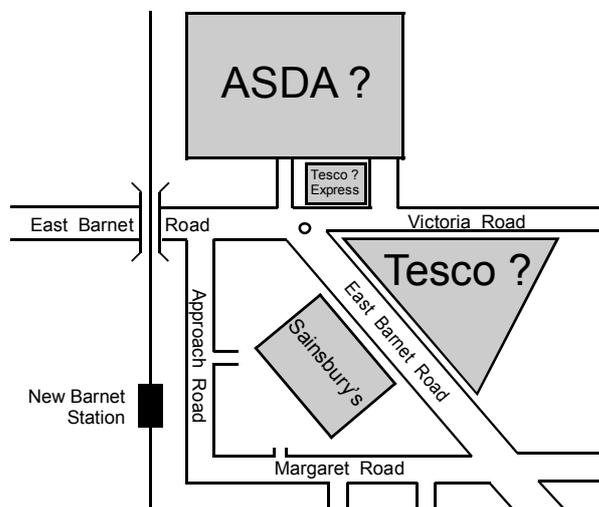


Save New Barnet

Newsletter

24th April 2009



Dear Friends,

Welcome to another update from the Save New Barnet Campaign.

ASDA Superstore & Flats

Once again, a massive **THANK YOU** to everyone who submitted their comments to Barnet Council by letter or email. At the time of writing, the Planning Department website was showing that **1,119** individual objections had been received. There have also been 14 letters in support of ASDA's plans for the gasworks site. <http://tinyurl.com/asdaplans>

This huge number of objections gives your Councillors a clear indication of the strength of feeling in the local community when it comes to casting their vote. As soon as we know the date of the planning committee meeting (possibly in June), we will let you know.

ASDA Leaflet

An A4 leaflet from ASDA was delivered to homes in the New Barnet area around 15th April. It was the first direct communication most local residents have had from ASDA since their public exhibition in June 2008, and appeared two weeks *after* the official deadline for comments on ASDA's planning application.

The leaflet appears to be an attempt to 'sell' this major development to local residents, concentrating on road and transport issues. It includes a section titled 'Myth Busting' criticising 'misleading figures'. However the traffic figures that the Save New Barnet Campaign have been using were taken from ASDA's own planning application documents. Bizarrely this leaflet admits that the traffic will get worse, so what 'myths' have they 'busted'?!

We would be interested to know which roads received the leaflet from ASDA. If you did have a copy through your letterbox, please drop an email to info@newbarnet.org.uk stating what road you are in.

Publicity, leaflets, and press coverage associated with all the development plans can be found archived on our website.

www.newbarnet.org.uk/documents

Tesco Express

You may have read in the local press that Tesco won their planning appeal over their plans to build a Tesco Express store at 7-11 Victoria Road. A planning inquiry took place on 17 - 18th March 2009. On 7th April the Planning Inspector published his decision to grant planning permission for the development. Councillors had voted to reject it last November.

7-11 Victoria Road are the boarded up buildings owned by Tesco, adjoining Albert Road. The site is surrounded by ASDA owned property fronting the gasworks.

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Tesco Express (continued)

Three separate studies commissioned by Barnet Council, ASDA and Tesco each recommended that New Barnet could support around 800 square metres of additional retail space. If this is the case, then a Tesco Express store fulfils this need and so we do not need a Tesco superstore and/or ASDA superstore as well.

There is some doubt as to whether the new building at 7-11 Victoria Road would actually be used as a Tesco Express store.

A Tesco spokesman was quoted in the Barnet Times saying: "This has long been a significant site for Tesco. We have also come to see it as a great place to relocate some of those businesses that might be displaced by the regeneration scheme Tesco plans for East Barnet Road."

Further planning applications for change of use would be needed if some of those businesses were to occupy these premises.

At the planning inquiry it became clear that in built up areas Tesco plan to have a Tesco Express store within 500m of everybody. They already have over 800 Express outlets and are opening new stores at the rate of 8 a week. Building work has recently started on a Tesco Express in High Barnet, next door to The Bull Theatre.

Tesco Superstore & Flats

Tesco have been very quiet recently about their major 'regeneration' plans for New Barnet. However they haven't gone away. We are aware that they are still working on their scheme and a planning application could appear at any time.

Alternative Plan for the Gasworks Site

Despite ASDA and Tesco's attempts to brand us as a bunch of "NIMBYs", the Save New Barnet Campaign is far from "anti-development". Indeed, we're keener than most to see redundant sites in our local area brought back into use. However, we are determined to oppose any development which is inappropriate in terms of scale, design and use. After all, it is us and our community that will have to live with the effects of these projects long after the developers have moved on.

The kind of large-scale, multi-storey development that ASDA and Tesco are proposing is grossly inappropriate in a largely residential suburb like New Barnet, which is characterised by two or three storey buildings on a Victorian and Edwardian road network, and within a few hundred metres of the Green Belt.

We also know that it's not what local people want, because we've spent the last year asking their opinion for our community's "Vision For New Barnet". Amongst the hundreds of views, two things that came up again and again were "family houses" and "leisure facilities".

So, using the "Vision" as a guide, we commissioned some local architects to propose an alternative solution for the derelict gasworks site. The result is an inspiring plan that is grounded in commercial reality, but which makes the most of the site's potential and meets the real needs of our local community.

The Alternative Plan was unveiled at the Public Meeting on 19th March. Details and visuals can be seen on our website.

The main features are:

- 83 three storey three- and four-bed houses
- 45 three storey one- and two-bed flats
- Pedestrian-friendly residential streets
- 33 metre swimming pool with training pool and outdoor paddling/wet play area
- Leisure centre with youth club facilities
- Site fully integrated with an upgraded Victoria Recreation Ground
- 'Unzipping' (opening up) the two brooks which flow through the site
- 800-1000 sq m retail space in mixed use area (the amount recommended in three separate studies commissioned by Barnet Council, ASDA and Tesco)
- Better links with East Barnet Road

Petition

If you have any petition forms with signatures on them, please return them to us as soon as possible.

Newsletter

This newsletter (and the previous ones) can be downloaded from the website as a printable PDF.
www.newbarnet.org.uk/documents/publicity

Why not print off some copies for your neighbours to let them know the latest news? If they have internet access, *please* encourage them to sign up on the website to get their own copy direct by email.

Thank you for your continued support.

Regards,

Save New Barnet Campaign Team

Save New Barnet Campaign

website: www.newbarnet.org.uk

email: info@newbarnet.org.uk

post: % The Community Centre, 48/50 Victoria Road, New Barnet, EN4 9PF

Save New Barnet Campaign is a non-political group of local residents fighting for a better New Barnet. The group seeks to inform the local community about potential changes to the area, and oppose inappropriate developments. The group aims to promote a clear vision for how New Barnet could be developed for the benefit of the community based on the views of local people.

The campaign is funded entirely by donations from individuals. It is not bankrolled by any company or commercial organisation.