wildlife –particularly owls and bats of several species. It is believed that one oak may date back to Tudor times. There is extensive coverage on the site of Japanese knotweed which will be difficult and expensive to remove. Some residents have studied the environmental, ecological and tree reports which were carried out **after** some trees had been felled. The residents questioned the sufficiency and accuracy of these reports. The site's open land will be covered with concrete which will contribute to run off and flooding problems in and around Pymmes Brook which runs along the opposite side of Crescent Road. The subsoil is clay and as the buildings will be higher than the existing homes on both sides of Crescent Road the run off will be considerable. The presence of willow trees on the site indicates the presence of a high water content in the soil. . Residents will pursue tree preservation orders for the remaining trees on the site. Concern was expressed about street lighting for the new estate. If the lighting is sufficiently bright to provide security for residents it would have a serious adverse impact on the wildlife.

UTILITIES

There is surface water flooding in the area with the increase in the number of properties built over recent years. There are frequent electrical power outages as the electrical infrastructure is old and failing. There are issues about existing low water pressure as the water mains cannot cope with the increasing number of dwellings. Concern was expressed

about the refuse collection proposals. It is questionable as to whether these proposals will work in practice requiring householders to wheel their bins on to or near the street frontage. Concerns were raised about fire engine access but it should be noted that the Fire Authority will veto any scheme that is not acceptable to them.

TRAFFIC

The houses proposed will be expensive and as they are two bedroomed properties it is likely there will be two or three cars per property. The proposal is for one car space per dwelling plus two available for visitors. Crescent Road is a very busy road with cars parked on both sides due to the lack of off street parking for older dwellings and insufficient parking spaces provided for new dwellings. This scheme will exacerbate the problems as Crescent Road is on a busy bus route. With the increase in grocery deliveries using box vans the street is frequently congested. It is difficult to exit from some of the new developments in Crescent Road. This site is likely to be worse with buildings being so close to the new access road and there are no proposals for visibility splays. The access road slopes down to Crescent Road and is almost opposite the entrance to Botany Close creating a new road safety issue.

CONSULTATION

The developer has failed to consult the community as recommended in the National Planning Framework. The Council 's website indicated that only 30 residents had been consulted about these proposals. About 20% of this number will have options to sell to the developer and are unlikely to comment. However, over 50 people were present at the meeting on 26 May and only a limited number had received any written notification. Some had contacted the Council for further information. Information from various sources referred to the closing date for comments as 5th June, 8th June and 12th June. No consistent answer was given. NBCA will seek proper consultation and an extension of time from the Council.

Not only did the developers not consult neighbours but they cut back trees on the border of the proposed site without the owners' permission leaving them in a destabilised condition, causing possible danger to residents.

GUIDANCE TO RESIDENTS

Residents should check their deeds for any restrictive covenants which might apply to this land. Deeds might also help with rights of light and sunlight and also provide information regarding rights of access to the land.

It should be noted that it is possible for **anyone** to apply for planning permission **without owning the land quoted or even having an option to buy it**. Have all householders agreed to sell? No 80 appears to be empty.

Individual letters from residents are far more powerful than petitions. Several people can write from one address commenting on individual concerns and common themes.

NBCA will post these notes on the Save New Barnet website www.newbarnet.org.uk together with two recent NBCA objection letters for other sites. These provide an indication

of what to put in your letter plus references to the London Plan and Barnet's Local Plan which are the legal requirements. Further reference to these two documents will follow in a few days

Other people to contact are local East Barnet Ward Councillors, MP Theresa Villiers, Barnet Council Planning Committee Members and the local Press - Barnet Press and Borough Times. More details to follow in the Save New Barnet Newsletter.

All those present at the meeting provided contact details and agreed for their email addresses to be added to the circulation list of the Save New Barnet Campaign Group.