

**LONDON BOROUGH OF BARNET
LDF CORE STRATEGY AND DEVELOPMENT MANAGEMENT POLICIES DPDs
EXAMINATION IN PUBLIC**

**FINCHLEY SOCIETY
POSITION STATEMENT IN ADVANCE OF HEARING SESSION**

Submitted by Peter Pickering

MATTER 2 – Housing

Paragraph 1.

The Finchley Society believes that aiming at a housing target above the minimum required by the London Plan would be socially and environmentally damaging. Barnet is growing at an unprecedented pace, and ordinary people just have to have time to come to terms with the loss of room for living that this entails. It would be wrong to close our eyes to the increasing population of the London area, but the Council must not accelerate the Barnet component, thus inevitably increasing density, and increasing car use in already congested areas. We are, moreover, very doubtful whether the infrastructure can conceivably be available in time to sustain house-building at the rate implied by anything above the London Plan minimum.

Paragraph 5.

The Finchley Society believes the Council is right in wanting a clear statement of its priorities on dwelling sizes, which will provide a degree of certainty to developers and existing local residents alike. Policy DM08 also reflects the high local demand for family units (and houses with gardens in particular) that is not unexpected in an outer suburban Borough such as Barnet that is attractive to families and has more family oriented infrastructure provision than inner London Boroughs. The vaguer policy apparently suggested by the Inspector would encourage arguments, objections and appeals.

Paragraph 6.

The Finchley Society supports the Council's policy on resisting flat conversions and the replacement of houses by flats, as found in DMP Policy DM01, which we believe correctly represents the wishes of the people of the society's area of benefit and the demand for family units in Barnet (and houses with gardens in particular), who do not want flats in classic suburban areas characterised by family housing. The principles of Localism, as embodied in many Government statements relating to the Localism Act, mean that the views of local inhabitants are properly given great weight.

The Finchley Society strongly supports Policy 3.4 and Table 3.2 of the London Plan 2011 that set out density standards for sustainable residential quality and Policy 8.2 Monitoring Key Performance Indicator 2 requires over 95% of development to comply with the housing density location and density matrix (Table 3.2).

The Society considers that the density matrix should be rigorously applied to the Borough's areas of suburban housing and suburban town centres. It is understood that the Mayor of London will shortly be issuing a draft Housing Supplementary Planning Document that may give further guidance on the application of the Density Matrix.

Paragraph 7.

The Finchley Society inclines to the view that DM07(a) may too narrow, and that conversions from housing to, say, premises suitable for meetings or sports should not be ruled out absolutely. There may well be places in the borough where there is a lack of such facilities, and the conversion of a house should not be ruled out.