

Barnet Local Plan Examination in Public - Inspector Led Consultation

Comments submitted on behalf of Friern Barnet & Whetstone Residents' Association

1. Statement of Common Ground between London Borough of Barnet (LBB)

And Quod on behalf of Regal JP North Finchley Limited ("Regal JP") March 2023 (SO AFTER CONCLUSION OF THE EIP)

North Finchley Town Centre

PROPOSED MODIFICATIONS WITH REGARDS TO SITE PROPOSALS – 57,58, 60, 61, 64 AND 66

SITE 58 –

“Public car parking loss and parking provision for any forthcoming mixed-use development must be assessed through parking stress survey(s), utilising the Lambeth Council Parking Survey methodology (The Guidance Note can be found at: <https://www.lambeth.gov.uk/sites/default/files/2021-10/lambeth-parking-survey-guidance2021.pdf>). and re-provided as required. The results of the survey should inform the level of parking required. Financial and non-financial obligations may be required towards Control Parking Zone reviews and the amendment of existing and Traffic Management Orders, in order to mitigate any excess residential parking stress as a consequence of future residential development at this site”

Objection is made to -

A. restricting the parking survey to the Lambeth methodology . Experience is that the methodology is not suited to all situations and prioritises the needs of local residents (particularly with regard to overnight parking) over the needs of others, such as visitors and in a town centre context, shoppers and other users of town centre facilities, during the daytime and evening (when restaurants etc are open).

B. In relation to requirements for “financial and non-financial obligations” the current drafting limits these to those needed to “mitigate any excess residential parking stress” – thus disregarding other types of parking stress. The wording should be amended to read to “mitigate any excess parking stress (whether residential or, shopper or otherwise)”.

B. the reference to “public car parking loss” – this introduces a conflict with the North Finchley Town Centre SPD, which provides in relation to this site that “The new development should reprovide the number of existing public car parking spaces at Lodge Lane, recognising the importance of this

car park to the town centre function whilst minimising related vehicle movements.” (See para 6.58 on page 41 of the SPD). Reference should also be made to pages 48 and 49 of the SPD

2. EXAM 4 and EXAM 54 - Note on CHW01 (Community Infrastructure)

1 . The redrafting of CHW01 –

A. “ In considering proposals involving the loss of community infrastructure the Council will take into account the listing or nomination of ‘Assets of Community Value’ as a material planning consideration.” - to exclude nominated ACVs may indeed “clarify how ACVs are a material consideration” but the effect of the amendment is ill- considered, running contrary to the spirit of the Localism Act and potentially denying those promoting an ACV the benefits that are intended for them. Those applying planning policies are accustomed to, and able, to accommodate the concept of an “emerging” planning policy and should have no difficulty in dealing with a “nominated” (but not yet listed) ACV in their deliberations.

B. the statement "Development (including change of use) that involves the loss or replacement of existing community facilities / services will only be permitted if..... “ The Council proposes amendment of this text by deleting “only” , which if uncorrected appears to create an unfortunate positive obligation to grant permission "will be permitted" - regardless of all other considerations. It is suggested the drafting is improved.

2. Annex 1 Site 67 Great North Leisure Park

The proposed redrafting - ~~“60% residential floorspace with 40% commercial, leisure and community uses . Residential led mixed use development with commercial, leisure community uses~~ “ - it is stated that the removal of percentages is intended to provide more flexibility on delivery.

However, whilst it is accepted that a percentage approach does not rest easily with a situation where the quantum of floor space on redevelopment is unknown, the redraft removes any requirement for the non-residential uses to be included in a redevelopment to be a significant component of the overall scheme and fails to recognise post- June 2022 developments, including the 20 April 2022 decision of Barnet Council Policy & Resources Committee (Agenda Item 9) – see <https://barnet.moderngov.co.uk/documents/s77622/GNLP%20and%20Leisure%20Relocation%20PR%20April%2023.pdf> and <https://www.barnet.gov.uk/news/finchley-lido-leisure-centre-be-redeveloped-existing-site-following-councils-decision>

Further the current redrafted wording removes the implicit recognition (and protection) of the importance of the site as a leisure destination- as the site not only of the Finchley Lido leisure centre but also the Borough’s only ten-pin bowling alley and its only multiplex cinema.

It is suggested that the new Borough Plan should be so worded that such recognition is retained and we propose that the relevant text should be revised to read “Residential led mixed use development with commercial use ancillary to the residential use and with significant leisure and community uses such as ten-pin bowling alley, multiplex- cinema and lido/leisure centre supported by appropriate provision of car parking”

Friern Barnet & Whetstone Residents' Association 24 April 2023