

# Save New Barnet

## Newsletter

8th March 2010

Dear Friends,

### New Barnet Town Centre Framework

Consultants working for Barnet Council have prepared a draft 'framework' document which contains three alternative development options for the heart of New Barnet. This document is now open to public consultation and you have until 23<sup>rd</sup> March to respond. Details of how best to do this can be found later in this newsletter.

It is essential that as many local residents as possible submit their feedback during this consultation. Please make sure that all your neighbours know what is going on by printing off a few copies of this newsletter and posting them through their letterboxes.

### Public Exhibition

Despite Barnet Council's very poor publicity, hundreds of you visited to the public exhibition at St James' Church on 27<sup>th</sup> Feb & 1<sup>st</sup> March. The numbers turning out (much greater than at any of Barnet's other town centre consultations), clearly demonstrated that the residents of New Barnet care passionately about the future of their local shopping area.

Sadly, the 'exhibition' consisted of just 6 small display boards containing a summary of the proposals. We have heard that people found it confusing and didn't fully understand what they were being shown. The official feedback forms are poorly designed and contain questions that lead to contradictory responses. In order to answer many of the questions you need to have read the full framework document.

The exhibition boards are now on display at East Barnet Library, along with reference copies of the framework documents.

### What Do New Barnet Residents Want?

Over the last 2 years we have carried out detailed research and have learned a lot about what you feel about the local area. We know the vast majority of you wish to see the residential nature of this 'Suburban Railway Village' maintained and do not want major retail development which would attract more traffic to the area.

New Barnet has become run down, and in some locations deliberately so. The situation is not helped by the planning blight of Tesco & ASDA hanging over the area. Independent businesses cannot secure long leases and therefore don't want to invest in improving their shops, or have simply chosen to move away.

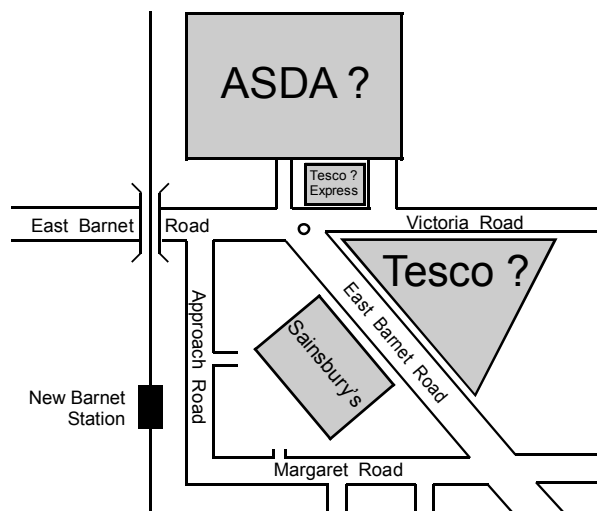
Is the only future for New Barnet wholesale demolition and building of huge retail developments? We don't think so. Last year the Save New Barnet Campaign unveiled an alternative masterplan for the redevelopment of empty sites based on your contributions to our 'Vision For New Barnet'. The framework's **Option 1** is a stripped down version of these ideas without positive additions for the community such as a swimming pool.

The Save New Barnet Campaign is concerned that both Options 2 and 3 open the way for a major retail development which would attract traffic and damage the character of area. We also believe that the figures used to justify the developments in these two options are fundamentally flawed.

We note that **Option 1** is expressed in largely negative terms on the display boards and documents. However Options 2 & 3, which both require significant retail developments, appear to use only positive words.

Although **Option 1** is not perfect, we would strongly suggest you support it instead of the other two options.

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## Have Your Say

We urge you to complete the attached form, supporting **Option 1**, and send it to the Council before the 23<sup>rd</sup> March deadline. If you disagree with any point on the attached form please cross it out, and write in any further points that you consider relevant. Each individual member of a household can make their own separate response.

Further copies of our response form can be obtained from [www.newbarnet.org.uk](http://www.newbarnet.org.uk)

## The Three Options

The draft framework document presents three potential options for the future of New Barnet. Following the consultation, one of these will of these be picked to be developed further and will become the preferred development plan for New Barnet.

### Option 1 - 'A Consolidated High Street'

- No new major retail development.
- Shopping to be focussed on a core area of East Barnet Road around existing Sainsbury's store
- Residential developments on the Gasworks and OpTex sites.

### Option 2 - 'A Compact and Intensive High Street'

- Shopping concentrated on a core area of East Barnet Road.
- A major new retail development on the OpTex site and East Barnet Road frontages.  
(The OpTex site is owned by Tesco)
- Residential development on the Gasworks site.

### Option 3 - 'An Extended High Street'

- Extension of the shopping area on to the Gasworks site.
- Significant retail development on Gasworks site.  
(The Gasworks site is owned by ASDA)
- Residential development on the OpTex site and northern part of the Gasworks site.

## Framework Documents

The draft framework and supporting documents are available to read online. There are direct download links on the front page of [www.newbarnet.org.uk](http://www.newbarnet.org.uk)

We would draw your attention to the transport proposals on pages 40-44 of the full framework. It suggests traffic lights or a much bigger roundabout at the Victoria Road junction. Beware of the 'planning speak' - most residents will assume references to 'leisure' to mean things like swimming pools and sports facilities, the planners actually mean restaurants! The main characteristics of a 'District Town Centre' are identified on page 6 of the Scoping Report. New Barnet hardly fits this description at all, yet the report states it accords well with this category of centre.

## Newsletters

Please pass copies of this newsletter on to your friends and neighbours. If you have received this newsletter 'second hand', please sign up on our website to receive your own copy direct by email. We use email as our main communication method as we can contact supporters quickly, efficiently and economically.

Regards,  
Save New Barnet Campaign Team

## Save New Barnet Campaign

website: [www.newbarnet.org.uk](http://www.newbarnet.org.uk)  
email: [info@newbarnet.org.uk](mailto: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.

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date

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address

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To: London Borough of Barnet  
Major Developments Team  
North London Business Park  
Oakleigh Road South  
London  
N11 1NP

Re: **New Barnet Town Centre Framework Consultation**

Dear Sir / Madam,

Here is my response to the New Barnet Town Centre Framework.

New Barnet and East Barnet are residential areas, each with local shopping facilities. I want these areas to retain their residential character.

New Barnet is not a 'District Town Centre' and should be re-designated as a 'Local Centre' like East Barnet Village.

I do not wish to see major new retail and supermarket developments that are likely to cause major disruption and attract more traffic to the area.

I wish to see the Council pursue policies that actively encourage and support independently owned shops and businesses.

I wish to see the Victorian and Edwardian character of this Suburban Railway Village preserved.

I do not wish to see tall buildings encouraged in the centre of New Barnet.

Schemes to improve the quality of the local environment and of retail outlets should be encouraged, but we do not require a greater number of shops in the area. Any expansion of New Barnet's retail capacity would serve to undermine the viability of shops in East Barnet Village.

I prefer '**Option 1 - A Consolidated High Street**' of the three alternatives presented in the New Barnet Town Centre Framework as it contains no new major retail development and instead offers residential development on the Gasworks and OpTex sites.

Yours faithfully,

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signature

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full name (print)

I have added further comments overleaf