

North Finchley Town Centre Framework Draft SPD

Consultation Statement

Rev: C
Date: 12/10/17

North Finchley Town Centre Framework SPD

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

1. Name of the Supplementary Planning Document (SPD)

DRAFT North Finchley Town Centre Framework SPD

2. Purpose of the document

The draft North Finchley Town Centre Framework Supplementary Planning Document (SPD) sets out an approach for revitalising one of the largest town centres in Barnet. The draft SPD seeks a greater focus on an appropriate mix of uses, where retailing remains important but residential makes a greater contribution to the town centre's diversification and overall 'offer'. Investment in residential led mixed use development will help to fund public realm and infrastructure improvements making North Finchley a more attractive centre to live, visit and enjoy.

As part of the SPDs production key stakeholders (including ward councillors, landowners, traders, local businesses, residents associations and other community representatives) have been involved in the preparation of this planning document.

Once adopted the SPD will provide specific guidance on implementation of Local Plan policies in future masterplanning, supporting further technical work on traffic management, bus service networks and car parking strategy as well as other infrastructure delivery including provision for health and education, and be a material consideration in determining planning applications.

In order to support and guide appropriate development, change and improvements in the future the Council and Re has appointed an experienced consultant team from GL Hearn, BDP and Urban Flow to produce the North Finchley Town Centre Framework Supplementary Planning Document

3. Persons/ groups/ bodies consulted prior to the preparation of the SPD

In order to create a development framework which reflects local concerns, issues and aspirations the draft SPD has been produced through a collaborative process with the local community and stakeholders. The list of consultees was defined in partnership with LBB and Regional Enterprise (RE).

The following key stakeholder groups for the North Finchley Town Centre Development Framework were identified and invited to discuss the issues and opportunities for the town centre at the stakeholder surgeries, with attendees and key stakeholders being invited to the follow-up consultation workshops:

- North Finchley LA21 Group;
- Residents Associations - Woodside Park Gardens Suburb, Torrington Park, Ravensdale, & Friern Barnet & Whetstone.
- Local Businesses;
- Landowners;
- Arts Depot;
- Finchley Society;
- West Finchley Neighbourhood Forum;
- Councillors for West Finchley and Woodhouse wards;

- Council officers (regen, property, development management, community services);
- Federation of Small Businesses;
- Disability Action in Borough;
- Barnet Sight Impaired;
- Friends of Friary Park;
- Hendon and District Archaeological Society;
- Trinity Church Centre;
- St Barnabas Church;
- Islamic Association of North London (North Finchley Mosque);
- Friith Manor Primary School;
- St Michael's Catholic Grammar School;
- Northside Primary School;
- Finchley Catholic High School;
- Woodhouse College;
- Sacks Morasha Jewish Primary School;
- Wren Academy; and
- The Holmewood School.

4. How were people consulted?

The initial engagement has comprised of three stages including stakeholder surgeries, a first stakeholder workshop which focused on the desired vision for North Finchley town centre, and a second stakeholder workshop to review the emerging ideas. These stages are described in further detail below:

Stakeholder Surgery

A Stakeholder Surgery involving one-to-one interviews with local businesses, residents and stakeholder groups were held 9am-7pm on 22nd and 23rd May 2017 at the Arts Depot. In this first stage of consultation, 50 invitations were sent on the 9th May 2017 (see Appendix 1) to a wide range of stakeholder groups from the LBB Local Plan consultation database, along with 219 letters to local business addresses in the study area. In total, 20 people attended the event with a good balance between resident stakeholders and local businesses. BDP provided a brief overview of the project, study area boundary, project timeframes and engagement process.

Key messages from previous studies formed a starting point for discussion, with stakeholders being asked to consider the issues and opportunities of the North Finchley town centre. A number of key themes emerged in this first round of consultation, with the majority of stakeholders agreeing that the town centre had grown tired, dirty and outdated, noting a clear deterioration in recent years. A summary of the themes emerging from the stakeholder surgeries was then discussed with the planning policy team at LBB, in order to understand more comprehensively the aspirations of local stakeholders and how these should influence the SPD.

Vision Workshop

The next stage of consultation was in the form of a vision workshop which took place 7-9pm on the 13th June 2017 at Trinity Church Centre. For this second consultation stage, 87 invitations were sent to key stakeholders from the LBB Local Plan consultation database and local businesses who expressed an interest in the North Finchley town centre development framework SPD. The workshop took place on 26th May 2017 (see Appendix 2), with a total of 17 attendees.

The consultant team gave a presentation on the project background, brief and objectives which included the aspirations to create a mix of uses, a safer environment with high quality streets, spaces and public realm, and a plan which maximises movement opportunities including public transport, pedestrian and cycle connections. Stakeholders were then invited to take part in group discussions facilitated by members of the consultant team, which focused firstly on the desired vision for North Finchley and secondly on the potential key interventions looking specifically at land use, the character and scale of buildings, residential densities and movement. The feedback from the group discussions was then collated in the Vision Workshop Summary document and distributed to workshop attendees.

Vision and Options Workshop

For the third stage of consultation, 78 invitations were sent on the 10th July 2017 (see Appendix 3) to key stakeholders from the LBB Local Plan consultation database and local businesses who expressed an interest in the North Finchley town centre development framework SPD. The event took place from 6.30-8.30pm on 25th July 2017 at the Arts Depot, with a total of 19 attendees. The consultant team presented the emerging ideas for the future town centre, and stakeholders engaged in group discussions to review the aspirations of the SPD. The feedback from the group discussions was then collated in the Vision and Options Workshop Summary document for the design team to review and feed back into the draft SPD.

Next Steps

The draft SPD is published for public consultation from 16th October 2017 for a period of six weeks. This will also involve three drop-in public exhibition events with the consultant team on hand to answer any queries. During the six week consultation period, the public will be invited to comment on the proposed document, following which the draft SPD will be refined in light of the public's views. The SPD is anticipated to be formally adopted by the Council in February 2018. In addition officers from the Council and Re have offered to attend local community and traders group meetings during the consultation period to explain the draft SPD and address any questions about it.

5. Summary of the main issues raised in the initial consultations

The initial consultation process enabled the SPD team to collect valuable local opinion on the vision and objectives for North Finchley town centre. The following is a summary of the key messages from local stakeholders which have informed the draft SPD:

- North Finchley could become a destination town centre, with an enhanced retail, leisure and evening offer to entice visitors, looking to East Finchley as a local example.
- The retail and leisure offer in North Finchley town centre does not represent or provide for the local demographic, with an existing demand for a retail offer which provides for everyday amenities, fresh fruit and vegetables, children's clothes and toy shops, and higher quality clothing. Stakeholders also noted the desire for a good balance between local independent and national retailers.
- The evening offer particularly in terms of recognisable restaurants was identified as poor, with an oversaturation of fast food takeaways.
- Issues of traffic congestion and air quality on the High Road were raised as a concern for motorists and pedestrians, with the potential reprioritisation of road space at Ballards Lane receiving a mixed review from stakeholders, and suggestions for transport modelling to be undertaken prior to the full SPD adoption.
- General concern over current parking conditions with issues of differences in the local restrictions model for parking on either side of the High Road causing intensified movement and distorted parking needs.
- The bus station and its environs were described as a dark and uninviting arrival point for the town centre with an unsafe pedestrian environment.
- North Finchley town centre would benefit from an improved public realm including enhanced public space, with wider pavements, more trees and planting along the High Road.
- The Triangle site at the Tally Ho corner represents an opportunity to provide a town square or outdoor community space whilst enhancing the cultural offer with the Arts Depot as anchor. At the second workshop the consultant team suggested this could be located centrally within the Triangle site, however stakeholders suggested that this space would be best suited further south to better relate to the area outside the Arts Depot on Nether Street.

- The need for additional social infrastructure should be balanced with intensification of residential uses within the town centre.
- Stakeholders reacted positively to indicative proposals for North Finchley, highlighting the overall requirement for development to deliver a town centre that is modern, clean and occupied.

6. How have those issues been addressed in the draft SPD?

The key issues and opportunities identified in the first stages of consultation (Stakeholder Surgery and Vision Workshop) in addition to the Evidence Base work, have shaped the emerging vision for North Finchley town centre and the resultant development principles. The main issues raised, listed in part 5, have been addressed in the draft SPD with the following:

- The vision for North Finchley responds to the local community's aspirations for the town centre playing an enhanced role in the provision of amenities and local services, whilst improving the retail, leisure and night time economy.
- In order to draw and retain a high quality offer of both independent and national retailers, cafes and restaurants, the draft SPD encourages reconfiguration/ conversion of some existing units and requires new development to provide a range of floorspaces.
- The draft SPD responds to the local community's desire for an enhanced night time economy by encouraging a stronger restaurant offer in new modern units notably around the triangle site at the Tally Ho.
- The local community's experiences of traffic congestion have informed the transport and movement development principles within the draft SPD. In particular, the draft SPD responds to the local community's aspirations for more of a balance between road space and public realm, creating a safe and friendly pedestrian environment. The delivery section outlines that further transport modelling will be undertaken as part of detailed design of any changes to the road layout.
- A parking survey has been undertaken prior to the completion of the draft SPD and has subsequently informed the parking development principles. The parking survey has been published as part of the consultation on the draft SPD.
- The draft SPD responds to the local community's concerns over the poor quality environment within the bus station by relocating the buses onto the streets, and indicating the area for improved servicing and active uses.
- The draft SPD public realm strategy responds to the community's aspirations for a greener, safer and more accessible public realm.
- The draft SPD follows the suggestion of local stakeholders to locate the courtyard space outside the Arts Depot on Nether Street in order to enhance the role of the Arts Depot as cultural anchor.
- The draft SPD Site Specific Planning Briefs indicate potential areas for the provision of social infrastructure uses including GP surgeries and community uses. The requirements for monitoring social infrastructure needs is outlined in chapter 8 of the draft SPD, Delivery and Implementation.
- The draft SPD responds to stakeholders' aspirations by encouraging a balanced and comprehensive strategy for delivering the desired town centre uses, activities and environment.

7. Next steps for Statutory 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)
- Public Notice
- Letters/ emails to key stakeholders and LBB Local Plan consultation database
- Public Exhibition
- Three drop-in sessions
- Leaflet distribution to all households in N12 publicising the consultation
- Posters publicising the consultation
- Questionnaires
- Press Release

8. Availability of documents (when and where)

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 16th October – 27th November 2017, at:

- Planning Reception, Barnet House, 1255 High Road, Whetstone N20 0EJ (Monday to Friday, 9.00am – 5.00pm)
- Local Libraries (Find your local library and opening times at www.barnet.gov.uk/libraries)
- Online <http://engage.barnet.gov.uk>

Our ref: North Finchley SPD/ stakeholder Invite

Date: 9th May 2017

Dear Stakeholder,

NORTH FINCHLEY TOWN CENTRE DEVELOPMENT FRAMEWORK – SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Stakeholders Invitation – 22 & 23 May 2017, 9AM – 7PM

Barnet Council has ambitious plans for North Finchley Town Centre. In order to progress these proposals, the Council's Policy & Resources Committee agreed in December 2016 that a Supplementary Planning Document (SPD) be prepared for the town centre and surrounding area. It is envisaged that the SPD will establish a Development Framework for change, helping to ensure that North Finchley is a vibrant and successful town centre.

In order to support and guide appropriate development, change and improvements in the future the Council and Re has appointed an experienced consultant team from GL Hearn, BDP, and UrbanFlow to produce the North Finchley Town Centre Development Framework SPD.

We are keen to hear your views on North Finchley. The Consultant team are inviting stakeholders, local community groups, residents and businesses to meet with them individually to discuss your thoughts and ideas for the future of the town centre:

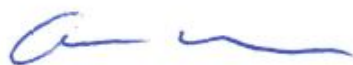
Date Monday 22 May 2017 or Tuesday 23 May 2017
Time 9am – 7pm (please book a time that suits you)
Venue Arts Depot, 5 Nether St, North Finchley, London N12 0GA

If you would like to come and talk to the Consultant team, either as an individual or on behalf of a group, please contact BDP to arrange a meeting. This will enable you to talk to members of the team on a one to one basis. If you are unable to attend the event, you are still very welcome to complete the attached form as your views are important to us.

We would be very grateful if you could let BDP know whether you are able to attend and arrange a time slot to meet by contacting Jacqueline Barrett on 0207 812 8374 or jacqueline.barrett@bdp.com. Alternatively, please complete and return the enclosed reply form.

We look forward to seeing you at the event.

Regards



Emma Watson
Head of Strategic Planning (Re)

encls.

Our ref: North Finchley SPD/ stakeholder Invite
Date: 25th May 2017

Dear Stakeholder,

NORTH FINCHLEY TOWN CENTRE DEVELOPMENT FRAMEWORK – SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Stakeholders Workshop – Tuesday 13th June 2017, 7-9pm

Barnet Council has ambitious plans for North Finchley Town Centre. In order to progress these proposals, the Council's Policy & Resources Committee agreed in December 2016 that a Supplementary Planning Document (SPD) be prepared for the town centre and surrounding area. It is envisaged that the SPD will establish a Development Framework for change, helping to ensure that North Finchley is a vibrant and successful town centre.

In order to support and guide appropriate development, change and improvements in the future the Council and Re has appointed an experienced consultant team from GL Hearn, BDP, and UrbanFlow to produce the North Finchley Town Centre Development Framework SPD.

The first stage of consultation has taken place with stakeholders, local business and community groups sharing their aspirations for North Finchley town centre. We would now like to invite you to a Vision Workshop to discuss your thoughts and ideas for the future of the town centre alongside other stakeholders:

Date **Tuesday 13th June 2017**
Time **7 – 9pm**
Venue **Trinity Church, 15 Nether Street, North Finchley, London N12 7NN**

If you would like to be a part of the consultation workshop, either as an individual or on behalf of a group, please contact BDP to confirm your attendance. The workshop will involve group discussions on the key issues and opportunities for North Finchley town centre, in order to create a guiding vision for the town centre and will be facilitated by members of the consultant team.

Dates for the Diary: We will be holding a further workshop to discuss the proposed options on the 11th July (TBC) and public consultation on the Draft SPD would be undertaken in September for a period of 6 weeks.

We would be very grateful if you could let BDP know whether you are able to attend by contacting Jacqueline Barrett on 0207 812 8374 or jacqueline.barrett@bdp.com.

We look forward to seeing you at the event.

Regards



Emma Watson
Head of Strategic Planning (Re)

encls.

Our ref: North Finchley SPD/ stakeholder Invite
Date: 07 July 2017

Dear Stakeholder,

NORTH FINCHLEY TOWN CENTRE DEVELOPMENT FRAMEWORK – SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Stakeholders Workshop – Tuesday 25th July 2017, 6.30-8.30pm

Barnet Council has ambitious plans for North Finchley Town Centre. In order to progress these proposals, the Council's Policy & Resources Committee agreed in December 2016 that a Supplementary Planning Document (SPD) be prepared for the town centre and surrounding area. It is envisaged that the SPD will establish a Development Framework for change, helping to ensure that North Finchley is a vibrant and successful town centre.

In order to support and guide appropriate development, change and improvements in the future the Council and Re has appointed an experienced consultant team from GL Hearn, BDP, and UrbanFlow to produce the North Finchley Town Centre Development Framework SPD.

The first two stages of consultation have taken place with stakeholders, local business and community groups sharing their aspirations for North Finchley town centre through one-to-one interviews and a follow-up group workshop. We would now like to invite you to a Vision and Options Workshop to discuss and review the emerging ideas for the future of the town centre alongside other stakeholders:

Date **Tuesday 25th July 2017**
Time **6.30 – 8.30pm**
Venue **Bar Depot at the Arts Depot, 5 Nether Street, North Finchley, London N12 0GA**

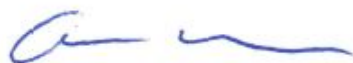
If you would like to be a part of the consultation workshop, either as an individual or on behalf of a group, please contact BDP to confirm your attendance. The workshop will involve group discussions on the emerging ideas for North Finchley town centre, and will be facilitated by members of the consultant team.

Dates for the Diary: We will be holding a public consultation on the Draft SPD for a period of 6 weeks from early September with two drop-in exhibition style events. Dates and locations for these will be confirmed closer to the time.

We would be very grateful if you could let BDP know whether you are able to attend by contacting Jacqueline Barrett on 0207 812 8374 or jacqueline.barrett@bdp.com.

We look forward to seeing you at the event.

Regards



Emma Watson
Head of Strategic Planning (Re)