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OF LONDON**

Comptroller and City Solicitor

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*I enclose a copy of the Corporation's written representation
and covering letter to the Planning Inspectorate*

With compliments

Recycled paper



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Our Reference
HH /DSL/rg
Your Reference
APP/K4070/A/93/224571 & 229477

Date
29 November 1993

The Planning Inspectorate,
Room 1203D,
Tollgate House,
Houlton Street,
Bristol BS2 9DJ.

Dear Sir,

Town and Country Planning Act 1990
Appeal by United Synagogue Eruv Committee
Various Locations within the London Borough of Barnet

I enclose herewith the Corporation of London's Written Representations in respect of the above appeals. This has been prepared in conjunction with the Assistant City Planning Officer and the Superintendent of Hampstead Heath.

I should be pleased to receive a copy of the decision letter in due course.

Yours faithfully,

Comptroller and City Solicitor

Encls.

cc. Planning Inspector.

3

TOWN AND COUNTRY PLANNING ACT, 1990**APPEAL BY UNITED SYNAGOGUE ERUV COMMITTEE****RE: INSTALLATION OF STREET FURNITURE COMPRISING GROUPS OF POLES (USUALLY TWO) CONNECTED BY HIGH LEVEL WIRE TO COMPLETE THE ADDED LOCATION OF THE PERIMETER OF A DEFINED "ERUV" WITHIN PART OF BARNET****Written Representations submitted on behalf of the Corporation of London****DoE Refs:-****APP/N5090/A/93/224571****APP/N5090/A/93/229477**

4

TOWN AND COUNTRY PLANNING ACT, 1990**APPEAL BY UNITED SYNAGOGUE ERUV COMMITTEE****RE: INSTALLATION OF STREET FURNITURE COMPRISING GROUPS OF POLES (USUALLY TWO) CONNECTED BY HIGH LEVEL WIRE TO COMPLETE THE ADDED LOCATION OF THE PERIMETER OF A DEFINED "ERUV" WITHIN PART OF BARNET****PUBLIC LOCAL INQUIRY - 30 NOVEMBER 1993**

Written Representations submitted on behalf of the Corporation of London

1.0 BACKGROUND

- 1.1 Hampstead Heath is the general name for Parliament Hill, Kenwood, Golders Hill and the Hill, East Heath, Sandy Heath and Hampstead Heath extension. It is located approximately 4 miles from the centre of London and covers some 789 acres, 111.5 acres of which falls within Barnet; 667 acres in Camden and 10.5 acres in Haringey.
- 1.2 Sandy Heath (south of Wildwood Road) was the first area to be acquired under the Hampstead Heath Act 1871. Golders Hill Park was acquired in 1899 and the Hampstead Heath Extension (north of Wildworth Road) was acquired in 1905.
- 1.3 Hampstead Heath was transferred to the Corporation of London on the 31 March 1989, under the London Government Re-Organisation (Hampstead Heath) Order 1989.
- 1.4 S.12 of the Hampstead Heath 1871 provides that the [Corporation] shall "forever keep the Heath open, unenclosed and unbuilt on and shall protect the Heath and preserve it as an open space."
- 1.5 S.16 provides that the [Corporation] shall preserve "as far as may be the natural aspect and the state of the Heath".
- 1.6 Overall, the Heath is managed as a piece of "retained countryside" but

5

certain limited areas are provided for formal recreation such as cricket, tennis, football and rugby. Footpaths are left in a natural condition and grassland areas are cut once per year (except recreation areas).

- 1.7 The costs of running the Heath is some £4.2m (1993 figures) with a staff of 130. Over £300,000 p.a is spent on collecting litter; other duties include tree maintenance, forestry work, hedging, ditching, pond maintenance and other routine estate management tasks.
- 1.8 The land surrounding Wildwood Road has a rural quality, and is wooded to the south. The public access to Sandy Heath is from Wildwood Road if walking south, or, if coming from Sandy Heath walking in a northerly direction, they will enter the Extension.
- 1.9 The Hampstead Heath extension provides a contrasting landscape of unmown grass, several ponds and willow and hawthorn scrub. The whole area is a varied mix of semi-natural countryside and supports all the recorded species of dragonfly in London, plus a wealth of insect life including a thriving population of butterflies. It is this continuation of differing aspects of semi-natural landscape that gives this area its special quality and appeal.
- 1.10 The entrance to Golders Hill Park, (Site 12) is the main entrance to the park. Golders Hill Park is around 36 acres in area and is very popular in the summer and at weekends throughout the year. The park contains an animal enclosure, flower garden, 3 ponds, a childrens play area and a cafe. The maintenance of the park is labour intensive and its appearance is entirely different to that of the rest of the Heath. For at least 20 years, a 35 foot Christmas tree has been erected each year at this entrance, a tradition which the Corporation has continued since it took over the Heath.

SITE
12

6

2.0 Details of the Appeals

2.1 The proposed eruv impacts on two areas of the Heath. The first area is where it is aligned along Wildwood Road which runs between the main part of Hampstead Heath and Hampstead Heath Extension (Site 13). The second area is where it is sited outside the entrance to Golders Hill Park in North End Way. (Site 12). It is stressed that the Corporation's objections relate solely to the impact of the proposals on these two areas. A map of Hampstead Heath is attached, highlighting the area affected by the proposals.

SITES
(2 + 13)

2.2 Appeal 1

Site 13 Seven metal poles 5.5m in height, 76mm in diameter painted olive green are proposed to be sited between the existing lampposts at the back edge of the pavement along the south side of Wildwood Road, between Wildwood Rise and Wyldes Close. The existing lamp posts are located approximately 2ft from the edge of the pavement. Wire 0.3mm thick (previously 3mm) will be suspended between these poles to demark the ERUV boundary.

Site 12 A metal pole (as above) is proposed to be sited to the south of the entrance to Golders Hill Park, with another pole on the opposite side of the road.

The Corporation submitted a letter of objection to the proposals to The London Borough of Barnet on 19 January 1993 (Copy

7

attached).

2.3 Appeal 2

Site 13 Two wooden poles are proposed; one at the corner of Wyldes Close Corner; the other near the junction of Wildwood Road with Wildwood Rise. Wire 0.3mm thick will be suspended between existing lampposts to each posts.

Site 12 A metal pole (as above) is proposed to be sited to the south of the entrance to Golders Hill Park, with another pole on the opposite side of the road.

The Corporation submitted a letter of objection to the proposals on 17 September 1993 (copy attached).

2.4 The Corporation had been particularly concerned about the possibility that trees would have to be lopped or cut back to accommodate the poles and wire. The appellants have confirmed in writing (letter attached) that trees will not have to lopped or cut back to erect or maintain the poles and wire. The Corporation has prepared its case upon the basis that trees will not be affected by the proposal.

2.5 The proposed eruv as it impacts on Corporation property is wholly within the London Borough of Barnet. However, in both cases the proposed

eruv is immediately to the north of the Borough boundary with the London Borough of Camden.

3.0 Importance of the areas

3.1 The Hampstead Heath Extension lies within the Hampstead Garden Suburb Conservation Area. The Hampstead Garden Suburb Area is in addition identified as an Area of Special Character. Such Areas were initially identified in the Greater London Development Plan (GLDP) and incorporated by the London Borough of Barnet in their Unitary Development Plan (UDP). The chief factors in their selection being their architectural character and historic interest and their major open spaces of high landscape value. Areas of character are individually significant and collectively their protection is important for London as a whole.

1/2 ST
STREET
FURNITURE

3.2 The Hampstead Heath extension is identified as Metropolitan Open Land. This is identified as land of significance to Greater London as a whole or to a sector of Greater London. In addition it is identified as a Site of Metropolitan Importance for Nature Conservation. The Hampstead Heath extension is also identified as Heritage Land. Such identification follows advice from the Countryside Commission and the Nature Conservancy Council, (now known as English Nature) and encompasses broad areas of land identified as worthy of a high degree of conservation and comprises areas of high landscape value, historic parks and gardens, ancient and traditional countryside and sites of nature conservation value.

9

3.3 The area to the south of Wildwood Road which is substantially within the London Borough of Camden i.e. the main part of Hampstead Heath, is again identified as Metropolitan Open Land, with an area immediately to the south of Wildwood Road identified on Camden's Proposals Map as an Area of Ancient Woodland.

the issue
3.4 In this context it is evident that the environment of Wildwood Road is a matter of very considerable importance, not only to the locality but to London as a whole. The primary and material consideration in this case must be whether the alterations proposed in respect of the eruv preserve or enhance the appearance or character of the area.

3.5 This consideration must ensure that those parts and elements of the area which contribute to its character, are not harmed. The Officer's of the London Borough of Barnet advise in their report to the Town Planning and Research Committee (page 48) "that there would be no harm to the overall character of the Conservation Area". It is the Corporation's contention that few proposals would impact on a substantial Conservation Area in such a way, but must include a consideration of all those parts and elements which contribute to its character and appearance.

4.0 Expansion of the Corporation's objections

4.1 Appeal 1

Site 13
Site 13

The proposed poles would harm the appearance and character of

Basis of objection Site 13

10

this area by introducing additional street furniture which would
clutter the pavement, and increase the 'urban-ness' and
intrusiveness of this road further disrupting the continuation of the
Heath. It would be clearly visible to
those walking on both areas of the heath and would detract from
the views southward from the open landscape of the Hampstead
Heath Extension to the woodland area south of Wildwood Road, by
introducing alien features to this informal landscape view.

Already
 dealt with
 by Eric Fisher
 in chief with
 the submitted
 photographs

This detrimental impact and visibility would be worsened by the
 use of painted metal poles (the future colour of which could not be
 guaranteed) which would be out of context in this informal wooded
 area. Their impact would be increased in winter months when
 many trees would not be in leaf. The Corporation considers that
the impact of the poles would be somewhat reduced if they were
made of stained timber.

We have no
 objection to
 that.
 agreed
 conditions

It is not considered that the thinner wire proposed in the amended
 Appeal 1 would of itself intrude into views provided that it is of the
 type specified.

Site 12

① The proposed poles would introduce further street clutter, and
 detract from the views of the Park. ② The Corporation is also
 concerned that the siting of a pole immediately outside the
 entrance would impede the erection of the Christmas tree referred

Basis of
 objection
 Site 12

Point 1 - nothing really
 to add.
 Point 2 - matter
 for detailed
 siting

to in the introduction

4.2 Appeal 2

*Noty else
to say*

Site 13 The introduction of 2 poles, resulting in additional furniture, would detract from the views from and into the Heath, and would neither preserve nor enhance the character of appearance of the Conservation Area. It is recognised by the Corporation however that the impact would be less than that in Appeal 1.

Site 12 The proposed poles would introduce further street clutter, and detract from the views of the Park. The Corporation is also concerned that the siting of a pole immediately outside the entrance would impede the erection of the Christmas tree referred to in the introduction.

5.0 Relevant Planning Policies

5.1 The London Borough of Barnet in refusing the Applications the subject of the Appeals advised that the proposals were contrary to policies G1, G2, G3A, G3D, G.18, T.1.1., T.2.1., and T.3.1 of the U.D.P.

Policy

5.2 In addition, it is considered that the following policies are relevant to this proposal: G3F, and G3I, O.3.3. and E.1.1. These are appended.

5.3 Policy G3 requires that the Council will preserve and enhance the special

Already dealt with in Eric Fribbens' evidence "in Chief".

12

value of (The London Borough of Barnet's report refers to):-

- (A) Conservation Areas and
- (D) Skyline Ridges and Important Local Views.

It is considered that in addition reference should be made to:-

- (B) Areas of Special Character
- (F) Woodlands and Trees, and
- (I) Heritage Land Not Noted Above.

It is not considered that the proposed eruv as it impacts on the Heath either preserves or enhances its special value.

X 5.4 Of particular relevance is Policy 03.3 which requires that "development proposals in close proximity to Metropolitan Open Land will not be permitted if they would detract from the open character and principal functions of the area." The reasoned justification to this policy states "In determining the acceptability of proposals in such locations the preservation of the open character by reference to the scale and bulk of a proposal will be a primary consideration." It is considered that this proposal immediately affects Metropolitan Open Land and detracts from its open character by introducing a sense of urbaness into Wildwood Road and disrupting open views. It is not considered therefore that this policy is complied with. *X*

*Matter of judgement.
- Eric Fribbens
does not
agree.*

X 5.5 *Already dealt with EF in Chief* Policy E1.1 states "The Council will control development wherever possible to avoid the introduction of intrusive features or changes to the open landscape which would adversely affect its landscape quality". The *X*

13

reasoned justification to this policy states "Scenic quality can be spoiled by visually intrusive features such as transmission masts and electricity pylons, ...". It is recognised in this policy that such intrusions can be damaging to the visual quality of open landscape.

- 5.6 All these policies are considered to be relevant to the consideration of this proposal as it impacts on the Heath.

X 6.0 Conclusions

6.1 Appeal 1

*Based on above reasoning,
Nothing further to say -*

X

- Site 13 The proposed line of painted metal poles along Wildwood Road would introduce further street clutter and would detract from the existing view of the Heath and diminish its rural appearance, resulting in harm to the character and appearance of this important part of the Conservation Area.

- Site 12 The proposed pole introduces further street clutter and will detract from the existing view into the Park, which is well used and maintained to a high standard.

6.2 Appeal 2

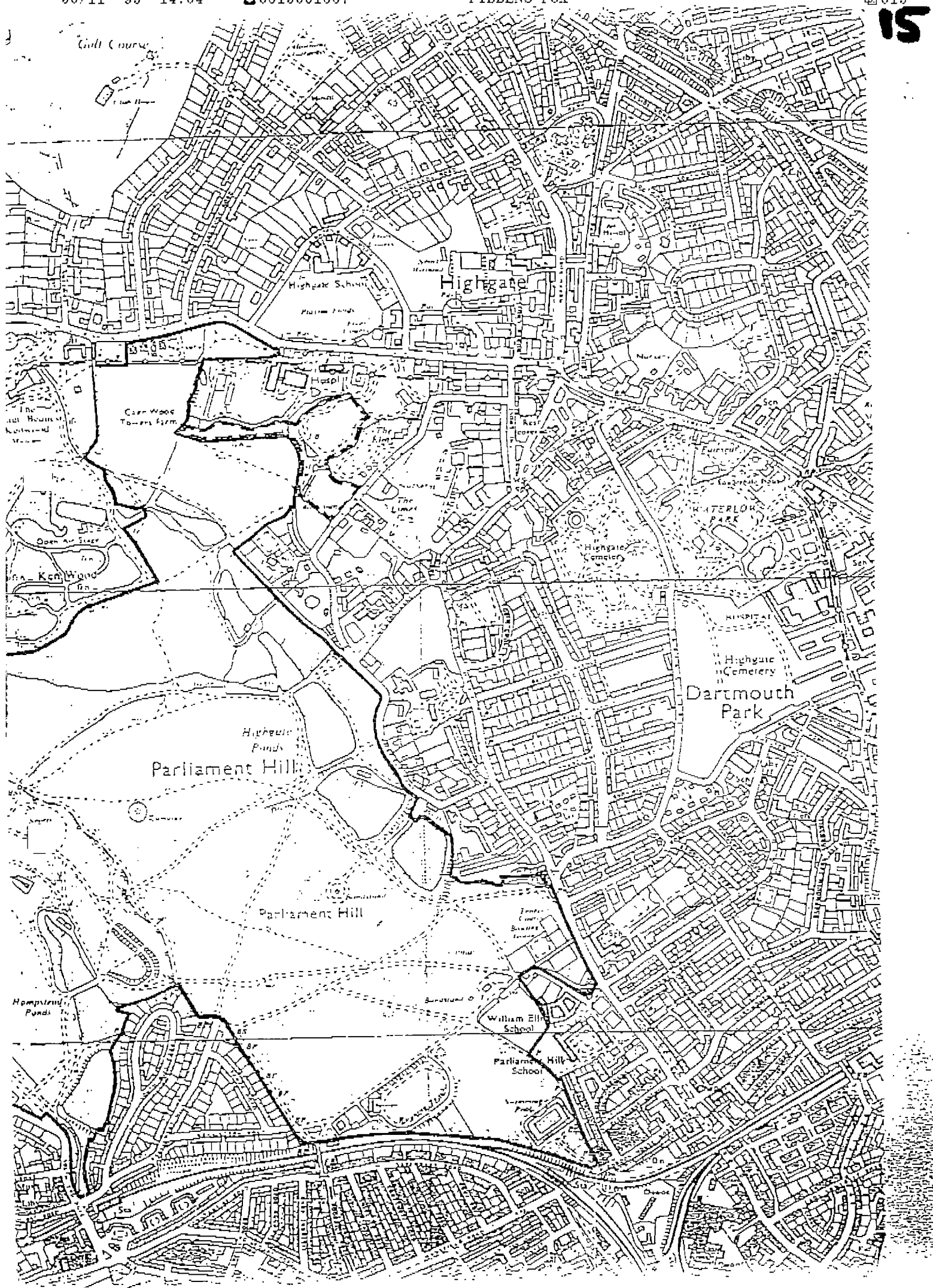
- Site 13 This will result in some additional street furniture, which though less than Appeal 1, will detract from the Heath and on local views which will neither preserve nor enhance the character or appearance of the Conservation Area.

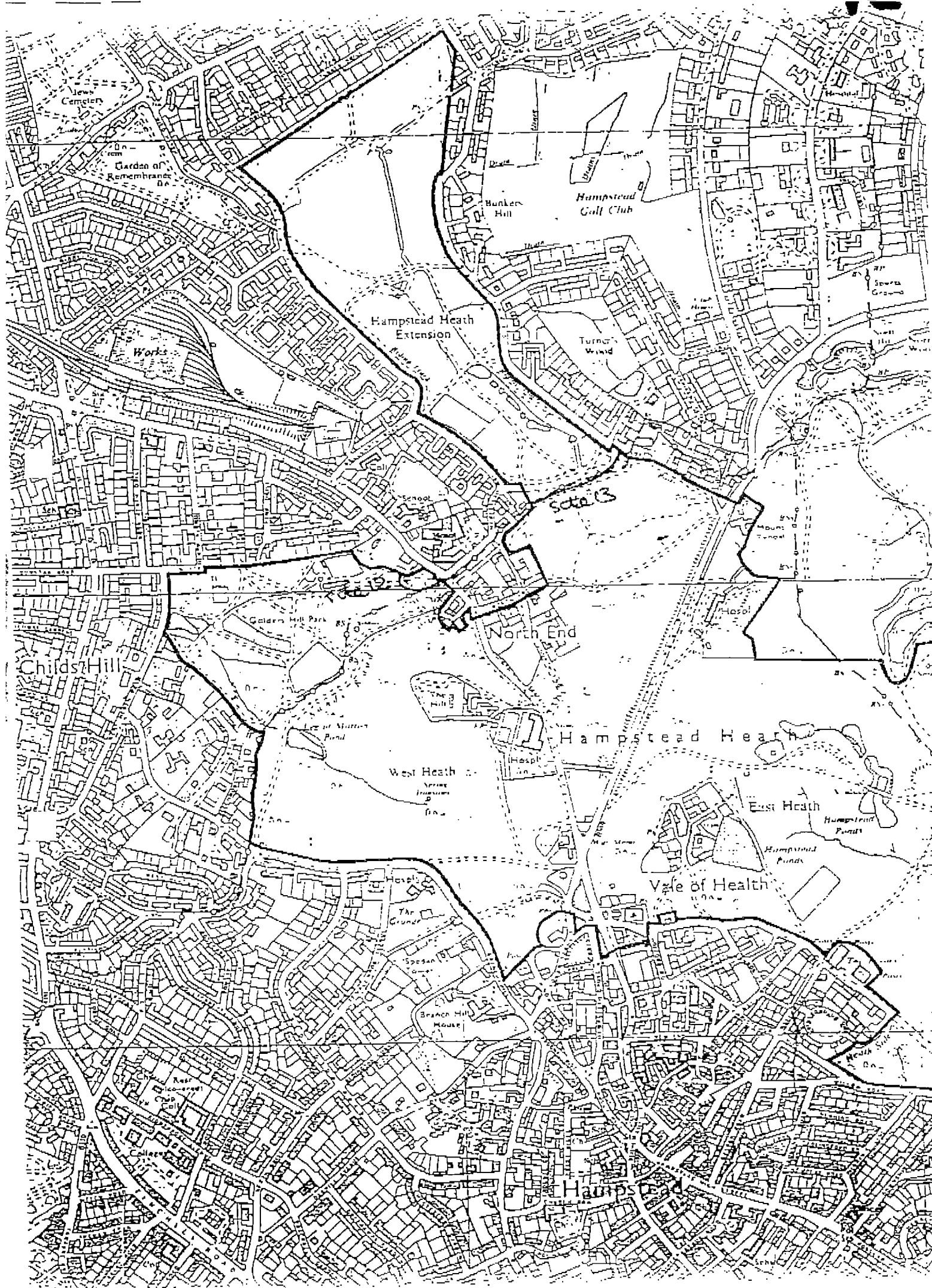
14

Site 12 The proposed pole introduces further street clutter and will detract from the existing view into the Park, which is well used and maintained to a high standard.

The Corporation therefore respectfully requests that both appeals be dismissed

(eruvnts.wah) Pub.Law (b)







CORPORATION
OF LONDON

The Superintendent of Hampstead Heath

Paul Canneaux RHS, Dip Hort (Witley)

Aztec House
397-405 Archway Road
London N6 4EY
Facsimile 081-348 1677

Direct Line
081-348 9908

Exchange 081-348 9908

Our Reference

Supt/HH

Your Reference

P/DM/SS/Eruv 2

Date

17 September 1993

London Borough of Barnet
For the Attention of Ms McGurrin
Planning Group
Barnet House
1255 High Road
Whetstone
N20 0EJ

Dear Ms McGurrin,

Second Eruv Application

Further to your letter of 23 August on the above matter, I wish to record our objection to this proposal. This is because the posts even though now down to two in number are still an unwarranted addition to the street furniture and will be obtrusive.

In addition this kind of permanent structure is not desirable so close to the edge of the Heath and in fact in the Wildwood Road area could be said to be in the middle of the Heath as the Extension continues away to the north from Sandy Heath. I presume that there are now no proposals for poles outside Golders Hill Park. If there is such a proposal, I would also object to that location for the same reasons.

Yours sincerely,

Paul Canneaux
Superintendent of Hampstead Heath



18

THE UNITED SYNAGOGUE ERUV COMMITTEE



Comptroller and City Solicitor
Corporation of London
PO Box 270
Guildhall
London EC2P 2EI

15th November 1993

BY FAX: 071-600 3389

Your ref: HH 5700.S.DSL.RG

For the attention of Miss L. Lewendon

Dear Miss Lewendon

HAMPSTEAD HEATH PROPOSED ERUV

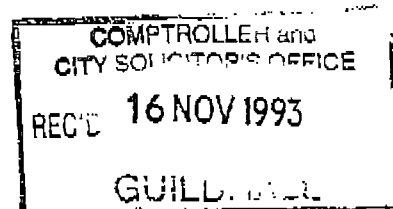
Further to your letter to Laurence Begner of 12th November 1993, I write on behalf of the Eruv Committee to confirm that it will not be necessary to lop or cut back any trees on the above site in order to construct and maintain the poles and wire forming the Eruv boundary. I also confirm that branches can touch a wire without affecting the Eruv boundary.

I trust this is sufficient for your purposes. Should you require any further information or assistance, please do not hesitate to contact me.

Yours sincerely

David Schreiber

David Schreiber



9 WEST HEATH ROAD LONDON NW3 7UX

TEL 071-433 3434 FAX 071-433 3934

Committee	Laurence Begner, Brian Barenblut, Edward Black, Joe Bloomberg, David Cohan, Daniel Drukarz, Alfie Frei, Jeremy Harshkorn, Michael Goldblatt, David Mariotti, Graham S Morris, Mark Moss, Michael Posen, David Schreiber, Syma Weinberg, Michael Weinstein
Rabbinic Panel	Rabbi Isaac Bernstein (Finchley), Dayan Ivan Binstock (Golders Green), Rabbi Edward Jackson (Hampstead Garden Suburb), Rabbi Alan Kimche (Ner Yisrael), Rabbi Sidney Silberg (Hendon)
Supervisory Authority	Chief Rabbi Dr. Jonathan Sacks, Dayan Chanoch Ehrentreu, Head of the London Beth Din
United Synagogue Liaison	Elken Levy (Honorary Officer)

Technical Officer Alan Perrin B.Sc.

19

071 260 1410
(Mr Milnes)

DCM/HH/PLO

P/DM/SS/Eruv

19 January 1993

T Williams Esq CEng MICE
Director of Planning
London Borough of Barnet
Barnet House
1255 High Road
Whetstone
London N20 0EJ

Dear Sir

Town and Country Planning Act 1990 - Proposed Eruv

Thank you for your letter of 16 December 1992 relative to the above.

The Corporation has considered the revised plans for the proposed Eruv and comments as follows:-

a) the proposed pole outside Golders Hill Park gates will detract from the existing view into the Park and should, therefore, be re-located away from the Park;

b) the proposed line of poles along Wildwood Road will detract from the existing view of the Heath and diminish its rural appearance;

c) the streets are already cluttered with items, many of which are essential and, therefore, unavoidable. However, to exacerbate this situation by allowing yet more poles would only serve to make matters worse and would reduce the visual impact of the Heath;

d) whilst essential items of highway furniture such as traffic signs, lights etc. cannot generally be reasonably objected to, it is not essential for the proposed poles to be in this position along Wildwood Road and they should not be on the Heath in any form.

I should be grateful if you would ensure that the relevant Committee are apprised of these comments.

Yours sincerely

Town Clerk

cc: Superintendent of Hampstead Heath

20

WILL ONLY BE PERMITTED WHERE THE FUNCTION, INTENSITY OF USE, VISUAL IMPACT, SITING AND SCALE OF BUILT DEVELOPMENT IS COMPATIBLE WITH THE ESTABLISHED CHARACTER OF THE LOCALITY.

3.4.10 There are now substantial surpluses of the main agricultural products in western Europe. Barnet's *agricultural land* is Grade 3 quality, so some of this may come out of agricultural production. It is, however, important that the best quality land remains available for agricultural use. Intensive farming may not be appropriate in the Green Belt due to the proximity of leisure and residential areas.

POLICY 02.1

THE COUNCIL WILL OPPOSE THE LOSS OF GRADE 3A OR BETTER QUALITY AGRICULTURAL LAND FROM TRADITIONAL AGRICULTURAL USE AND SUPPORT THE USE OF GREEN BELT LAND FOR AGRICULTURE AT AN INTENSITY WHICH IS COMPATIBLE WITH OTHER GREEN BELT FUNCTIONS AND ENVIRONMENTAL QUALITY.

As an alternative to traditional agricultural activity ceasing on parts of the borough's Green Belt, there may be scope for less intensive and more environmentally sensitive methods of farming, such as organic farming, to start production.

Some modern agricultural buildings are unsightly and inappropriate in particularly attractive and sensitive areas. Below a certain size, such buildings do not normally need planning permission. However, an Article 4 direction means that express planning consent will continue to be necessary for all new agricultural buildings in the attractive countryside areas of the Dollis and Totteridge Valleys.

POLICY 02.2

THE COUNCIL WILL CONTINUE TO CONTROL CERTAIN CLASSES OF AGRICULTURAL DEVELOPMENT PERMITTED UNDER THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER BY MAKING ARTICLE 4 DIRECTIONS, WHERE NECESSARY, TO PROTECT THE LANDSCAPE QUALITY AND AMENITIES OF SENSITIVE AREAS OF GREEN BELT LAND, AS SHOWN ON THE PROPOSALS MAP.

Keeping horses is usually a recreational activity; however, the use of land primarily for the grazing of horses is accepted as being an agricultural activity. As such, the activity is not development as defined by the Town and Country Planning Act 1990 and therefore does not require planning permission. Where the grazing area is inadequate and horses require supplementary feeding in addition to that normally required during the winter months, the primary use of the land is keeping rather than grazing horses. This requires planning permission. Generally, one acre of well-managed grassland is required to provide adequate grazing for each horse in a manner consistent with good agricultural and management practice. The Council will refer to this standard when considering whether proposals in the Green Belt involving the

grazing of horses require planning permission. When planning permission is required Policy 01.2 will apply and the following considerations should be met:

- i) Acceptable arrangements for feeding must be included.
- ii) Agricultural land quality must be maintained.
- iii) Landscape quality must not be adversely affected.
- iv) Adequate arrangements must be made for the management of grazing areas.
- v) The economic viability of any agricultural holding must not be affected by fragmentation.
- vi) Adequate access shall be required to suitable riding and exercise areas.
- vii) The area under consideration should be accessible to the area of demand, i.e. the urban area.

3.4.11 **Metropolitan Open Land** is any strategic open space other than Green Belt land, either land or water which is significant to Greater London as a whole, or to a sector of Greater London. It either:

- i) Contributes to establishing London's special identity.
- ii) Helps to separate and/or define London's distinctive communities.
- iii) Creates a positive and significant open space experience when used, passed or crossed by Londoners or visitors.
- iv) Accommodates sites of metropolitan importance in terms of landscape, buildings, structures, natural features and ecology; or special events of importance to London or a sector of London because of their rarity, special quality, historical associations, importance to tourism, or attracting large numbers of participants.
- v) Provides leisure or recreation amenities or facilities with importance on a national, regional or London-wide basis, or one involving more than two boroughs.
- vi) Forms a "Green Chain" of related open space and linking footpaths, bridleways, riverside and canalside walks, and tow paths.

POLICY 03.1

THE COUNCIL WILL NOT PERMIT WITHIN METROPOLITAN OPEN LAND ANY DEVELOPMENT WHICH IS NOT COMPATIBLE WITH ITS FUNCTIONS AND ESSENTIALLY OPEN CHARACTERISTICS.

POLICY 03.2

THE FOLLOWING USES ARE ACCEPTABLE WITHIN METROPOLITAN OPEN LAND PROVIDED THAT ANY ANCILLARY BUILDINGS DO NOT DAMAGE THE OPEN NATURE OR CHARACTER OF THE SITE; CHANGES OF USE BETWEEN THE USE CATEGORIES LISTED WILL NOT BE PERMITTED IF THEY THREATEN THE OPEN NATURE OR LANDSCAPE CHARACTER OF THE AREA OR PUBLIC ACCESS TO IT:

- i) **PARKS AND PUBLIC OPEN SPACES, AGRICULTURE, WOODLANDS AND ORCHARDS, NATURE CONSERVATION, OPEN WATER COURSES/AREAS;**

21

- ii) GOLF COURSES, PLAYING FIELDS AND SPORTS GROUNDS, ALLOTMENTS AND NURSERY GARDENS, CEMETERIES AND ASSOCIATED CREMATORIA;
- iii) LEISURE CENTRES, WHERE THEY RELATE TO SURROUNDING OUTDOOR LEISURE IN TERMS OF FUNCTION AND ACTIVITIES.

Control will be exercised over development of the fringe of built-up areas to prevent adverse effects on neighbouring Metropolitan Open Land. In determining the acceptability of proposals in such locations the preservation of the open character by reference to the scale and bulk of a proposal will be a primary consideration.

POLICY O3.3

DEVELOPMENT PROPOSALS IN CLOSE PROXIMITY TO METROPOLITAN OPEN LAND WILL NOT BE PERMITTED IF THEY WOULD DETRACT FROM THE OPEN CHARACTER AND PRINCIPAL FUNCTIONS OF THE AREA.

TABLE 3.5 Areas of Metropolitan Open Land

Clitterhouse Playing Fields
Dollis Brook/Mutton Brook
East Barnet School Playing Fields
Friern Hospital Grounds/Glebe Land/ St Pancras and Islington Cemetery/ Land at Colney Hatch Lane (extends into Haringey)
Golders Green Garden of Remembrance and the Jews' Cemetery
Golders Hill Park
Hampstead Heath (extends into Camden and Haringey)
Hampstead Heath Extension
Hendon Park
Lyttleton Playing Fields
Middlesex Golf Course/Friary Park/Bethune Park
New Southgate Recreation Ground/ Great Northern London Cemetery/ Brunswick Park/Everleigh Park Oakhill Park (extends into Enfield)
St Marylebone Cemetery
Sunnyhill Park
Tudor Sports Ground
Welsh Harp (extends into Brent)

NOTE: The Metropolitan Open Land boundaries are shown on the Proposals Map.

- 3.4.12 **Other Open Land, including Allotments**, within or adjoining built-up areas is usually valuable to local amenity and important to wildlife. It helps to maintain and improve environmental quality and assist nature conservation, but is under pressure associated, in particular, with increasing leisure

activity and the changing lifestyle of the urban population. The Council will continue to seek its protection. Where appropriate, development proposals should allow for the improvement or restoration of natural features such as river channels by providing more open space in the vicinity of such features. Private gardens may, in particular circumstances, make a valuable contribution to green chains.

POLICY O4.1

THE COUNCIL WILL NOT PERMIT DEVELOPMENT PROPOSALS WHICH WOULD DESTROY OR ADVERSELY AFFECT THE OPEN NATURE OF ANY OPEN LAND WHICH CAN MAKE A USEFUL CONTRIBUTION TO A STRATEGIC OR BOROUGH-WIDE NETWORK OF OPEN SPACE, OR A GREEN CHAIN OR FULFIL A LOCAL NEED FOR A NATURE CONSERVATION SITE OR AMENITY OPEN SPACE.

POLICY O4.2

WHEN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL, WHERE APPROPRIATE, PROMOTE THE CREATION OF SMALL OPEN SPACES WHICH WILL CONTRIBUTE TO THE FORMATION OF GREEN CHAINS OR ALLEVIATE DEFICIENCIES IN LOCAL AMENITY OPEN SPACE.

POLICY O4.3

WHEREVER POSSIBLE THE COUNCIL WILL ENSURE THAT OPEN SPACES ARE CREATED, PRESERVED AND ENHANCED TO FULFIL LOCAL REQUIREMENTS FOR PUBLIC OPEN SPACE IN ADDITION TO PROTECTING THE CHARACTER OF THE URBAN AREA.

- 3.4.13 **Nature Conservation.** The survival of plant and animal species depends on the protection of their habitats, in particular through limitations on land use in areas of nature conservation importance. Sites of Special Scientific Interest (shown on the Proposals Map), of which the borough has two, are designated as such because of their flora, fauna, geological or physiographical features. The borough also has 22 sites identified as being of nature conservation importance to Barnet or London as a whole (see Table 3.6). Semi-natural habitats are particularly valuable to the survival of plant and animal species in suburban areas, and the careful management of such areas is important. Department of Environment Circular 27/87 "Nature Conservation" encourages local authorities to have regard during the development control process to careful siting and treatment of developments where this can minimise their impact on wildlife. The Council will continue to seek advice from English Nature and the London Ecology Unit in this respect. Consideration will be given to the needs of the wild plants and animals when determining planning applications affecting sites of nature conservation importance. In this respect, the provisions of the Wildlife and Countryside Act 1981 as they relate to protected animal and plant species will be taken into account.

POLICY O5.1

SITES OF SPECIAL SCIENTIFIC INTEREST AND OTHER SITES OF NATURE CONSERVATION IMPORTANCE WILL BE PROTECTED FROM DEVELOPMENT WHICH COULD BE DETRIMENTAL TO THEIR

82

2.2.8 The consequences of pursuing this Guiding Principle have been assessed in broad terms and compared with the borough's changing characteristics over the last decade. Between 1981 and 1989 the borough changed in the following ways:

	1981	1989	Trend 1981/89
Numbers of Dwellings	114,000	120,000	+5%
Total Resident Population	295,000	302,000	+2%
Numbers of Cars Owned by Residents	100,000	117,000	+17%
Residents Economically Active	143,000	150,000	+5%
Numbers of Employees in Borough	97,000	90,000	-7%

Sources: (1981) Censuses of Population and Employment; (1989) London Research Centre, Department of Transport and LBB estimates and projections.

Rates of dwelling construction through to the year 2001 of somewhat under 500 units/annum (compared to 1987-88 rates of over 1,200 units/annum) should supply the 8,000 additional dwellings which Strategic Guidance suggests that Barnet makes provision for between 1987 and 2001. Subject to about 50% of "opportunity" sites being developed for business/employment use and other factors following projected trends this would produce the following general situation:

	2001	Trend 1989/2001
Numbers of Dwellings	126,000	+5%
Total Resident Population	310,000	+3%
Numbers of Cars Owned by Residents	135,000	+15%
Residents Economically Active	155,000	+3%
Numbers of Employees in Borough	94,000	+4%

Sources: London Research Centre, Department of Transport and LBB estimates and projections.

2.3 MAIN AIMS AND GENERAL POLICIES

2.3.1 The Guiding Principle and the priorities put forward therein have been developed and restated below as a set of Main Aims and General Policies for the borough.

2.3.2 The Main Aims are a series of statements of overall land use planning intent. As such they set out broadly the direction which the authority will take in dealing with these land use matters, and thus provide a context for the development of the policies, proposals and other provisions of the Plan. With the exception of the first aim, which governs the Plan as a whole, each Main Aim provides the basis for a set of General Policies and relates to one topic chapter of Part II of the Plan.

2.3.3 As well as evolving directly from the Main Aims of the Plan, the General Policies conform with the Government's objectives and requirements for development plans in London which are contained in Strategic Planning Guidance. These General Policies in turn set the framework for the detailed policies and proposals which appear in Part II of the Plan. As described in paragraph 1.1.6 above.

Part II also contains the reasoned justification to the General as well as the detailed policies.

2.3.4 The aim (1) which governs all the other aims of the Plan is *to maintain and improve the quality of life in the borough*. Thus those features of the built and natural environment which encourage personal well-being, social harmony, equal opportunity and the removal of individual disadvantage will be promoted for those who live, work and visit the borough.

2.3.5 From this follows the aim (2) to *conserve and improve the ENVIRONMENTAL QUALITY of the borough*. This quality is an important consideration wherever development is proposed, and thus the following environmental quality policies apply throughout the borough.

POLICY G1

IN MEETING THE AIMS OF THIS PLAN THE COUNCIL WILL SEEK TO MAINTAIN AND IMPROVE THE CHARACTER AND QUALITY OF THE ENVIRONMENT THROUGHOUT THE BOROUGH.

POLICY G2

IN MEETING THE AIMS OF THIS PLAN THE COUNCIL WILL GIVE FULL CONSIDERATION TO ALL RELEVANT ASPECTS OF ENVIRONMENTAL IMPACT WHEN ASSESSING LAND USE AND DEVELOPMENT PROPOSALS.

There will also be areas where environmental quality is of especial importance. The following policy reflects this:

POLICY G3

THE COUNCIL WILL PRESERVE AND ENHANCE THE SPECIAL VALUE OF:

- A. CONSERVATION AREAS.
- B. AREAS OF SPECIAL CHARACTER.
- C. LISTED BUILDINGS WITHIN THEIR SETTINGS AND BUILDINGS OF LOCAL INTEREST.
- D. SKYLINE RIDGES AND IMPORTANT LOCAL VIEWS.
- E. SITES OF NATURE CONSERVATION IMPORTANCE, INCLUDING SITES OF SPECIAL SCIENTIFIC INTEREST.
- F. WOODLANDS AND TREES.
- G. RIVER CORRIDORS.
- H. KNOWN AND PRESUMED SITES OF ARCHAEOLOGICAL IMPORTANCE.
- I. HERITAGE LAND NOT NOTED ABOVE.

2.3.6 In large part the borough's good environmental quality results from its accessible countryside and open spaces, and the recreational opportunities which these provide. Therefore the plan aims (3) *to protect and enhance the borough's invaluable open views, wildlife habitats and related recreational opportunities*. The Council will firmly resist any erosion of the open nature of the large tracts of Green Belt and Metropolitan Open Land enjoyed by Barnet's residents. These open areas also help define the borough's urban areas, and good land management will be actively promoted, the uses within them strictly controlled and landscaping enhanced. Where open land acts as a floodplain or washland to a river, there will be added justification for maintaining its open character. The wide range of parks and open spaces contribute notably to Barnet's green aspect as well as providing wide

NATURE CONSERVATION OR ASSOCIATED QUALITIES.

It is important to ensure that as well as protecting sites of nature conservation importance from development which is incompatible with such continued use, development in locations in close proximity to such sites will also not cause harm.

POLICY 05.2

DEVELOPMENT PROPOSALS ON OR NEAR A SITE WITH NATURE CONSERVATION INTEREST MUST NOT ADVERSELY AFFECT, AND SHOULD PREFERABLY INCLUDE MEASURES TO ENHANCE, THE SITE'S NATURE CONSERVATION VALUE.

Whilst Barnet has a rich diversity in wildlife habitats there are areas, particularly around the south east and south west of the borough, where urban development has left little of nature conservation value. In such areas, the creation of new ecological parks and public wildlife gardens will provide nature conservation interest for local residents and schools.

POLICY 05.3

WHEN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL WHERE APPROPRIATE SEEK THE RETENTION AND ENHANCEMENT, OR THE CREATION, OF OPEN AREAS AND OTHER FEATURES AS HABITATS AND FACILITIES FOR NATURE CONSERVATION PARTICULARLY IN AREAS LACKING ECOLOGICAL INTEREST.

TABLE 3.6 Sites of Nature Conservation Importance

Sites of Metropolitan Importance

Hadley Green
Rowley Green Common
Totteridge Fields and Highwood Hill
Brent Reservoir and surround (Welsh Harp)
Hampstead Heath

Sites of Borough Importance

Arkley Lane
Saffron Green Shooting Ground
King George's Field, Hadley
Monken Hadley Common and Hadley Woods
Sulloniacae (Edgwarebury)
Scratchwood
Totteridge Common
Darlands Lake
Dollis Brook North
Burnt Oak Walk
The Mill Field, Holcombe Hill
Arrandene Open Space
Copthall Railway Walk
Glebe Land
Big Wood and Little Wood
Oak Hill Park Wood
Coppett's Wood and adjacent land

Source: "Ecology Handbook 4" (1986) - Greater London Ecology Unit.

Nature conservation should not be restricted to the preservation of wildlife for its own sake but should also be enjoyed by casual visitors and specialist naturalists alike. Where possible, public access should be allowed to sites unless this is significantly

damaging to wildlife or interferes with their management.

The Council can influence other statutory bodies and private landowners by example. Nature conservation interests, therefore, can be furthered by the Council adopting appropriate management practices and using the experience to give practical advice. The voluntary organisations responsible for nature conservation are well established in Barnet and are backed by popular support. They undertake practical work and management of particular sites and their achievements are many in the borough.

- 3.4.14 **Management** of open spaces has become increasingly important in order to achieve the maximum benefit from leisure, agricultural, nature conservation and other uses, and to prevent land neglect and dereliction. The Council will therefore continue its firm support of countryside management initiatives such as the Herts/Barnet Countryside Management Service, and will produce a Management strategy for the Green Belt and other important open land to help ensure the full realisation of these benefits through a prioritised action programme on Council land, rights of way and (by agreement with owners) private land.

POLICY 06.1

TO ASSIST THE TASK OF DEVELOPMENT CONTROL AND HELP ENSURE THE CONTINUED AND EFFECTIVE USE OF GREEN BELT, METROPOLITAN OPEN LAND AND OTHER VALUABLE OPEN LAND THE COUNCIL WILL PROMOTE AND SUPPORT THE PRODUCTION AND IMPLEMENTATION OF MANAGEMENT PLANS AND PROGRAMMES DESIGNED TO PRESERVE AND ENHANCE THE ACCESSIBILITY, LANDSCAPE, NATURE CONSERVATION AND ENVIRONMENTAL QUALITIES OF THOSE AREAS.

Environmental Protection

- 3.4.15 **Suburban Landscape Quality.** Scenic quality can be spoiled by visually intrusive features such as transmission masts and electricity pylons, or simply by the appearance of buildings bordering open space.

POLICY E1.1

THE COUNCIL WILL CONTROL DEVELOPMENT WHEREVER POSSIBLE TO AVOID THE INTRODUCTION OF INTRUSIVE FEATURES OR CHANGES TO THE OPEN LANDSCAPE WHICH WOULD ADVERSELY AFFECT ITS LANDSCAPE QUALITY.

- 3.4.16 **Trees** are an important element of the borough's heritage. They contribute greatly to both character and amenity and will continue to be protected. It is the Council's responsibility to maintain trees in public parks and streets, for both general amenity and ecological value. Trees and woodlands elsewhere may be protected by Tree Preservation Orders. Ancient woodlands in the borough are identified in the "Ancient Woodlands Inventory for Greater London, 1986".