

<p><u>MEETING</u></p> <p>HOUSING AND GROWTH COMMITTEE</p>
<p><u>DATE AND TIME</u></p> <p>MONDAY 13TH SEPTEMBER, 2021</p> <p>AT 7.00 PM</p>
<p><u>VENUE</u></p> <p>HENDON TOWN HALL, THE BURROUGHS, LONDON, NW4 4BQ</p>

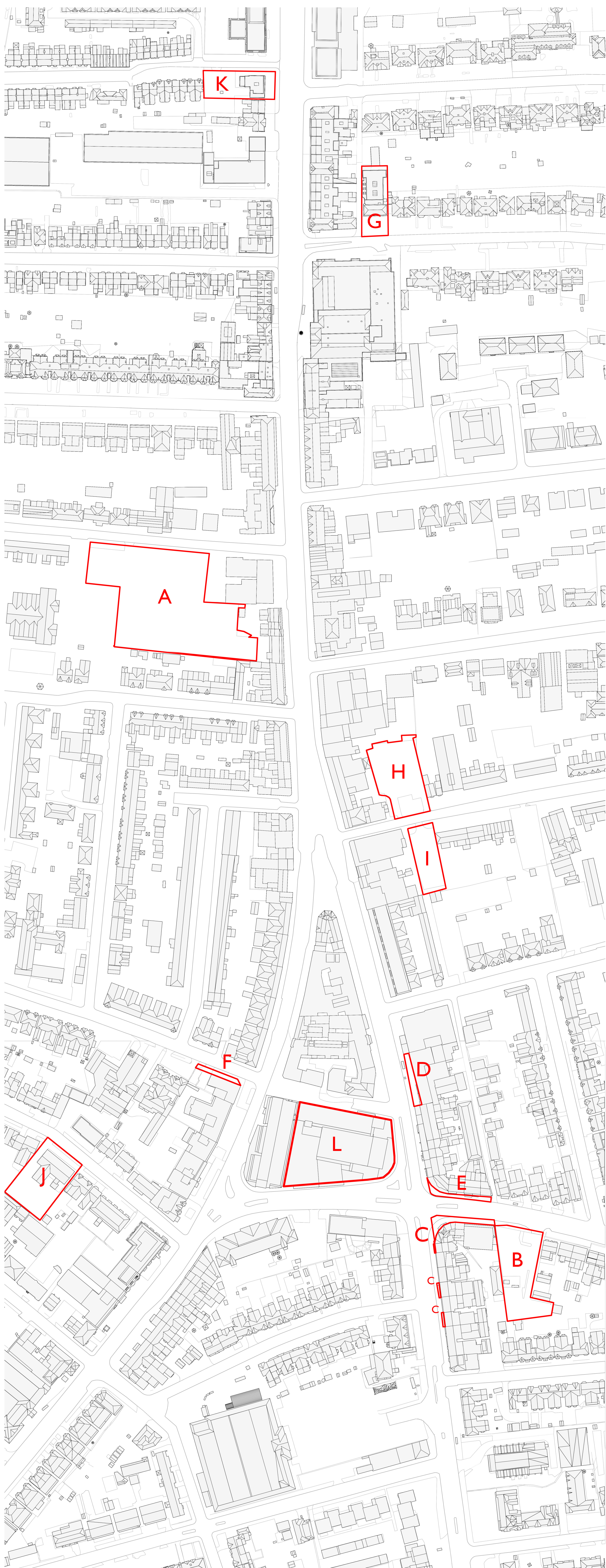
Enclosed are additional papers relating to the following item for the above mentioned meeting which were not available at the time of collation of the agenda.

The papers were circulated at the meeting and considered in relation to the main report.

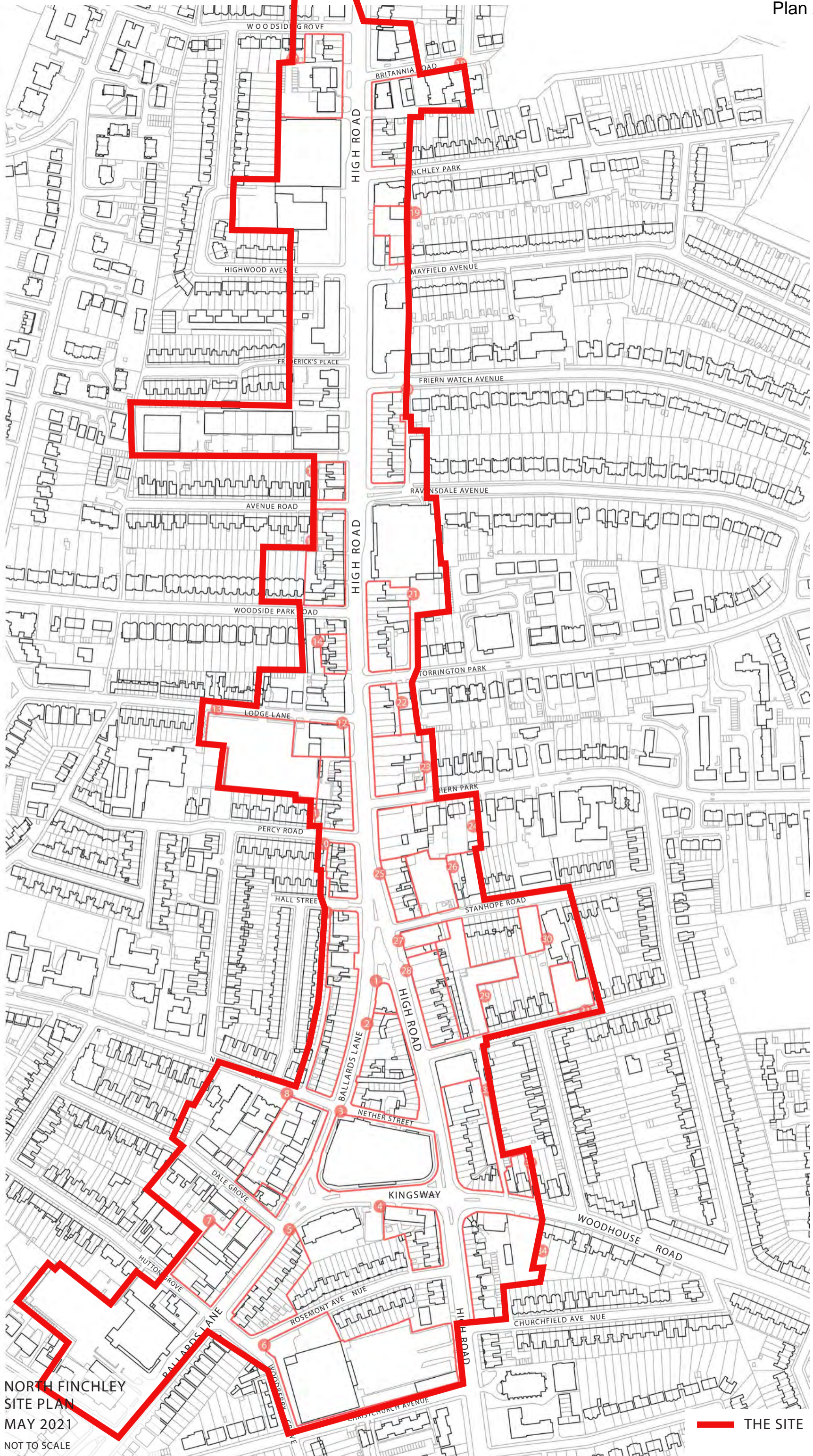
Item No	Title of Report	Pages
10	NORTH FINCHLEY SITE ASSEMBLY AGREEMENT AND LAND AGREEMENT – Plans 1, 2, 3 and 4	3 - 6

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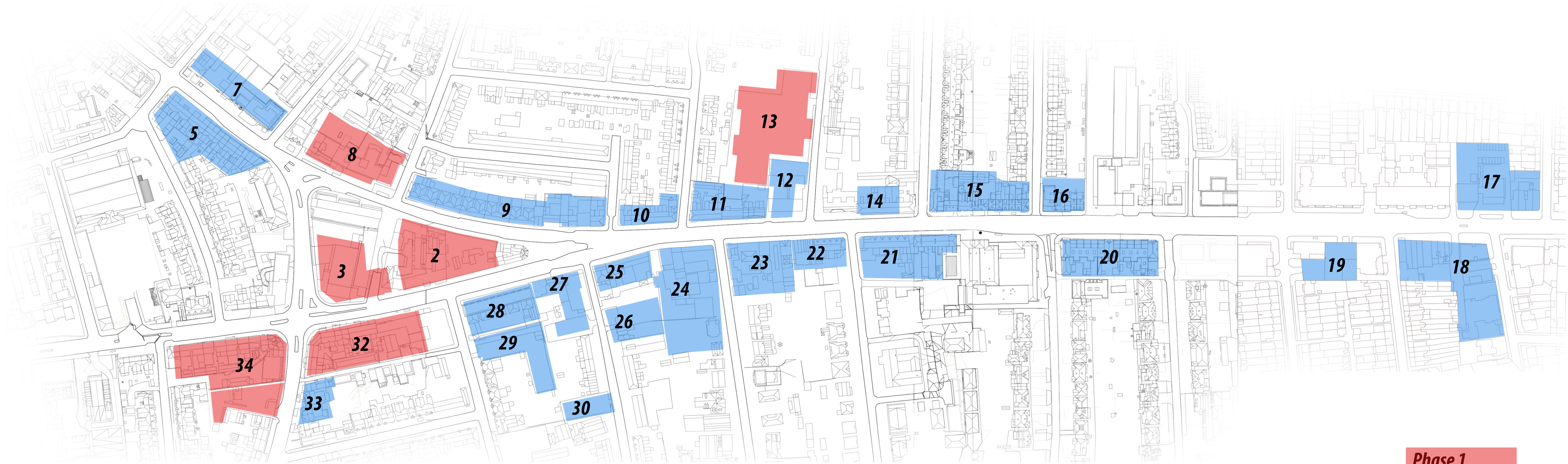


North Finchley Council Sites
Scale 1:1000



NORTH FINCHLEY
 SITE PLAN
 MAY 2021
 NOT TO SCALE

 THE SITE



Phase 1
Future Phases

3. SPATIAL CONTEXT

- 3.1 The SPD Area (see Figure 5) is focused on the designated town centre boundary as identified by the Local Plan. The SPD does not make any changes to the North Finchley town centre boundary. However, land around the town centre can play an important part in its regeneration and the SPD Area does include some edge of town centre areas beyond the town centre boundary. These edge of town centre areas are considered important to the town centre’s future, most notably those at and around the southern and northern “gateways” to the town centre.
- 3.2 In line with Barnet’s overall place shaping strategy for the enhancement of North Finchley, the Council considers that there is potential for significant high quality development in the designated town centre. In order for this potential to be achieved it will be necessary to develop land adjacent to the town centre. The enhancement of the town centre will involve bringing forward a mix of uses including residential, retail, leisure and affordable and flexible workspace. Development proposals in the SPD area outside the town centre which assist in the improvement of the town centre will be encouraged.
- 3.3 As identified at paragraph 3.1 above the SPD includes areas adjacent to the town centre boundary (Figure 5) which are important to the town centre’s future, most notably at the southern and northern gateways. These areas are generally considered to be suitable for redevelopment, in particular, for residential led intensification in order to contribute to improvements in its vitality and viability of the town centre by:
 - (i) optimising highly sustainable locations for residential development adjacent to town centre services and functions
 - (ii) increasing footfall and expenditure in the town centre
 - (iii) improving the gateway functions through enhanced public realm and built form
 - (iv) reducing retail parades and other sub optimal retail and office uses currently outside of the town centre in order to concentrate economic activity in the core
 - (v) offering opportunities for the improvement of traffic and the road network in and around the town centre.

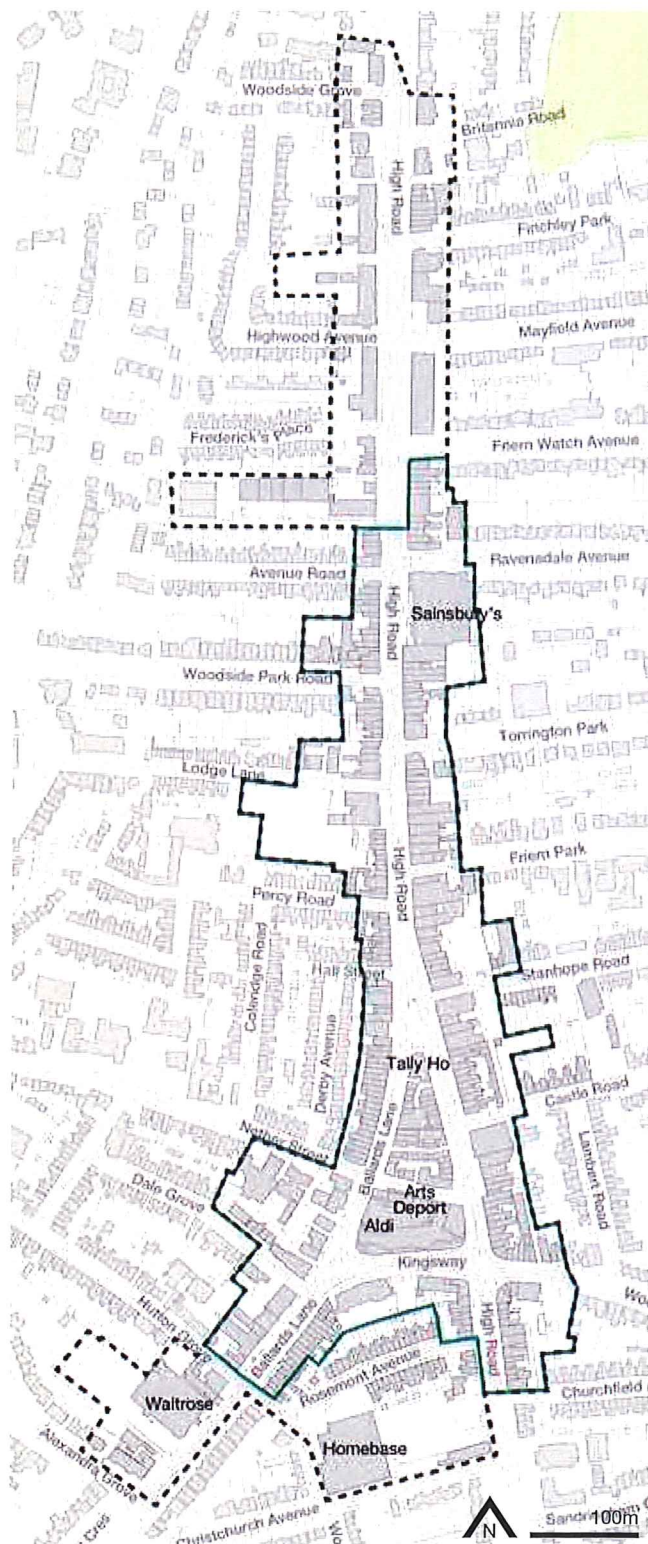


Figure 5: SPD Area boundary