



**NEW BARNET COMMUNITY ASSOCIATION
COMMUNITY CENTRE
48/50 VICTORIA ROAD
NEW BARNET
HERTS EN4 9PF
TEL: 020 8441 7044**

Registered Charity No: 1070455

Registered Company No: 3564623

07/03/2008

James Wiggam
Tesco Stores Ltd
Tesco House
Delamare Road
Cheshunt
Waltham Cross
EN8 9ZB

Dear Mr Wiggam

Proposed “regeneration” of New Barnet

We are writing following your letter dated 23rd January and open sessions on 31st January and 1st 2nd February. We have discussed the matter at several meetings and sounded out users of the Centre.

We are very concerned that the Council has failed to consider the future of the area despite promises over the past eight years and that a private company is in effect taking over the area planning role. We feel that the master plan should be prepared by a democratically elected council who are accountable to the residents of the area.

New Barnet already has a very good Sainbury's store and does not need, and could not support, both a new ASDA and a new TESCO. An appropriately located TESCO express would suffice (but not the inappropriately located proposal at 9 – 11, Victoria Road)

As it appears that the council has abdicated its responsibility, we are putting forward our initial thoughts in no order of priority:-

The New Barnet area needs investment and regeneration.

There are concerns locally about the contamination on the Gas works site and the Optex area is a preferred area for redevelopment.

The area must not be dominated by a large hyper or supermarket.

Small shops should be visible from East Barnet Road

No car park should be visible from East Barnet Road.

We have strong reservations about a town square, having regard to the extensive anti social behaviour problems prevalent in the area. If the open space is privately owned there will be problems getting the police to patrol and oversee it and if it is public there will be difficulty getting the Council to look after it.

The management of traffic is absolutely critical to the future of the area especially in light of the increased traffic movements arising from the proposed JCOSS school.

The housing element should be 3 and 4 bedroom houses replacing what will be demolished and providing what is needed in the area. There is a surplus of 1 and 2 bedroom flats which are being let to housing benefit clients as there are no private purchasers or tenants.

There must be no buy to let units and no high rise units.

There are severe local infrastructure problems.

- Inadequate mains drainage and sewers

- Inadequate electricity capacity. Even though a number of commercial premises have closed down there are regular power failures.

- Narrow roads and limited scope for improvements

- The extensive BT chamber under the roundabout at the end of Victoria Road/East Barnet Road/Albert Road junction.

- Inadequate bus services.,

Any redevelopment must include affordable community facilities:-

- New GP surgery

- Either new pharmacy or one combined with a GP Practice. We do not want an instore pharmacy as they are not patient friendly and don't provide patient care, collect/ deliver prescriptions etc.

- Replacement Post Office.

- Keep the existing traditional public house(s) which provide a traditional identity and strong links with the community.

- We do not want not trendy wine bars charging extortionate prices and encouraging anti social behaviour.

- Community facilities suitable for teenagers as well as adults, e.g. swimming pool, climbing wall, drop in alcohol free centre. It is essential that these are affordable as most private clubs are beyond the reach of youngsters.

If there is to be a retail outlet on the Optex site, the Gas works site could be considered for a small business park, live/work units or starter business units.

Do the proposals include the former Burlington Coach works site?.

All of the new buildings should be zero carbon and based on low levels of packaging and very low waste generation.

There is considerable disquiet in the community and **there will be a public open meeting at 7.30pm on Thursday 3rd April at St James' Church, East Barnet Road.**

You are invited to come to the meeting and make a five minute presentation of your proposals to the community. This will be followed by 20 minutes of questions from the floor which you will have the opportunity to answer.

We are also inviting ASDA to make a five minute presentation followed by the Council who will be given five minutes to respond. Each session will be followed by up to twenty minutes of questions and answers so that all three parties are treated equally. The Local Press will be invited to the meeting.

You may also bring one display stand not exceeding 2 square metres.

We look forward to hearing further from you.

Yours sincerely,



Alan Chew
Hon. Secretary

Copy to:-

Ward Councillors Burton, Tambourides and Rams
Stewart Murray Planning Director
Mike Freer Leader of Barnet Council
Theresa Villiers MP
Barnet Borough Times
Barnet Press