

APPENDIX B

Responses to Consultation on the Chipping Barnet Draft Town Centre Strategy

Respondent	Section	Summary of comments	Proposed Response
Theresa Villiers MP	General	<p>1. Highlights that proposed redevelopment of Spires and possible sale of TA Centre means that we are at a turning point for the town centre and should not waste this opportunity to ensure that we get the right design for new buildings. I welcome the statements in the Strategy document in support of a collaborative approach.</p> <p>2. Recognises that Strategy covers number of same issues as the Spires planning brief and reiterates some of the points made in relation to that document. As the Barnet Society highlight there is a need for more detailed references to the earlier document so that we can be confident that there is effective coordination between both the two processes.</p> <p>3. The Strategy contains a sound analysis of the challenges facing our local town centre and sets out some good ideas for addressing those challenges. Like Barnet Society, I would have welcomed more work on urban design to underpin an effective strategy and put in place the kind of planning framework needed if the Council, representing the local community, is to maximise the influence it has over redevelopment of key sites. Recognises that considerable amount of work has gone into the document and commends input of the Town Centre Strategy Board and the Town Centre Team.</p>	<p>1. We welcome this support for our approach on Chipping Barnet Town Centre and the positive suggestions for improving the document.</p> <p>2. Our objective is to create a clear and concise document which sets out a vision for all the town centre and therefore goes beyond the three development sites highlighted in the Planning Framework. However we do recognise the merits of making further cross references to the Planning Framework to ensure the documents are joined up. At para 1.3.7 we have set out the relationship with the Spires Planning Framework.</p> <p>3. We consider that this document is a platform for further work. The Strategy highlights that we will work with the new owners of the Spires and the Market to create an urban design led Masterplan. The Strategy sets out the foundations for future urban design work and in Appendix One clearly sets out general principles of urban design for the Town Centre Character Areas.</p>
Theresa Villiers MP	Chipping Barnet's	<p>1. Welcomes ideas for capitalising on Barnet's history. Urges Town Team and Council to focus on highlighting</p>	<p>1. One of the foremost objectives of the Strategy is to respect and celebrate the town centre's history and</p>

	<p>heritage and culture</p>	<p>our heritage as a way to revitalise town centre and attract more visitors and shoppers.</p> <p>2. Notes that Barnet Society want more reference to history of town centre as something which still shapes the way it works today. I hope that the Council will take this on board. Agrees with emphasis on protecting Conservation Areas in Chipping Barnet and enforcing conservation rules robustly. Also crucial to ensure new development at Spires and TA Centre is sympathetic with and in keeping with nearby Conservation Areas.</p> <p>3. Notes emphasis on culture and agrees that this can boost our high street. Events such as the Christmas Fair are important ways to bring people to the town centre. Bull Theatre played a very positive part in the 2012 Fair. Barnet Museum is also strengthening its links with local community and reaching out more widely than it has in the past.</p> <p>4. Welcomes reference to nearby Barnet Countryside Centre which does great work and hopefully will go from strength to strength when Noah's Ark Children's Hospice take over as their landlords at Byng Road.</p>	<p>culture. Heritage has a key role in positively promoting the town centre.</p> <p>2. We have added new text at paras 2.1.1 to 2.1.3 that summarises the development of Chipping Barnet from medieval settlement to a district town centre. A cross reference to the Character Appraisals for the Conservation Areas has been added.</p> <p>3. and 4. No change</p>
<p>Theresa Villiers MP</p>	<p>Shop fronts</p>	<p>Notes concerns about the state of shop fronts in Chipping Barnet. Although some improvements have been made as a result of the work funded by the Mayor's Outer London Fund, I agree that more could be done to smarten up our shops.</p>	<p>The Mayor's Outer London Fund Round 1 helped to pilot a small number of shop front improvements which were well received by those visiting the town centre. The Council works closely with the Chipping Barnet Town Team to support them in capacity building equipping them with the knowledge and skills to progress improvement programmes and to bid for future funding to deliver similar schemes. The Strategy serves as a platform to support further funding opportunities. The Council will continue to explore opportunities for improvements through</p>

			<p>development.</p> <p>With regards to shop fronts in the Conservation Area English Heritage provide support on accessing funding as well as providing advice on historic shop front design.</p>
Theresa Villiers MP	Collective marketing	<p>Supports more of a collective brand for promotion of the town centre such as a website and considers the Town Centre Team well placed to take forward initiatives of this kind.</p> <p>Highlights “shop local” campaigns around London such as in Richmond.</p>	<p>As part of the Mayor’s Outer London Fund Round 1, the Council worked closely with the Town Team who have established themselves as an independent and effective group. The Council will support initiatives brought forward by the Town Team and continues to work with them in identifying funding opportunities to support marketing and promotional initiatives’ as well as wider town centre initiatives. The Council is also exploring best practice and piloting initiatives in North Finchley and Cricklewood town centres. These have received Outer London Fund Round 2 funding. Such initiatives can be replicated elsewhere should further funding be identified.</p>
Theresa Villiers MP	Barnet Market	<p>1. Vital that any future plans for Chipping Barnet town centre include permanent site for Barnet Market, at current location or preferably at a better, more visible, site within the framework boundary. Equally important that binding obligation to run a stall market, which is a condition of the planning consent for the market’s current site, is retained. Despite recent decline, Barnet Market still enjoys strong local support. It is regrettable that improvements promised by UBS to the market site have not yet happened. Hopes that pending sale of Spires and Market will not hold up progress on vitally needed improvements such as re-surfacing and removal of hoardings around the Market. The Market could be a huge community asset and a magnet for shoppers but this will not happen while its home is so dilapidated. Urgent action needed to remedy</p>	<p>1. We are working with the new owners of the Spires and the Market in taking forward our objectives for the town centre. This is identified as an action in the Action Plan. The importance of the Market to Chipping Barnet is highlighted in this Strategy as well as the Planning Framework. The Market is seen as a potential catalyst for improving the town centre as a key element of a retail triangle. It is an objective of the Strategy that improvements to the historic Barnet Market will place it at the heart of the local retail offer.</p> <p>2. The Strategy recognises the impact of the hidden ‘high street’ and the council is working with the owners of the Spires to open up the entrance to the High Street. To make the retail triangle work a design</p>

		<p>current state of Market which is making life much harder for traders and is deterring even their most loyal customers. Relatively modest changes could make a massive difference. Essential that UBS press ahead with the improvements they promised rather than waiting for their proposed sale to go through.</p> <p>2. Key goal for Town Centre Strategy should be an outcome where Market, Spires and High Street can complement and support one another. Although there are inevitably elements of competition between these three sectors, with good design and careful thought, it should be possible to come up with a plan for the town centre whereby these three different types of retail sector provide mutual benefits by together drawing in more footfall. Key to achieving this will be a lay-out which ensures real inter-connection between all three so that it becomes natural for a shopper who might be attracted to the high street by one of these three elements to end up visiting all of them. Very supportive of the “retail triangle” concept suggested by Barnet Society and included in draft Strategy. Permeability and ease of pedestrian flows and access are key to securing right outcome for the town centre. Strongly supports changes aimed at making Market more visible and linking it with both Spires and High Street.</p>	<p>led Masterplan is required which opens up and reinforces the connections between the Spires, Market and High Street</p>
<p>Theresa Villiers MP</p>	<p>The Spires</p>	<p>1. Any redevelopment of Spires should be sensitive to local surroundings in particular the unique characteristics and heritage of the High Barnet Conservation Areas..</p> <p>2. Making Spires more visible could be really helpful in attracting shoppers and supporting the high street. A more visible Waitrose is key to the economic success of the town centre.</p>	<p>1. Future redevelopment of the Spires will be guided by the Strategy and the Planning Framework ensuring that the character of Chipping Barnet is respected</p> <p>2. As stated above we will work with the new owners to open up and reinforce the connections between the Spires, Market and High Street</p> <p>3. Signage is important as highlighted by Actions 11</p>

		<p>3. There may also be a case for making availability of parking more visible through better signage, though I accept that this is not necessarily easy to reconcile with the pressing need for de-cluttering.</p> <p>4. Agree that providing for larger shops in the redeveloped Spires might assist in attracting high quality retailers and enhancing the commercial viability of the high street.</p> <p>5. After purchasing the Fern Room from Council, UBS indicated that they would provide alternative accommodation for Barnet Old People's Welfare who currently use this property. I hope this plan survives sale to a new owner. The work of Barnet Old People's Welfare is very important and it would be impossible for them to provide the support which they do if they had to move somewhere in the borough which was away from their current client base.</p>	<p>and 17. The Council will work to improve information on car parking including availability of parking spaces Using the Town Team and Resident Groups to identify what signage is needed to promote the town centre where it should be and how to fund it is a realistic approach</p> <p>4. No change</p> <p>5. The issue of accommodation for Barnet Old People's Welfare will be raised with the new owners of the Spires.</p>
Theresa Villiers MP	Night time economy	<p>Note various references to improving the "night time economy". Although this could generate economic benefits, I feel that care should be exercised to ensure that any expansion of the evening economy does not lead to anti-social behaviour.</p>	<p>The night time economy does have to be carefully managed. The Mayor of London has recently issued draft supplementary planning guidance for Town Centres in which he sets out the elements of an integrated approach to managing the night time economy. By identifying key areas of responsibility the risks of anti social behaviour can be reduced</p>
Theresa Villiers MP	Public realm	<p>1. Welcome acknowledgement of importance of improvements to public realm. The changes delivered through Mayor's Outer London Fund have been very positive with good work on decluttering and improving street furniture. Strategy is right to acknowledge that more needs to be done.</p> <p>2. New Barnet College building has done much to improve the street scene at the junction of Wood Street and the</p>	<p>1. A number of longer term opportunities for public realm improvements are highlighted at Map 7. We are committed to exploring the viability of these proposals.</p> <p>2. Action 13 of the Action Plan specifically addresses this junction and we will work with Transport for London in consultation with the community in delivering this improvement. Action 15 highlights</p>

		<p>A1000. Welcomes removal of deteriorating railings outside College. Further de-cluttering would be welcomed by many residents. This junction was where the community of Barnet first originated and it is sad that the complicated system of traffic lights, grimy and decaying bollards and other tatty street furniture obscures a part of our high street which has played such an important role in our history. Barnet Church surroundings make an unattractive gateway to our town centre. Strategy acknowledges scope for improvement of this junction. This also ties in with the stress on improving gateways to the town centre. Hope that Council will consider this junction to be a priority as the visual impact of this junction is crucial in determining whether we can attract people to our town centre.</p> <p>3. How much public realm work will be affordable in the current climate remains to be seen but the Strategy's emphasis on working with a range of stakeholders may provide assistance. For example, provision of hanging baskets might be deliverable with private sector sponsorship.</p>	<p>further work on de-cluttering should funding become available.</p> <p>3.Action 16 highlights how the Town Team can work to identify funding sources for hanging baskets</p>
<p>Theresa Villiers MP</p>	<p>Access to the town centre</p>	<p>1. Focus of Strategy on improving gateways to town centre is welcome. At present, we fail to make the most of the assets we have in Chipping Barnet town centre. Supports efforts to improve access to town centre from High Barnet station and welcomes work with TfL to improve the means by which pedestrians get from the station to the high street, for example by installing steps and relocating bus stops.</p> <p>2. The steep walk up from the station to the shops will always be a barrier to public transport access to the town centre. Appreciates that constrained Council/TfL resources will place limits on what can be achieved but</p>	<p>1. Action 18 highlights how we will work with Transport for London to secure funding for improving pedestrian access to the station.</p> <p>2. Despite Transport for London's (TfL) comments about the hopper bus we will continue to encourage such provision subject to viability.</p> <p>3. Maintenance of traffic flow remains an important consideration for the Council and TfL in redefining the relationship between road and pavement.</p>

		<p>believe that there is more we could do to ensure we welcome pedestrians and public transport users to Chipping Barnet. A hopper bus to help people up the steep hill would also be welcome though I appreciate that this may be difficult to fund within the limited budgets available.</p> <p>3. Notes ideas in Strategy for giving more space to pavement. Important to ensure that town centre is as pedestrian-friendly as possible. However, almost everyone who visits our high street comes by road (bus, the car or bicycle) so it will be important not to make changes which slow down flow of traffic on a road which is already congested at peak times.</p>	
Theresa Villiers MP	Marie Foster Home site	<p>Although this site is not within area covered by the Strategy, it is close enough to have a real impact on our town centre. Something has to be done about the Marie Foster Home site owned by the new Clinical Commissioning Group. It is an eyesore. It is frustrating that sites like this are left unused when there is a need to provide new housing on brownfield sites. Hope that Council and NHS give serious consideration to finding a use for this site which is in keeping with wider efforts to ensure we have a successful town centre in Chipping Barnet.</p>	<p>With the introduction of the Clinical Commissioning Group and improvements in the housing market we expect this site to come forward for redevelopment. If progress is not made the Council will identify it as a development site when it produces the Site Allocations document in 2014/15.</p>
Transport for London	General	<p>Shares Council's vision to enhance the environment of the town centre, to ensure a vibrant destination serving needs of local community. High street Barnet (A1000) forms part of the Strategic Road Network (SRN); TfL acknowledges that the town centre area is suffering from traffic congestions during the peak hours.</p>	<p>We welcome this support from Transport for London</p>
Transport for	Section 3.2	<p>Supports strategy in principal but proposed development</p>	<p>The Council requires development proposals to be</p>

London		would need to be planned in such a way that would result in nil detriment to the local highway network. Therefore it is essential that robust transport impact assessment is to be undertaken for proposals to ensure the resultant impact would be adequately mitigated.	accompanied by satisfactory mitigation with regard to the local highway network. Nil detriment could conflict with Barnet's adopted policies on residential car parking.
Transport for London	Section 3.3	<p>1. Intention to improve crossing facilities is supported but this must not reduce traffic capacity in town centre area, as High Street forms part of SRN.</p> <p>2. Supports review of parking arrangements in town centre. Important balance between need of shoppers, residents and commuters while promoting use of green travel. Therefore excessive parking provision should not be encouraged.</p> <p>3. Considers that there is already a good bus service between High Barnet Station and the town centre; and does not currently support 'hopper' service on this route. There is no spare bus stand capacity at Barnet Hospital, which means additional buses cannot stand there.</p> <p>4. Supports the intention to improve cycle facilities in the town centre to encourage cycling.</p>	<p>1. Maintenance of traffic flow remains an important consideration for the Council and TfL in redefining the relationship between road and pavement.</p> <p>2. New parking associated with new development in the town centre will be provided in accordance with standards outlined in the London Plan</p> <p>3. We note TfLs comments on the 'hopper bus' proposal. We will continue to encourage such provision subject to viability</p> <p>4. No change</p>
Transport for London	Section 3.4	<p>1. Willing to work with Council to enhance environment of A1000 High Street Barnet and ensure traffic capacity on the SRN will be maintained. Requests clarification of meaning of 'redefine the relationship between road and footway', as this is ambiguous.</p> <p>2. Willing to work with Council to improve access, legibility to High Barnet Station. Council should secure funding via</p>	<p>1. We welcome this commitment to work with the Council on improving the appearance of the town centre and providing a high quality public realm. We consider that giving more space to pedestrians helps to redefine the relationship between road and footway</p> <p>2. Improving access at High Barnet station is highlighted as a priority for S106 at para 4.3.4 of the Strategy</p>

		s106 contribution/ CIL from developments in local area.	
Transport for London	Objective 3 Improved accessibility to the town centre and better parking and traffic management',	<p>1. Hopper Bus - Route 384 already provides links with a 4 bph Monday to Saturday daytimes service between station, High Street, Library, and Hospital. It also provides links to Cockfosters and New Barnet providing many links for local residents to access Chipping Barnet town centre.</p> <p>2. Route 34 – Bus currently stands at Barnet Church and uses junction between High Street and Wood Street to turn round. This junction provides the quickest method of turning buses with minimal running between last and first stop. Removal of this turning facility will add time, mileage and cost to running of the route therefore London Buses oppose any junction design that removes this facility. It is already a long route running from Barnet to Walthamstow and any further extension is not desirable. Routes 263, 307 and 384 already serve Barnet Hospital and there are numerous opportunities to interchange between these routes and route 34. Additionally, the Barnet Hospital bus stand is at capacity and cannot accommodate any additional routes.</p> <p>3. Review of parking arrangement is supported. A balance should be achieved between needs, and excessive parking provision should be discouraged to restrain car based trips, minimising impact to the SRN and help to promote the use of Green Travel modes.</p> <p>4. Better cycling facilities, for example, secured/ covered cycle parking should be provided in the town centre</p> <p>5. Any proposal for footway widening should be of nil detriment to the traffic capacity of A1000 High Street</p>	<p>1. We note TfLs comments on the 'hopper bus' proposal. We will continue to encourage such provision subject to viability.</p> <p>2. With regard to the 34 bus, turning around at the High Street / Wood Street junction / terminating at Barnet Hospital, this is identified as an action to improve accessibility and therefore remains an issue for further discussion with TfL.</p> <p>3. New parking associated with new development in the town centre will be provided in accordance with standards outlined in the London Plan</p> <p>4. The Strategy highlights that cycling facilities should be reviewed in order to improve accessibility.</p> <p>5. Nil detriment could conflict with Barnet's adopted policies on residential car parking.</p>

		Barnet (SRN).	
Transport for London	Objective 4 Provision of high quality public realm and improved appearance of the town centre.	<p>1. In addition to comments on route 34. It is important that the junction highlighted as '11' in the map on page 27 maintains all existing manoeuvres as bus routes currently undertake all the existing manoeuvres.</p> <p>2. Will work with council to improve accessibility to High Barnet Station. TfL Buses also agrees in principle to improved pedestrian access between bus stops and High Barnet LU station. In addition, it is suggested the council to secure funding via s106/ CIL from local developments.</p>	<p>1. See previous comments above.</p> <p>2. See previous comments above.</p>
Barnet Borough Arts Council	General	<p>1. Highlights no mention of Battle of Barnet which took place on or near Hadley Green in 1471. A project is planned to examine three sites to try to establish the Battle's exact location. Create a HERITAGE WALK from High Barnet station to Hadley Green to attract visitors. There should be improved signage on Hadley Green. Three kings were present at the Battle. The battlefield is unique in being easily reached by public transport from Central London and links should be sought with Visit London and national tourist agencies to strengthen publicity. This could be the catalyst giving Barnet a unique flavour as a town centre.</p> <p>2. Acknowledgment of Battle in architecture of The Spires where Edward's symbol, <i>the sun in splendour</i>, is reproduced. More information should be visible in The Spires. Opportunities for a statue on hillock in grass area by bus stops in Stapylton Road at back of The Spires or wall panels or plaques.</p> <p>3. Welcome comments in Strategy on importance of purpose built Bull Theatre, and the need for a new lease to be negotiated. Needs to be a similar recommendation for Barnet Museum. Both have potential to have leading role in involving the local community in improvement of quality of life, and as a big element in development of</p>	<p>1. A reference to the town centre being close to the location of London's only battlefield site has been added at para 2.1.2. However as exact location of Battle of Barnet is subject to further investigation it would be premature to support a heritage walk at this stage.</p> <p>2. The Strategy is supportive of bringing public art to the town centre. In terms of specific works of public art this is a detailed matter best addressed at the planning application stage for significant developments in the town centre.</p> <p>3. Reference is made in the Strategy at para 3.5.3 to the promotion of Barnet Museum in highlighting the town centre's cultural offer.</p> <p>4. With regard to any development at High Barnet station this would be a proposal for Transport for London to bring forward. This proposal would have to be in accordance with Barnet's Local Plan.</p> <p>5. These events are acknowledged in the Strategy</p>

		<p>tourism with its opportunities for employment, especially with possibility of working with students at Barnet & Southgate College.</p> <p>4. Needs to be a hotel in the town, possibly at High Barnet station.</p> <p>5. BBAC arranges Barnet Christmas Fayre. The event provides a street market of 90 stalls hired by community, charity and commercial groups and offers opportunities to new businesses. The event also allows BBAC theatre, music, dance, art and history group members a showcase. The organisers are keen to develop the historical and arts aspect. Supports High Barnet Summer Festival which is organised by Barnet Residents Association.</p>	
English Heritage	General	Welcomes Strategy which helps conserve Chipping Barnet's historic environment, and enhance its conservation areas and settings of its designated heritage assets.	We welcome this support from English Heritage
English Heritage	Section 1	Propose section on historic environment which provides a brief explanation of town centre's historic development as background for the conservation objectives and actions which follow later in the Action Plan. It would be useful to show the conservation area and heritage assets (including any locally listed buildings) on a plan (this would be particularly useful as an aide to the information provided in appendix 1). The evidence for this could be drawn from the conservation area appraisals for Monken Hadley and Wood Street, as well as from the Borough-wide characterisation study (Study Area 1, Chipping Barnet).	We have added a new section at paras 2.1.1 to 2.1.3 on the development of Chipping Barnet from medieval settlement to a district town centre. Appendix 1 clearly sets out the four character areas which are shown on Map 5. We consider this is sufficient detail to inform the Strategy. We have also added cross references to the character appraisals for Monken Hadley and Wood Street at para 2.1.3
English Heritage		Welcome range of historic environment objectives provided in the document, and detailed analysis of town Centre Character Areas provided for the historic environment in appendix 1. To support these, we suggest that the Issues section could focus more closely on need of future development at key sites to ensure that they	These issues are already addressed in the portfolio of planning documents covering Chipping Barnet. The Town Centre Strategy considers the setting of St John the Baptist Church and is supported by the Wood Street Conservation Area Character Appraisal. The Spires Planning Framework highlights as its first

		enhance the character and appearance of the Conservation Area. It could identify particular management issues such as the need to respond to the historic materials, styles, and plot widths, and to respect historic landmarks such as St John the Baptist Church.	development principle the importance of ensuring that development is sensitive to variations in character across the town centre.
English Heritage	Para 1.1.2	Suggest that the vision should reflect the document's role in protecting local distinctiveness, which is a key thread within the objectives which follow later in the document.	We consider that the underlying objectives of the Strategy are delivering the vision. As the first objective is to respect and celebrate the town centre's history and culture we do not consider the vision requires amendment.
English Heritage	Para 1.1.3	It is stated that the strategy will be a material consideration in future planning applications within the town centre boundary – is it the intention therefore to adopt the strategy as a Supplementary Planning Document? If so, this should be made explicit here for clarity.	The Town Centre Strategy is not a Supplementary Planning Document. However it is specifically identified in Barnet's adopted Core Strategy Policy CS6 as a mechanism for promoting competitive town centre environments and promoting consumer choice. In delivering the Core Strategy it has significant weight as a material consideration.
English Heritage	Para 1.2.1	A key purpose of the Strategy, in reflection of NPPF para 126, and as borne out in the objectives and delivery proposals which follow, is the intrinsic conservation of the historic environment, including heritage assets and their settings. We suggest that an additional bullet point be inserted to reflect this.	No merits in adding an additional bullet specific to Chipping Barnet as this is a general outline of what a town centre strategy or framework is. This wording is derived from Barnet's adopted and NPPF compliant Core Strategy
English Heritage	Para 1.3.2	EH can provide advice on strategies to address conservation areas issues identified here and help provide advice in the formulation of bids to the Heritage Lottery Fund and other funding bodies, as well as advice on historic shop front design.	We welcome this offer of support from English Heritage
English Heritage	Paras 1.3.5 to 1.3.6 and para 3.1.1	Welcome commitment to developing site briefs and masterplans for strategic sites within the Town Centre, such as Barnet Market, The Spires and the Territorial Army Centre. These planning frameworks should help ensure that any development at these sites is informed by an understanding of the historic significance of the	The site briefs / masterplans will be produced in accordance with the Local Plan and therefore will address these issues.

		Conservation Area, and that it is designed to enhance the Town Centre's character and appearance, and settings of any listed buildings which may be affected.	
English Heritage	Section 3.1	<p>1. EH can provide advice on a range of historic environment issues identified in section 3.1 based on our guidance on the Setting of Heritage Assets (2011) and our Guidance on Tall Buildings (2007).</p> <p>2. As part of objectives (3.1) it might be useful to state a commitment to investment in historic environment through locally available funds such as Community Infrastructure Levy.</p>	<p>1. We welcome this support from English Heritage. Our approach to tall buildings is clearly set out in the adopted Core Strategy.</p> <p>2. Our priorities for use of S106 are set out at para 4.3.4</p>
Tom Shaw – Local resident	General	<p>1. In full support of the plans. To make Barnet a more vibrant place to live it needs to attract more young people and young professionals with disposable income.</p> <p>2. The Spires needs to be modernised with larger high street shops with appeal to young people are needed. A department store would be ideal for encouraging more to shop in Barnet.</p> <p>3. Market should become unique selling point for Barnet. The quality and number of stalls needs to be increased, to encourage more shoppers. As well as more traditional stalls, there should be themed days</p> <p>4. Supports tidying up of High Road on approach from station. As part of this encouraging galleries/music space would help encourage young people.</p> <p>5. Town centre is very quiet at night, mostly down to lack of choice. More late night bars and restaurants should be</p>	<p>1. We welcome this support.</p> <p>2. Planning applications to extend Waitrose and redevelopment of units 22 to 26 of the Spires are currently being considered. Our boroughwide approach as set out in the Local Plan Core Strategy is to support larger shop units in town centres to attract major retailers.</p> <p>3. We want the future of Barnet Market to play a key role in the success of the town centre</p> <p>4. No change</p> <p>5. The Strategy recognises that the evening offer is limited and supports opportunities to improve it particularly in the Cultural Quarter</p> <p>6. With the introduction of the Clinical Commissioning Group and improvements in the housing market we expect this site to come forward for redevelopment. If progress is not made the Council will identify it as a</p>

		<p>encouraged</p> <p>6. Marie Foster site is highlighted on the plans for the Chipping Barnet strategy but not mentioned. This site would be ideal for development.</p> <p>7. Young families - the town centre could do more for young families to encourage more to move to the area.</p> <p>8. Town centre should promote good quality architecture and not be afraid of modern buildings. Despite conservation areas, good quality modern architecture can fit in well amongst more traditional older buildings. It is important prevent cheap construction and "watered down" designs that will age badly.</p> <p>9. Station entrance – supports improved access to station and surrounding area as this provides first impressions of Barnet for visitors.</p>	<p>development site when it produces the Site Allocations document in 2014/15.</p> <p>7. Town centres need to appeal to a wide range of people in order to attract visits</p> <p>8. Appendix One sets out general principles of urban design for the Town Centre Character Areas which we would expect new development to respect.</p> <p>9. No change</p>
Barnet Society		<p>Supportive of development and general direction of Strategy, having asked the Council for such a document for Chipping Barnet back in 2008 and having been involved in its formation from the beginning. We fully support the Vision and Objectives contained within the document.</p>	<p>We welcome this support from the Barnet Society</p>
Barnet Society		<p>1. We have been asking from early on (and repeatedly since) for a section including urban design analysis of the town centre, the way it works and the opportunities to mend and improve same. This is absent and much of the strategic thinking is therefore missing. We understand there have been resourcing issues and a lack of urban design staff, but we did offer one of our group, who is an experienced and talented urban designer, to carry out the work on behalf of the Council (for a fee), but the offer was rejected.</p> <p>2. When you explained that the issue of a previous draft was delayed pending production of further diagrams, we had hoped</p>	<p>1. We consider that this document is a platform for further work. The Strategy highlights that we will work with the new owners of the Spires and the Market to create an urban design led Masterplan. The Strategy sets out the foundations for future urban design work and in Appendix One clearly sets out general principles of urban design for the Town Centre Character Areas.</p> <p>2. We are disappointed with the reaction of the Barnet Society to the Strategy. The diagrams are not</p>

		<p>that meant that, at last, we were going to get something better. Instead, we have a final document with diagrams that look pretty amateur, are incorrect and contain no urban design input at all. The diagram named Public Realm Improvements was produced from some rough notes Lucy Shomali asked me to put onto a plan at one of our meetings when I asked for inclusion of such things in the document – I had assumed these would be developed into something more meaningful, but they are still there, literally as I annotated them onto the plan. And they have not been followed through in the strategy document. The thing that is difficult to understand is that a number of other town centre strategies that have been produced recently do include some urban design analysis and diagrams (New Barnet and Edgware Town Centre Frameworks), so why not this one?</p>	<p>‘amateur’. In terms of public realm improvements we have to start somewhere and the ideas shown on Map 7 require further work on viability. Several of these are identified in the Action Plan.</p>
Barnet Society		<p>1. There is very little reference to the town’s history and development – why it is the way it is (coaching inns, alleyways etc) – why there is somewhere known locally as the ‘squeeze’ (the bottleneck where the High Street turns next to St John the Baptists Church) and how that influences movement around the town centre. How the presence of the Green Belt and other protected open space prevents development outwards, meaning that any expansion of the town must be from within, etc etc. There seems to be much more of this in the earlier Spires Planning Framework, but it should be here too.</p> <p>2. And why is there no reference to the earlier document? There is repetition between the two and differences that could lead to confusion.</p>	<p>1. We have added new text at paras 2.1.1 to 2.1.3 that summarises the development of Chipping Barnet from medieval settlement to a district town centre. A cross reference to the Character Appraisals for the Conservation Areas has been added.</p> <p>2. Our objective is to create a clear and concise document which sets out a vision for all the town centre and therefore goes beyond the three development sites highlighted in the Planning Framework. However we do recognise the merits of making further cross references to the Planning Framework to ensure the documents are joined up. At para 1.3.7 we have set out the relationship with the Spires Planning Framework.</p>
Barnet Society		<p>1. We were promised a section on opportunity sites in and around the town centre. There is now a plan showing some of these (Map 4) but, without guidance (informed by strategic thinking), this is pretty meaningless.</p> <p>2. We asked, from the outset, for inclusion of a plan showing LBB’s land ownership within the strategy area, but it’s still not there.</p>	<p>1. Further guidance on future uses at these sites will be provided in the Site Allocations document which is expected in 2014/15.</p> <p>2. We do not consider there are merits in highlighting landownership in the town centre.</p>

<p>Barnet Society</p>		<p>1. And there is the confusion of an Action Plan at the end of the document that we have been questioning for months – why is it included in a planning document that will be a material consideration for future proposed development in the town centre? It is mostly aimed at the community and does not appear to put any requirements onto potential/future developers (other than UBS)? Other town centre strategies don't have such action plans and are clearer for it. We have previously suggested the Action Plan is taken out of the Strategy and used as a side document for our own use and monitoring purposes.</p> <p>2. The strategy document states the Board will continue to meet to do this but when asked for confirmation of the Council's commitment to this, we get a resounding silence.</p>	<p>1. The Action Plan was created to set out short, medium and long term actions to deliver the objectives of the Town Centre Strategy. This is supported by specific indicators to measure success of the Strategy against a 2012 baseline as well as a range of boroughwide indicators that measure the health of Barnet's district town centres. The prominence of the Action Plan provides transparency in terms of roles and responsibilities as well as timelines for delivering the Strategy</p> <p>2. The Strategy clearly states that the delivery of the Action Plan will be monitored by the Strategy Board who will keep it up to date and ensure continuous improvement. The Town Centre Strategy Board therefore have a key role in ensuring the successful delivery of the Chipping Barnet Town Centre Strategy.</p>
<p>Barnet Society</p>		<p>The retail triangle idea seems to have been mangled. This was a phrase I came up with some years ago to suggest a relationship between the three principal elements of the retail activity of the town centre. I identified these were not working together but, if they did, they would strengthen the retail offer and reinforce one another. The aspiration is to form a retail triangle where one doesn't currently exist and it does not need to be limited to the geographical location of the elements as they are today – the market site could/should, for example, move into a more central and visible location. Map 6 is too literal and should be omitted. There is a much clearer and better explanation of the concept contained within the earlier Spires Planning Framework.</p>	<p>We consider that the Proposed Retail Triangle in Map 6 is a useful visualisation of the three core elements of the economic heart of Chipping Barnet. It does not preclude any change of location for Barnet Market. We have incorporated text from para 6.6.3 of the Spires Framework with regard to the Retail Triangle</p>
<p>Barnet Society</p>		<p>Since we began on this strategy, Barnet Market has declined to the point where it hardly exists at all, thanks to the demolition and destruction of the old market buildings. This is scandalous. A thriving, vibrant market that underpinned the vitality of this historic town centre has been all but destroyed. It is more important than ever that we ensure any new development of The</p>	<p>The importance of the Market to Chipping Barnet is highlighted in this Strategy as well as the Planning Framework. The Market is seen as a potential catalyst for improving the town centre as a key element of a retail triangle. It is an objective of the Strategy that improvements to the historic Barnet Market will place</p>

		Spire and surroundings includes the market and secures its future.	it at the heart of the local retail offer.
Barnet Society		I'm sorry that we have to be so negative at this late stage, but the document as it stands is not a town centre strategy. We think this is mainly due to the way the Council has approached the latter stages of its production. After an excellent start, and huge amounts of hard work by all involved, the Council decided to put the initiative on hold for an extended period (without proper explanation). Last summer, after much lobbying, we heard that it was re-starting, but with a very short timetable. Too short, it appears, to ensure it is being done properly. It is a very disappointing conclusion to the exercise.	We consider that this is a robust town centre strategy that will serve as a good platform for the future of Chipping Barnet. We recognise that this document has had a longer gestation period than other town centre strategies / frameworks but a key strength of this work has been the drive of the Town Centre Strategy Board. The Board now have a role in ensuring delivery of the Strategy through the Action Plan
Melvyn Dresner – Local resident	General	<ol style="list-style-type: none"> 1. Generally supportive of the strategy 2. Bring public facing services into the town centre to make them more accessible to users. 3. Encourage lifestyle change such as working from home, make provision for children and elderly, and promotion of healthy living. 4. Propose increased opening hours for Spire Shopping and create a public right of way. Market needs to attract at least 20 to 40 more stalls 5. Turnover is misleading as estate agents create a dull high street but may have very high financial turnover. Charity Shops add to high street unlike other businesses that create much footfall and little interest (cash for gold, estate agents etc.). 6. Do not attract larger footprint buildings into the town centre. The strategy should set out what floor space you consider reasonable? 7. Vacant units created by rents/ rates and for new starts the initial cost of fit out as well as poor retail ideas. Can Council influence this through business rate relief or cross subsidy. Enquires about surplus retail space and retail market restructuring. 8. Challenge of online presents opportunity for local 	<ol style="list-style-type: none"> 1. We welcome this support. 2. Other accessible town centres in Barnet have more suitable accommodation to locate public facing services. 3. These are issues that are outside the remit of the Town Centre Strategy but have been addressed at a boroughwide level by the Core Strategy. 4. These are management issues for the owners of the Spire and Barnet Market. 5. Turnover of comparison goods is a good measure of the health of the Town Centre. A reference to the Core Strategy Policy on Promoting Barnet's Town Centres has been added at para 1.2.2 6. Our boroughwide approach as set out in the Core Strategy supports the creation of larger shop units in town centres to attract major retailers and sets out floorspace 7. Council has a clear facilitative rather than interventionist role in creating the conditions for vibrant town centres ie we encourage temporary permissions in order to reduce the number of vacant properties. 8. Branding of town centre is an issue that can be

	<p>businesses Branding needs to be considered.</p> <p>9. The pedestrian crossings are too wide and take too long to be crossed. Is there potential for a traffic free day one a month or even every week.</p> <p>10. Shopkeepers should work together and coordinate their deliveries. Encourage shops to encroach on street to create a stronger presence.</p> <p>11. Congestion at Wood Street/ High Street junction is a problem as highway is designed for a very short peak use when most of the time there are few cars. Priority is accessibility and not traffic flow, south of the Church. Need to safely facilitate informal crossing by design/ extension of existing traffic islands</p> <p>12. Welcome idea of discouraging commuter car parking, does this include extending the CPZ, local car club, encouraging shop workers to travel by public transport?</p> <p>13. Improve town centre lighting to focus on pedestrians to create a warmer feeling at night.</p> <p>14. Buses – suggests improving northbound bus stops south and north of church. Bus stops poorly configured to rear of the Spires – opportunity to improve this area (as civic space/ for bus users) next to the Library/ public car park and Spires rear area. Suggests that buses running empty along the high street to the garage pick up passengers.</p> <p>15. High Barnet Station create more space around the entrance, improve lighting and train information outside the station. Need to improve crossing times at junction outside station.</p> <p>16. Welcome more efficient use of campus space and potential for a better evening study offer for adults.</p> <p>17. Encourage niche/ footloose retailers e.g. we have music instrument shops/ art shops, two and half bookshops, antique shops/ second hand objects none of these are mentioned.</p> <p>18. To develop an evening economy, you need to replace</p>	<p>considered by the Town Team. Equipping town centre businesses to expand online is recognised as another element of promoting town centres.</p> <p>9. This is a detailed issue outside the remit of this Strategy.</p> <p>10. The Town Team provides the forum to address these issues. Encroachment onto pavements is not encouraged</p> <p>11. Action 13 of the Action Plan specifically addresses this junction and we will work with Transport for London in consultation with the community in delivering this improvement.</p> <p>12. The Council is considering extending the Chipping Barnet Zone ‘D’ CPZ to include the currently uncontrolled sections of Elton Avenue, Woodfall Avenue and Milton Avenue. This is likely to have an impact on car park usage in the town centre. We will require occupiers of new and significant trip generating developments to manage Travel Plans to minimise increases in road traffic and meet travel mode split targets.</p> <p>13. Lighting in the town centre has not been considered as a major issue in the evidence gathering for the Strategy</p> <p>14. Configuration of bus stops not specifically identified as a public realm improvement. Any changes will be subject to discussions with TfL.</p> <p>15. This junction has not been specifically identified as an issue in the Strategy but we will work with Transport for London to enhance access and the approach to High Barnet station. Improving access at High Barnet station is highlighted as a priority for S106 at para 4.3.4 of the Strategy</p> <p>16. Comments received on the Strategy will be considered by the Town Centre Strategy Board of which Barnet and Southgate College is a member.</p>
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		shops with other uses – this contradicts the strategy 19. Promote leisure as well as commuter cycling	<p>17. The Strategy highlights how specialist shops support the main retail offer. Improving the main retail offer will help such shops.</p> <p>18. This is not a contradiction. Policies on protecting designated retail frontages are set out in the Local Plan. As part of an overall vision for the town centre the Strategy encourages the night time economy in the Cultural Quarter and specifically supports new uses within empty buildings.</p>
Friends of Barnet Market	Barnet Market	<p>1. Progress in making any proposed amendments to the DSD should be carried out as swiftly as possible. It needs to go before the Cabinet for adoption at the earliest possible opportunity. The Chipping Barnet Town Centre Strategy Board must be retained and properly constituted in order to carry out proposals contained within the DSD and to monitor progress once the DSD is adopted.</p> <p>2. The CBTCSB should have elected representatives on both sides and meet at regular monthly intervals. It should have the authority to propose corrective action where there are significant deviations from the adopted strategy.</p>	<p>1. A key strength of the work on the Strategy has been the drive of the Town Centre Strategy Board. The Board as highlighted in Section 4 now have a role in ensuring delivery of the Strategy through the Action Plan.</p> <p>2. There are no plans to have elected representatives on the CBTCSB</p>
SPACES		<p>SPACES are very much in favour of the document and its recognition of the potential of Barnet Market and the risks associated with current lack of progress on the site. Any further work required before the strategy can be adopted is carried out swiftly so that document can be put before Cabinet at the earliest possible opportunity,</p> <p>Town Centre Strategy Board to be retained in order to monitor progress once the strategy document is adopted. It should meet at regular intervals and have the authority to propose corrective action where there are significant deviations from the adopted strategy.</p>	<p>We welcome this support from SPACES</p> <p>A key strength of the work on the Strategy has been the drive of the Town Centre Strategy Board. The Board as highlighted in Section 4 now have a role in ensuring delivery of the Strategy through the Action Plan.</p>

<p>Malcolm Humphreys Local resident</p>	<p>General</p>	<p>1. Proposal for pedestrianising the high street with traffic diverted to wood street and stapleton road and a new bus terminus at the old territorial army base with housing above. Barnet Market could then be relocated to the high street as the first part of the transformation to a much better high st experience. Add flats above the Spires to encourage more business. Another expensive option is to relocate High Barnet station to the old territorial army base and created a new transport terminus</p> <p>2. Proposal for providing pedestrian access between the hospital car park and the end of West End Lane to makes for a more attractive trip into town.</p> <p>3. Other options to improve the pedestrian journey could include better pedestrian crossings at the Wood Street/Union Street roundabouts and better pedestrian signage at Bells Hill/Wood Street and the entrance to the one way part of Union Street. (Something like "Town Centre 7 mins walk. >")</p>	<p>1. These are interesting proposals for major infrastructure improvements to secure the future of Chipping Barnet. These are not likely to be viable.</p> <p>2. The Strategy does highlight the importance of making pedestrian crossings on the High Street easier and reviewing the balance between pavement and road space. Wider pavements may encourage more pedestrians.</p> <p>3. We have added a reference to walking distances as an element of signage to promote the town centre</p>
<p>George Tranda – Local resident</p>	<p>Parking</p>	<p>Highlights potential for combined use parking bay that runs along the Great North Road to the north of the High Street bordering Hadley Green, immediately to the north of Sidney Chapman Way, is a five to ten minute walk from the shops of the High Street and from Barnet Market. At present the parking restrictions in this stretch of road are lifted after 2.30pm on Mondays to Fridays but restrictions are in place for the whole of Saturday. Lifting restrictions on Saturdays after 2.30pm would help attract shoppers.</p>	<p>The Strategy highlights that car parking arrangements need to be reviewed to improve access to the town centre. These bays have already been reviewed as part of the Town Centre Shopping Parades review and the charges reduced. Changes to the parking regime are monitored on an on-going basis.</p>
<p>George Tranda –</p>	<p>Pedestrian Crossings at</p>	<p>Concern expressed about pedestrian safety at this junction outside High Barnet station.</p>	<p>This junction has not been specifically identified as an issue in the Strategy but we will work with Transport</p>

<p>Local resident</p>	<p>the junctions of the Great North Road/Barnet Hill and the Meadway</p>		<p>for London to enhance access and the approach to High Barnet station</p>
<p>Jean Ratcliff – Local resident</p>	<p>General</p>	<p>1. Concern expressed about future of Barnet Market. Highlights poor environment for stall holders and customers. To secure its future it should be relocated to council owned land.</p> <p>2. Considers Spires to be ‘ a hidden’ shopping mall lacking any promotional aspect to draw customers in.</p> <p>3. Parking spaces and charges must be addressed.</p> <p>4. Possibility of using the old Barnet Football Club as a multi- sports stadium/club with banqueting facilities</p> <p>Focus on these issues to bring much appreciated results for residents of Barnet and attract more visitors.</p>	<p>1. The importance of the Market to Chipping Barnet is highlighted in this Strategy as well as the Planning Framework. The Market is seen as a potential catalyst for improving the town centre as a key element of a retail triangle. It is an objective of the Strategy that improvements to the historic Barnet Market will place it at the heart of the local retail offer.</p> <p>2. The Strategy recognises the impact of the hidden ‘high street’ and the council is working with the owners of the Spires to open up the entrance to the High Street. To make the retail triangle work a design led Masterplan is required which opens up and reinforces the connections between the Spires, Market and High Street.</p> <p>3. With respect to car parking charges this is acknowledged in the Strategy as an issue. The Strategy also highlights that car parking arrangements need to be reviewed to improve access to the town centre. Extensive work on this aspect has already taken place with changes to the parking regime including tariffs and payment mechanisms being introduced both on and off-street.</p> <p>4. The future of Underhill Stadium is outside the remit of this Strategy but it is recognised as having an influence on the town centre.</p>

<p>Phil Exon – Local resident</p>		<p>1. Considers approach to be well thought through and wide ranging in its considerations.</p> <p>2. Concerned about parking and charges and considers current policies exclude those who benefit from the use of a car, namely the elderly or those who movement is impaired. Favours return to the previous cash meter approach to paying for parking. If a card scheme is the only way forward, then could a first 20 minutes free approach be taken to allow a quick stop and shop approach that would benefit both shoppers and shops in area.</p>	<p>1. We welcome these supporting comments on our approach.</p> <p>2. With respect to car parking charges this is acknowledged in the Strategy as an issue. The Strategy highlights that car parking arrangements need to be reviewed to improve access to the town centre. Extensive work on this aspect has already taken place with changes to the parking regime including tariffs and payment mechanisms being introduced both on and off-street.</p>
<p>Helen Howson – Local resident</p>	<p>General</p>	<p>1. Many residents feel excluded from council decision making and unable to propose ‘new ideas’. Chris Smith has many positive ideas for saving Barnet’s heritage. The market and the spires are a big issue and must not be taken from us. We need to keep them as our identity and prevent them being destroyed.</p> <p>2. Change parking restrictions on certain days to bring more revenue back to our High Street.</p> <p>3. Talk to shop landlords to lower their rent or council to give new would-be retailers a loan. A busy high street attracts more shoppers and more revenue.</p> <p>4. Improve market site including the ground conditions and set rents at a reasonable rate to attract new vendors. When the market is not in use, to use it as a a) farmers market b) charity events i.e. jumble sales etc. c) usage for summer events i.e. outdoor cinema or school events such as cycle riding tuition for youngsters etc.</p> <p>.</p>	<p>1. As highlighted at Section 4 the focus of the Strategy is about collective action with everyone having a stake in the town centre’s success. The Chipping Barnet Town Centre Strategy Board, which includes stakeholders such as the owners of the Spires and the Market site as well as the Friends of Barnet Market is responsible for ensuring delivery of an Action Plan which sets out short, medium and long term actions to deliver this Strategy. The importance of the Market to Chipping Barnet is highlighted in this Strategy as well as the Planning Framework.</p> <p>2. The Strategy highlights that car parking arrangements need to be reviewed to improve access to the town centre. Extensive work on this aspect has already taken place with changes to the parking regime including tariffs and payment mechanisms being introduced both on and off-street.</p> <p>3. Council has a clear facilitative rather than interventionist role in creating the conditions for vibrant town centres ie we encourage temporary permissions in order to reduce the number of vacant</p>

			<p>properties.</p> <p>4. There is an opportunity for the Town Team to discuss future management of the Market</p>
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