

Andrew Dismore

Putting Barnet and Camden first



20/10/2016

Objection to planning application 16/5948/FUL, Underhill Stadium And Hockey Club Barnet Lane Barnet EN5 2DN

Introduction

I am objecting to this application in my capacity as the London Assembly member for Barnet and Camden. I object to this development on the grounds that it would have a negative impact on the surrounding area if passed in it's current format.

Reasons for objection

Traffic and parking

The provision for parking is deeply inadequate. The plans contain only 62 car parking spaces proposed for an estimated 157 staff, this would cause chaos on the surrounding roads, which are already busy and struggle with all day parking. Staff parking around the school could potentially lead to the introduction of a CPZ, at a cost to local residents. The proposed mitigation is simply inadequate.

To be more specific with regard to the traffic problems likely to be caused, it should be noted that:

- The roads immediately surrounding the site are very narrow and could not support the traffic that a school of this size would cause.
- May's Lane, already a very busy and congested road, at key times of day will become blocked with long traffic queues. This will impact not just on the residents who live in the roads immediately surrounding the development but all those that live in roads off the whole length of Mays Lane.
- The junction between Barnet Hill and Mays Lane will be busier. This will lead to traffic congestion on Barnet Hill, into the centre of High Barnet, and on the Great North Road.
- I am concerned about emergency service access to roads surrounding the school during these likely periods of congestion.
- St John's Ambulance, who have a base by the proposed school, may not be able to send out ambulances at some times of day given the likely congestion. This poses a health and safety risk.
- Appreciating the considerable shortfall in secondary school places, a result of the incompetence and lack of planning by the local Council, the demand is in

the south and west of the Borough, diametrically opposite to the location of this application. Given the areas of demand are further away, I fear this application will lead to significantly more congestion from pupils being dropped off by car from far away.

Green Belt

I think it is unlikely that the GLA planning department would recommend approval of this application, given that it is sited on the Green Belt, and is a large development outside the footprint of the current structure. I do not believe the loss of green space would be acceptable to them either.

Other issues

There is the potential for overlooking into existing neighbouring properties, which would intrude on their privacy. The proposal would be a very different scenario to the current football stadium, which of course looks inwards. The height of the school will have to be reconsidered.

Were this application to be approved, proposed access to improved facilities for members of the local community must be rigorously maintained in perpetuity.

I would also expect measures to reduce the effects of noise to be part of this application, or for the Council planning department to insist on through condition.

Conclusion

I am deeply concerned about the traffic impact of this application on the neighbouring community, through its access points the additional traffic generated and parking problems on already busy and narrow roads. The efforts on the part of the applicants to mitigate are simply not enough, and I fear that too large a school is being built. The principle of this development on the Green Belt is not established yet, and will be hotly contested by both the residents and the GLA. I would urge officers to recommend rejecting this application.

Yours sincerely,



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