

Delivering for Barnet Logo

Barnet Growth Strategy 2019 - 2030

[Front cover – CGI image of Brent Cross South]

[Delivering for Barnet city-scene graphics in the background]

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Foreword

[Image – Leader]

Delivering for Barnet is a programme of growth and regeneration taking place across the borough between 2019 and 2030. We want to make Barnet a place that enables people to live happy, healthy lives by offering them the range of homes, parks, schools and other facilities that they need, while also protecting and enhancing the borough for generations to come.

As part of this programme, we are building more new homes than any other borough in Outer London and helping to create thriving communities. We are working closely with developers and communities to make sure growth and development are managed responsibly and seek to ensure that in areas that are changing, the benefits to residents are realised.

People choose to live in Barnet for its extensive green spaces and access to leading educational facilities. We want people to continue seeing Barnet this way, alongside a growing recognition of our quality health and leisure facilities. We are working to improve everyone's access to community and social infrastructure, and to ensure that necessary transport infrastructure is in place. Investments in these areas will be vital to ensure a good quality of life for our residents.

Barnet is an entrepreneurial borough, and significant growth in town centres will boost footfall and enable us to further support local business and encourage residents to shop locally. In addition, we seek to encourage larger businesses to move into and remain within the borough. We want to ensure that our residents can take advantage of all the benefits that growth and regeneration can bring. Therefore, more will be done to support access to skills and training, and we will also help our residents to compete for the growing number of job opportunities that will become available.

The Growth Strategy will help to make the borough a great place to live, the best place to be a small business in London, and a great place to visit. Opportunities from growth and development will be maximised, to ensure that all residents and their communities can benefit.

Councillor Daniel Thomas

Leader of the Council

Executive summary

To be added after Committee for the consultation

Introduction

By 2030 London’s population will have reached 10 million and Barnet, London’s largest borough, will have grown to become home to 450,000 people. More of the population will work flexibly, including from home, and more people will live in or near town centres where they can benefit from easy access to shops, services, and leisure facilities. We want Barnet to accommodate growth and shifts in working patterns, whilst continuing to offer top-class education, great open spaces and a good quality of life.

This Growth Strategy responds to a range of economic, social and environmental trends anticipated by 2030, including changes in how we work, how and where companies choose to locate, the skills needed for a changing job market, the continuing shift in how we choose to use our high streets, our growing and ageing population, and growing environmental concerns.

The Growth Strategy sets a direction for change to offer greater local opportunities, create better places, encourage more active lifestyles and increase the health and well-being of Barnet’s residents; whilst recognising that growth must be delivered through a sustainable approach to development. This strategy sets out a role for the council that responds to current and emerging challenges, as well as laying down a plan for how the council can best focus its resources to help deliver these ambitions.

[Image – Stonegrove development]

[Text overlay]: Stonegrove and Spur Road estate has set a quality standard for mixed-tenure housing; including winning design awards for its purpose-built community facility ‘One Stonegrove’.

Where we've come from

Working with our partners, the council has been successful in ensuring regeneration and development has continued across the borough despite the economic challenges of recent decades. We have focused on bringing forward specific areas for growth, such as Colindale and Mill Hill East, alongside placing a strong emphasis on estate regeneration to deliver renewal on our largest housing estates. Regeneration has subsequently progressed at Dollis Valley, Grahame Park and West Hendon, with over 2,000 new homes delivered, alongside improved community facilities and better quality open spaces; notably, May 2018 marked the completion of Stonegrove Spur Road, delivering 999 homes.

The council has consistently worked hard to deliver against its high housing targets, for example 2,360¹ new homes were delivered in Barnet in 2017/18, exceeding our London Plan housing target. This is greater than any other London Borough and equates to 7.4% or one in 13 of London new homes being delivered in Barnet.

Every year the council publishes its Annual Regeneration Report that sets out progress on delivery of regeneration, business, employment and skills activities within the borough. The 2017 Residents Perception Survey indicated that 51% of residents feel the council is doing well 'investing and regenerating the borough' and that most residents (62%) think the council is 'making the local area a better place to live'.

However, our approach to regeneration is constantly evolving to reflect lessons learned, including:

- (i) The importance of meaningfully involving communities during the lifetime of projects
- (ii) The importance of active partnerships to facilitate timely scheme delivery, and strong council leadership to address areas with more fragmented land ownerships
- (iii) Recognising that areas with complex land ownership patterns, such as town centres, can benefit from the council actively steering the identification of opportunities to ensure regeneration gets underway, including the use of available powers where required.

The Growth Strategy recognises that future growth will need to take a wider focus beyond the borough's current Opportunity Areas and the regeneration of large estates. The next decade will therefore see a more borough-wide approach as our existing regeneration schemes continue to deliver, but we also broaden our approach to take advantage of emerging development opportunities including in relation to the diversification and intensification of Barnet's town centres.

¹ Greater London Authority London Development Database

Strategic Context

To accommodate our growing population, there needs to be an increase in the supply of housing and improvements to associated infrastructure, such as public transport. The Growth Strategy focuses on the council's role in driving this growth, on those areas requiring intervention alongside ensuring that growth will bring the greatest possible benefits to existing as well as new residents. We aim to collaborate with our residents and businesses to ensure that through new development our existing spaces are also made more socially and economically inclusive and environmentally sustainable.

Growth is important in part because public sector income generated from development can help to enhance infrastructure. But to substantially increase the delivery of new homes and create a significant number of new jobs over the lifetime of this strategy, will require additional areas for growth to be identified. New growth will therefore need to focus on town centres and areas where transport improvements are planned. Work has already commenced on a new railway station at Brent Cross West that will facilitate significant housing growth and commercial development. Plans for a West London Orbital line and Crossrail 2 could further unlock further housing opportunities, and the council will seek to explore other opportunities with key partners such as TfL.

Barnet 2024, the council's Corporate Plan, is focused on three outcomes:

- A pleasant, well maintained borough that we protect and invest in
- Our residents live happy, healthy, independent lives with the most vulnerable protected
- Safe and strong communities where people get along well.

The Growth Strategy supports delivery of all three outcomes, whilst working to capitalise on the opportunities that growth and development can bring to the borough. It is designed to shape the council's future role in delivering spatial change and planning future growth by bringing together regeneration, employment and enterprise ambitions within a single revised and updated strategy.

As shown in figure 1 overleaf, while aligning with Barnet 2024, the Growth Strategy brings together:

- a) Work on a revised Local Plan (2021-2036), to set out the policies that will manage growth and change within the borough, including identifying designated Growth Areas as well as sites for development that will enable delivery of sustainable growth².
- b) Delivery of the Housing Strategy 2019 – 2024, to support the council to meet the objective of delivering more homes that people can afford to buy and rent.
- c) Preparatory work on the forthcoming Long-Term Transport Strategy, to ensure planning for future housing and transport needs is delivered in a joined-up way.

² The Local Plan is a statutory document that is due to be adopted in 2021-22 and will guide all forms of future development. The role of the Growth Strategy is to set out where the council will focus its interventions to support delivery of development and regeneration.

In addition, the Strategy will also support the delivery of outcomes from other adopted council strategies, including: the Health and Wellbeing Strategy, the Parks and Open Spaces Strategy, the Fit and Active Barnet Framework, the Playing Pitch Strategy, the Homelessness and Rough Sleeping Strategy, Arts and Culture Strategy and the Children and Young People’s Plan. It will support Barnet’s ambitions to become London’s most family friendly borough and to improve healthy life expectancy through the creation of healthier and more resilient neighbourhoods.

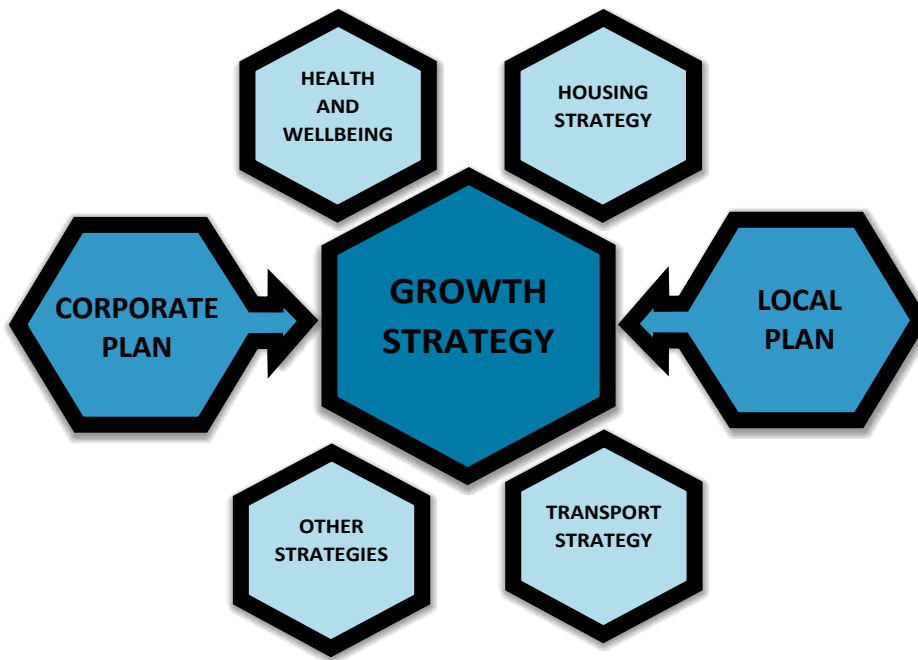


Figure 1 - Relationship of the Growth Strategy to other council strategies

The Growth Strategy seeks to respond to the following three guiding principles:

- 1) The need for the council to provide **placemaking leadership** across the borough, whilst focusing its resources on supporting the places most in need of investment.
- 2) The need to increase housing supply to meet the needs of our **growing population** and to ensure delivery of homes that people can afford.
- 3) The need to capitalise on growth and development, to **maximise the benefits** for residents as well as helping the council to meet its savings targets.

Our approach to growth in Barnet

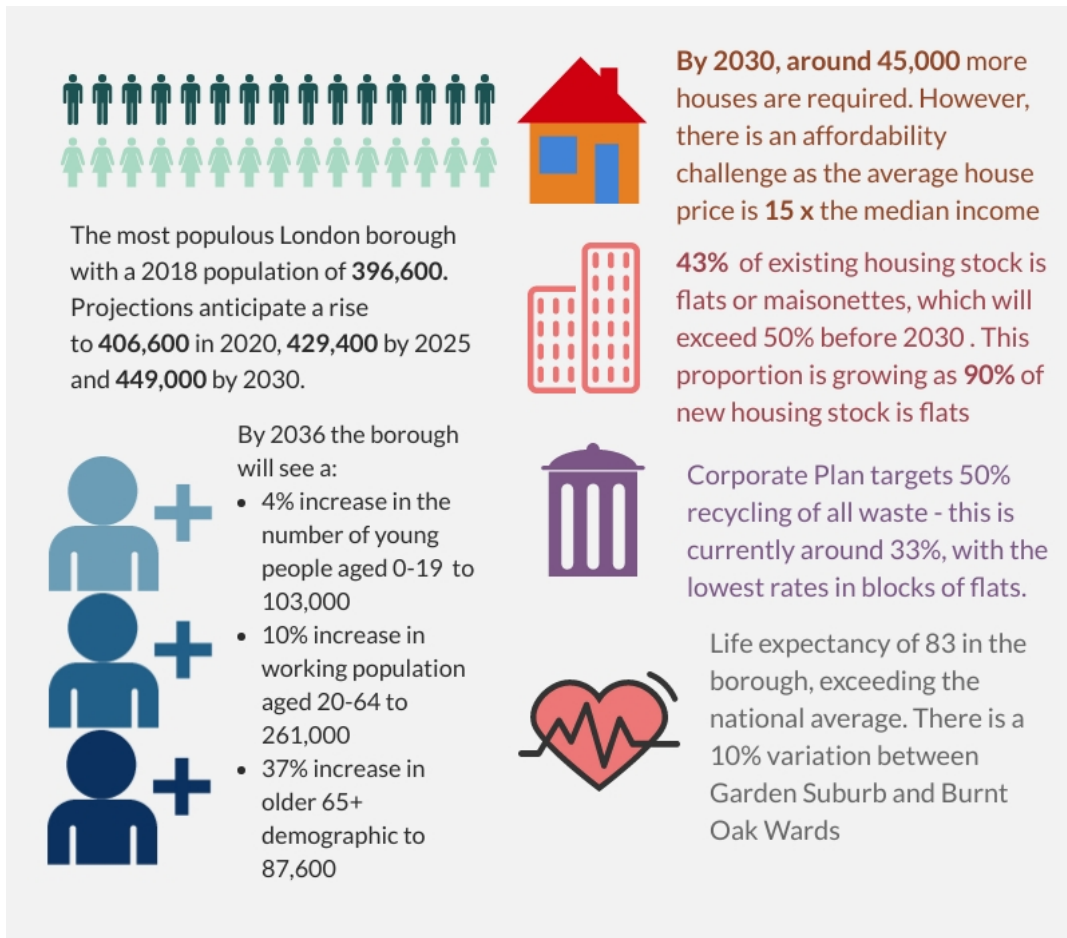
Key Themes

With the key challenges in mind, and recognising the role of this strategy to align with and bring together the ways that growth, development and the built environment should interface with a range of other council strategies the over-arching ambition of the Growth Strategy is to make Barnet a great place to live, work, do business and visit. In doing so, the Growth Strategy prioritises five cross-cutting themes:

- A growing borough
- A connected borough
- An entrepreneurial borough
- A borough of thriving town centres, and
- A great borough to live in and visit.

This strategy sets out priorities for the programme of regeneration, development and business, employment and skills activity within the council between 2019 and 2030. The final adoption version of the Growth Strategy will be accompanied by a Delivery Plan that will set out key projects to show how the council will direct its future investment. It will also consider the approach to securing funding and any opportunities to form strategic partnerships to improve delivery.

A growing borough



Our objectives for delivering a growing borough are:

- **Increase the supply of housing** – with the delivery of most new homes to be in areas with better transport connections such as our town centres.
- **Deliver more homes that people can afford** – Including direct delivery of new affordable homes on council land and through our planning system.
- **Support our growing older population** – Engage with the market and support it to meet the needs of older people, including directly delivering new specialist housing that will enable people to live as independently as possible.
- **Deliver homes on public sector land** – by working with our public-sector partners.

Increasing Housing Supply

Since 2011, over 10,000 new homes have been built in Barnet, including 2,657 classified as affordable for rent or for sale. The current London Plan target envisages delivery of 23,490 homes over 10 years to 2026. However, high demand for housing means that additional capacity for new homes will need to be identified and delivered in the borough sooner. The exact target number of homes needs to be agreed, as the Mayor of London and Central Government have published different targets for Barnet. But we know it will be at least 50% greater annually and could be as much as 45,000 homes by 2030.

Large-scale development is already underway in Barnet’s main growth areas of Brent Cross, Colindale and Mill Hill. Development is also taking place in the priority estate regeneration areas of Dollis Valley, West Hendon and Grahame Park; with additional homes planned at Granville Road (Childs Hill) and Upper and Lower Fosters (Hendon). These projects seek to address issues of housing supply, but also differences in life opportunities between areas. Maximising the potential of these existing planned growth areas will be a priority for the council in meeting its housing targets and growth expectations.

[Image – West Hendon under construction]



To increase the housing supply to meet the needs of a growing population and to deliver more homes that people can afford, we have also explored the potential for new growth opportunities in areas with good public transport connections; with the focus on town centres and major road corridors, such as around Edgware and North Finchley. Further opportunities also exist where the potential transport investments of Crossrail 2 and the West London Orbital are planned.

The borough's forthcoming Long-Term Transport Strategy presents a mechanism for ensuring further potential opportunities for housing delivery are sustainably delivered. The council intends to identify more sites for housing of all tenures, including, where appropriate, more homes across existing town centres, intensification of housing estates, developing housing on or above car parks, adding extra floors to medium rise blocks and exploring opportunities for build to rent housing. As the pace of growth increases we also want to ensure that we future proof the quality of the new housing created.

The availability of affordable housing is also a priority for residents and was the second highest concern, after 'crime', in the 2017 Residents Perception Survey. The impact of homelessness is broad and far reaching. Despite an increase in the number of successful homelessness prevention cases, and the reduction in homelessness acceptances over the past five years, the number of households in temporary accommodation is reducing, but remains high, at 2,546 households at the end of 2018/19.

[Image – Affordable housing development]



To tackle homelessness and reduce the use of temporary accommodation the council will need to increase the supply of all forms of private and affordable housing available across the borough. To help address this the council has been working with The Barnet Group to build an additional 500 units of affordable housing by 2024 and through making better use of council assets to build more affordable housing in Barnet. This remains a key priority of the Growth Strategy. We will also continue to work collaboratively with public and private sector developments to provide support for mixed-tenure private developments, and encourage development by our housing association partners, such as Notting Hill Genesis at Grahame Park.

As more people lead longer and healthier lives, it will be important that new housing developments are attractive to all generations, including older people who wish to live independently in the community for as long as possible. Most new homes in the borough are required to meet Part M of the 2015 Building Regulations which sets out requirements for ensuring that new homes are accessible and adaptable, meaning that many of them will be suitable for people as they grow older in a borough that is well connected with good transport and easily accessible amenities. But in addition, the council helps to ensure suitable specialist housing for older people is available, including a recently completed

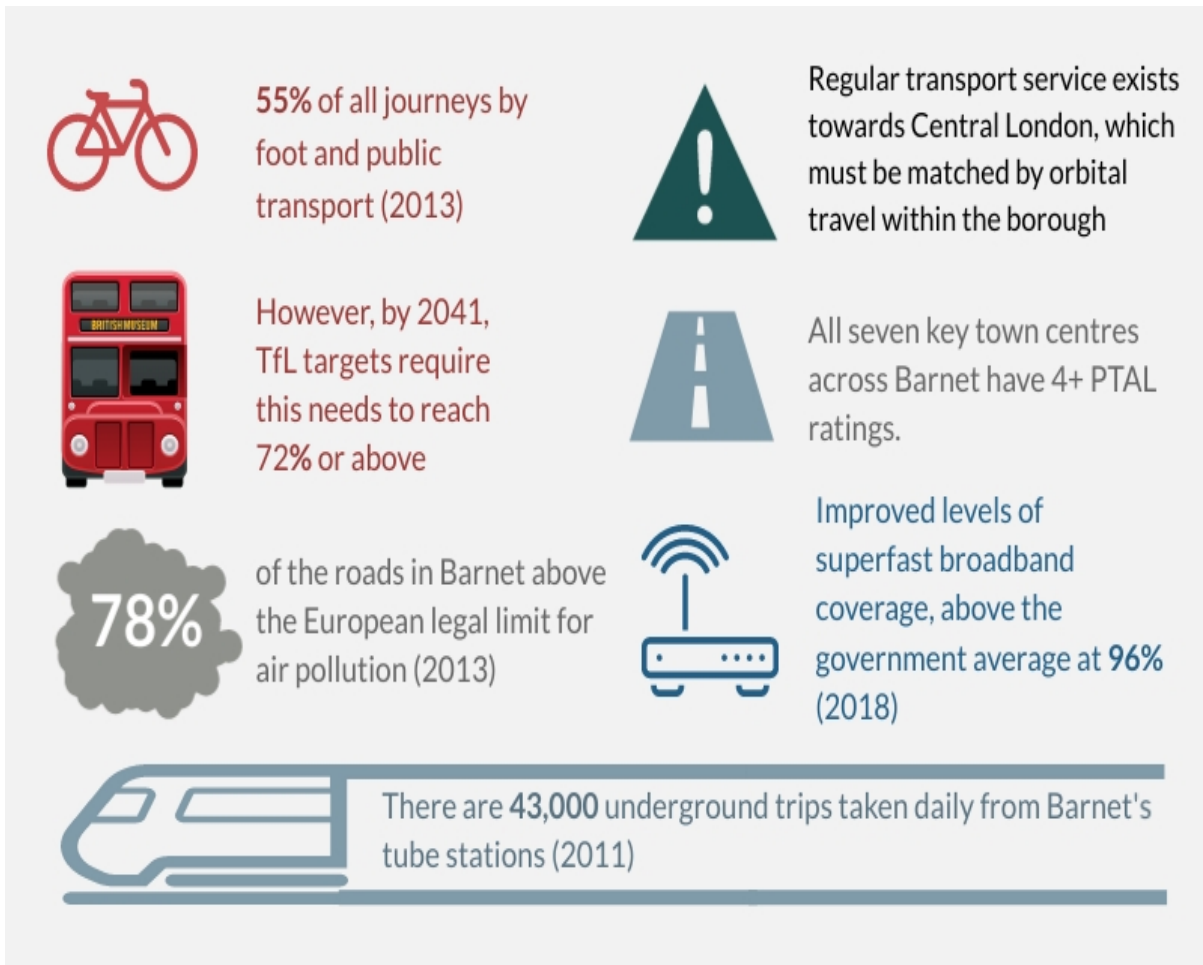
[Image – Ansell Court]



a new extra care housing scheme at Ansell Court, alongside plans for two more similar schemes.

It is critical to ensure that growth and development is managed properly and consistently. Through a revised Local Plan, we will ensure that growth is planned in a sustainable way and that it will help the council ensure its services can manage the changing scale and demographics of the population. We will update our Infrastructure Plan to provide for the funding and delivery of investments in schools, utility capacity, etc. that will be required to support housing growth.

A connected borough



Our objectives for delivering a connected borough are:

- **New and enhanced public transport connections** – improving orbital connectivity and interchange between rail lines, reducing congestion and improving transport accessibility.
- **Delivering healthy streets** – responding to demographic and cultural changes to enhance travel choices, promote active travel and improve safety.
- **Delivering a cleaner, greener and more pleasant borough** – reduce congestion and improve air quality by encouraging the use of more sustainable forms of transport and supporting the transition to autonomous vehicles, electric vehicles and other technologies as they emerge
- **State-of-the-art digital infrastructure** – By working with public and private sector partners to incorporate this into regeneration schemes, council assets and where local employers need it, such as across our town centres.

Keeping Barnet Moving

London’s transport networks are already congested and overcrowded; future growth will not be possible without substantial increases in capacity.³ Delivery of successful growth is therefore dependent on having the right transport and digital infrastructure in place. Barnet is a populous, large and diverse borough that is known for its good connections to Central London and the key road routes heading northwards that begin in the borough. Key local challenges around connectivity and a current high level of dependence on private vehicles need to be addressed. In addition, existing development has shown the variation between different parts of the borough and set a path for a new spatially-minded transport strategy to recognise this.

The council will ensure its Long-Term Transport Strategy considers the type and priority locations for transport improvements necessary to improve access; particularly where growth can or is being delivered, alongside areas and corridors with low levels of existing public transport provision. This strategy will seek to address both the expectations of the Mayor of London as set out in his transport strategy, whilst recognising the specific local context and character of Barnet.

[Image – Thameslink Station improvement project]

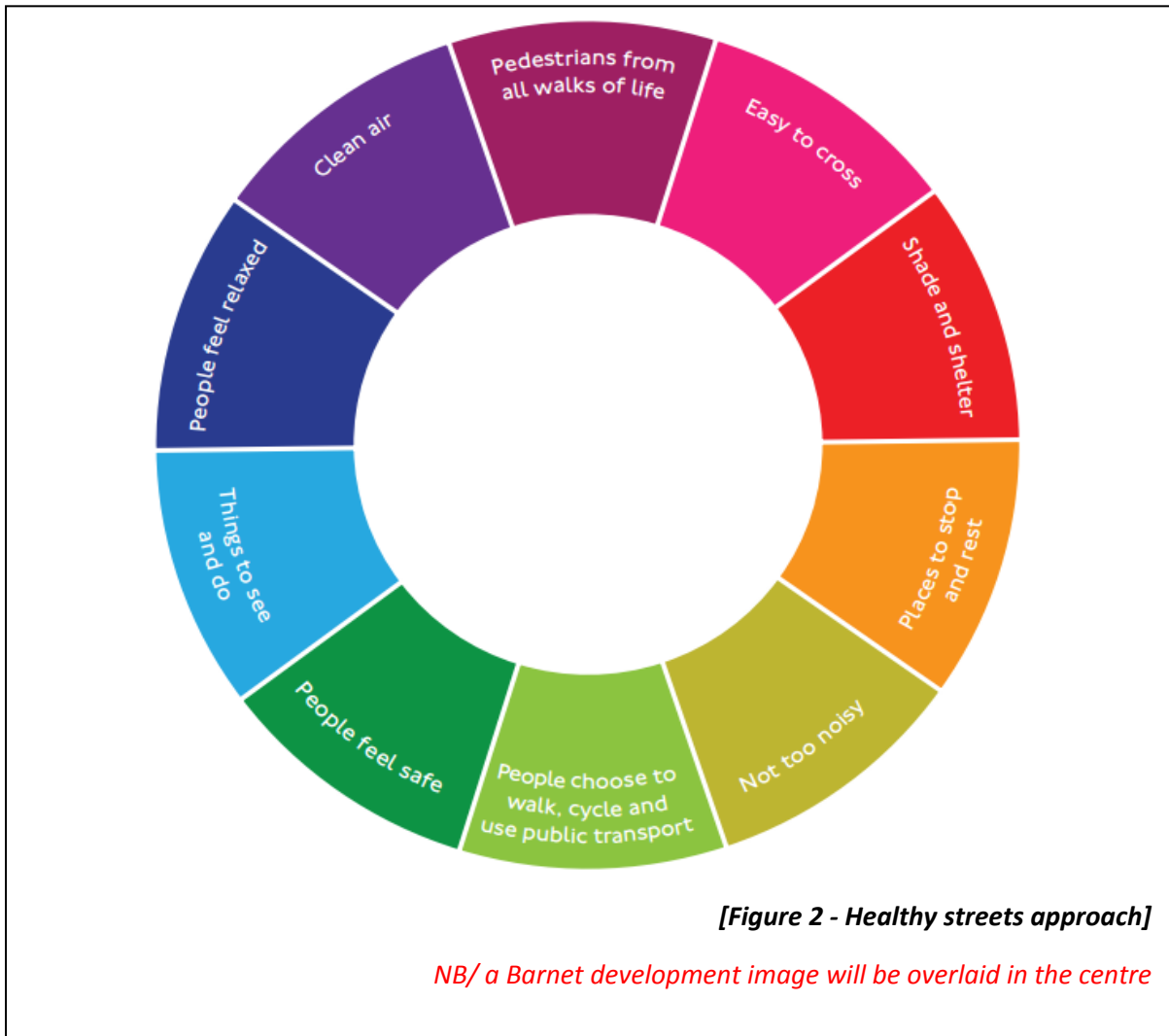


At a regional scale, the delivery of Crossrail 2 to New Southgate and the West London Orbital to Brent Cross and potentially Hendon and Cricklewood, remain key opportunities for unlocking growth and reducing congestion. Yet the housing and transport challenges for the borough, given the scale of expected growth, are more significant than these projects alone. Barnet has begun by building a new Thameslink station at Brent Cross, and has been working with TfL to expand capacity at Colindale Underground Station alongside improvements to accessibility and interchanges more broadly; but further projects and opportunities for change will need to be identified.

³ National Infrastructure Commission 2018, “Transport and housing for thriving city regions” National Infrastructure Assessment <https://www.nic.org.uk/assessment/national-infrastructure-assessment/transport-and-housing-for-thriving-city-regions/>

Improved public transport needs to be considered in specific areas of the borough where residents are car based due to a perceived or potential lack of alternative options, including orbital rail connections. Areas of low existing PTAL scores such as around Colindale and The Hyde will also need to be addressed to ensure improved transport choice. However, the use of PTALs alone is recognised to provide only a limited guide to transport accessibility, as the overall score often does not reflect the quality of connections offered by the existing transport network. In some locations additional transport improvements may still be required even with existing mid-range PTAL scores.

This growth strategy builds on our current Local Implementation Plan (LIP) that acknowledges how growth should be planned around walking, cycling, and public transport use whenever possible. The current LIP objectives will need to be defined into new longer-term priorities for the borough through the council's emerging Long Term Transport Strategy. Achieving a healthier and more sustainable pattern of growth in Barnet is a shared goal, however we need to further explore how to reduce the dominance of the car through an increasing emphasis on trips being made by public transport, walking, or cycling. This will help meet the needs of an aging population by recognising changing patterns of personal choice and capability when seeking to access different forms of transport.



Going forward, the vision for healthy streets set out in figure 2 will be applied throughout the borough, including to growth areas and main thoroughfares to improve travel choices, promote active travel, and improve safety. We hope to encourage people to walk for shorter journeys by creating a more pleasant environment for walking and improving connections. Improving access to key destinations like town centres and leisure facilities, as well as to local services such as schools and healthcare facilities, will be a critical part of ensuring that growth is delivered in a way that is beneficial to everyone. By encouraging the use of more sustainable modes of transport alongside supporting the transition to connected and autonomous vehicles, electric vehicles and other technologies, as they emerge, we hope to reduce congestion in the longer term, improve air quality and make the borough cleaner and greener. We also need to ensure that through the design process consideration is given to how spaces, including roads and public realm will be used in the future.

Digital Infrastructure

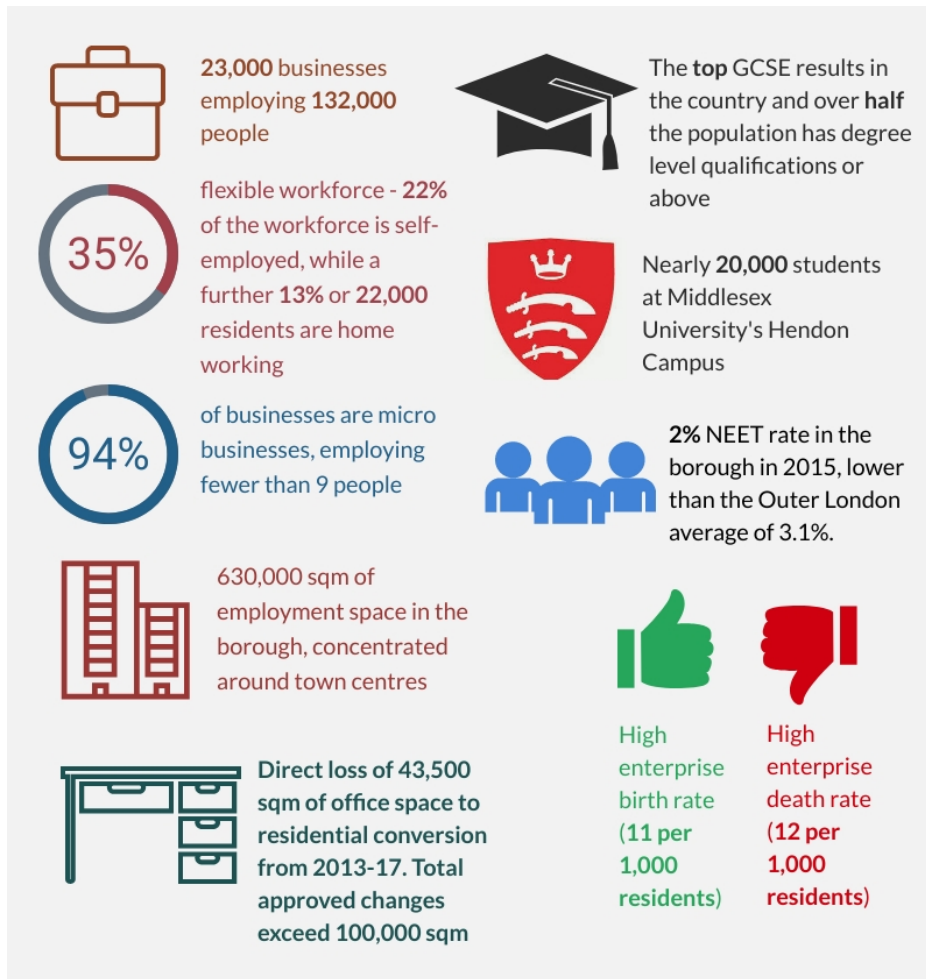
Successful growth is also reliant on access to high quality digital infrastructure to ensure Barnet's homes and workspaces keep pace with the changing economy. The council will secure timely roll-out of ultra-fast broadband to support the growing number of people working from home, businesses across the borough and visitors to Barnet. The council recognises the importance of links between investment in communications infrastructure, digital inclusion, economic growth and improvements in transport networks, and therefore will seek to capitalise on the early roll out of 5G in Barnet.

The council will seek to make best use of technologies to improve the quality, accessibility, and effectiveness of services and management of its assets within the borough. One example of this is the expectation that new technology will particularly come forward to improve transport; initially through further applications and tools for influencing transport behaviour and enhancing choice.

[Image or diagram – showing smart cities technologies]



An entrepreneurial borough



Our objectives for delivering an entrepreneurial borough are:

- **Ensure the council 'gets the basics right'** – so that business-focused services are delivered in a streamlined way that supports businesses.
- **Identify and support growth sectors across the borough** - provide targeted support for existing and new businesses in partnership with Higher and Further Education institutions. Work with our inward investment partners to attract new business and investment to complement the borough's existing economic strengths.
- **Create job opportunities and skills development for local people** – work with partners to identify and support those furthest from employment to find work or move closer to employment. Leverage growth and development to create job opportunities and skills development for local people, particularly those from marginalised communities and young people not in education, employment or training.
- **Support the local economy** - promote local supply chain opportunities through development and across public sector partners

Growing the local economy and supporting businesses

Barnet has more businesses than any outer London borough, 94% of which are 'micro', employing nine employees or less. Micro businesses are therefore the foundation of our economy, employing over 130,000 people. We will support them to thrive - making Barnet the best place to be a small business in London. This means helping to address a range of challenges faced by business: from access to talent, to demand for flexible workspace that suits 21st century working practices and accommodates a vibrant start-up economy, to the lack of grow-on space for successful businesses that want to remain in or expand within the borough.

We want to ensure a coordinated approach to the delivery of business support services so that when businesses need to engage with the council – whether to pay business rates, apply for a licence, or report a problem – the process is as efficient, transparent and painless as possible, and does not create any unnecessary constraints or costs on running a successful business. In addition, Barnet will also welcome over 400,000 sqm of commercial workspace across our town centres, in particular at Brent Cross, where grow-on space for small, local businesses will be provided in addition to sufficient office space to attract larger employers and higher-skilled local jobs for residents.

Barnet's employment sectors

The Professional and Financial services sector has experienced the largest growth of any sector in Barnet and accounts for the largest share of employment. This strategically important sector is a source of high-skilled jobs with many businesses located across our town centres. We will support this sector to continue to grow and to maintain a source of high-skilled jobs in our town centres.

Care and Health, and Education are large sectors for employment but account for a relatively small proportion of businesses compared to other industries in Barnet. Large employers Middlesex University, Barnet & Southgate College and Public Health England, dominate these sectors. Barnet will continue to support these sectors to thrive as they provide high skilled jobs and local services for the area. We are actively working with Middlesex University to consolidate its campus in Hendon while providing the facilities and student accommodation required.

Barnet's Retail and Hospitality, Leisure and Recreation sectors together account for 21% of the borough's employment. The 3,050 Barnet based businesses operating in these sectors provide a range of services, helping to make our town centres vibrant places that people want to live and visit. We will support the growth of these businesses to provide services that suit new consumer preferences and the borough's changing demographics. The hotel sector has also grown 13% over the past five years compared with 9% across London. Increased visitor numbers coupled with residents' spending power provide a market ripe for greater exploitation. By enhancing the provision of arts, culture, leisure and recreation facilities in our town centres we want to diversify the offer in town centres, generating more footfall and growing the sector.

Summary details of Barnet's employment specialisms are shown in figure 3.

Sector	Number of Businesses	Relative concentration of the sector	Number of jobs	% of total borough employment
Professional and Financial	6,600	1.4x more concentrated than London average	22,000	17%
Care and Health	1,100	1.3x more concentrated than London average	18,500	14%
Education	500	1.3x more concentrated than London average	17,000	13%
Retail	1,900	equally concentrated as London average	16,150	12%
Hospitality, Leisure and Recreation	1,150	0.2x less concentrated than London average	11,590	9%
Business Support Services	2,000	0.1x less concentrated than London average	11,200	8%
Construction	2,950	1.3x more concentrated than London average	7,650	6%
Creative	3,500	0.2x less concentrated than London average	7,550	6%

Figure 3 – Table showing key employment sector data for the London Borough of Barnet

Skills and training

Having a workforce with the right skills, flexibility, attitudes and behaviours is an essential ingredient for economic growth. We will work in partnership with schools, Barnet and Southgate College, Middlesex University, Job Centre Plus, alongside work programme providers and the wider business community, to ensure that education and skills provision locally meets the needs of employers. We will ensure that those who live or study locally have opportunities to develop the skills that the market demands from employees and entrepreneurs – today and into the future. We will identify and support vulnerable people, including those at risk of being ‘not in education, employment or training’ (NEET), to ensure they make a successful transition towards employment. We will also work with development partners to maximise apprenticeship and training opportunities through regeneration and development schemes as this is recognised to provide a key positive benefit from regeneration and development activities for the communities most likely to be affected by the process.

A borough of thriving town centres



Our objectives for delivering a borough of thriving town centres are:

- **Diversification and identity of town centres** – Engage with, support and incentivise businesses and property owners to deliver an improved mix of uses in town centres, including the delivery of new homes, workspace, leisure, health and community facilities. Work with Town Teams of local traders, residents and community groups to promote and celebrate the unique characteristics of the borough’s town centres.
- **More joined-up service delivery for healthy high streets** - Ensuring we provide more coordinated services, across the council, to address issues such as planning enforcement, anti-social behaviour, licensing, street cleansing, waste collection and parking, and to plan high streets around health and well-being.
- **Deliver high quality workspace** - Leverage council assets and development sites in the borough to support the delivery of high quality workspace that targets the boroughs strategically important sectors – for both new and existing businesses.
- **Build on existing strengths to create a thriving night time economy** – Including maximising the creative potential from a growing leisure offer that enhances the range and quality of local food and drink, heritage, culture and arts on offer.

Diversification and enhancing town centre identity

Barnet has 30 high streets and town centres. With changes in shopping habits and the wider economy many of our high streets are struggling with vacant shops. There is a need to diversify the role of town centres so that they become recognised social and community hubs as well as economic centres, supported by new housing development as set out under ‘A growing borough’.

Better curation of the high street ‘offer’ will be required as part of a more sustainable mix of uses. Town centres should become home to not only shops, but businesses, GP surgeries, leisure facilities and community services. In appropriate locations, this should include a healthy night time economy. The night time economy in Barnet has grown in recent years but at slower rate than in similar boroughs. The council will therefore work with local partners to better define and build upon our town centre identities and their distinctive qualities; we hope to use this understanding to better promote their value.

Building on a pilot scheme undertaken in Burnt Oak, we would like to establish new working methods across the council to ensure that we get the basics right in town centres. This includes making sure that they support improved health and well-being, promote active travel, and improve safety, whilst also taking a more visible and coordinated approach to addressing issues such as planning enforcement, anti-social behaviour, licensing, street cleansing, waste collection and parking.

[Image – Burnt Oak Town Centre / BOOST project / Community Payback]

[Text overlay]

“Joined up service delivery pilot - Burnt Oak

Following continuous reports of anti-social behaviour, the council worked with the local community, Metropolitan Police, several charities and support agencies (including the Westminster Drugs Project and Burnt Oak Community Kitchen) to improve public safety and increase town centre footfall. The BOOST programme supported people to develop employment skills, many people are now employed by the local business community. In addition, repairs to damaged fencing on Watling Avenue, gating-off of dangerous stairwells, the introduction of CCTV, and work with Community Payback to clean-up the area, have all helped to reduce crime.”

Employment in Town Centres

The Growth Strategy reflects the changing nature of work and seeks to increase the amount and variety of flexible and appropriate workspace and maker spaces made available for small businesses within town centres. To encourage entrepreneurship in the borough we want to ensure there are many accessible entry points to enterprise and employment and opportunities across education levels, to individuals of all ages, and to support diverse tenure options for traders. To facilitate this, the council will actively encourage greater variety in the typology of workspace provision in developments across Barnet’s town centres including use class B1 and will seek to concentrate a mix of commercial, community and other activity within town centres.

[Image – Brent Cross North or South showing commercial / mixed-use area]

[Text Overlay]:

“Brent Cross Metropolitan Town Centre

The comprehensive regeneration of Brent Cross will deliver a new Metropolitan Town Centre providing a range of uses, including new homes, commercial space, an expanded retail offer, destination leisure and entertainment, cultural and arts facilities, restaurants, hotels as well as open space. A new commercial quarter will be delivered around the new Brent Cross West train station with 400,000m² of office development providing over 19,000 jobs; offering the potential for significant inward investment into the borough, whilst also supporting the creation of new employment spaces for smaller and start-up businesses.

A great borough to live in and visit



Our objectives for delivering a great place to live in and visit are:

- **Delivering social infrastructure to support growth** - Ensuring that schools and leisure, health and community facilities are delivered to support areas of growth and regeneration.
- **Getting the best out of the borough's green assets** – Improving the quality of parks and open spaces and addressing deficiencies to support new homes and ways of living; to maximise the opportunity for improving health and wellbeing.
- **Growing the visitor economy** – Encouraging, supporting and promoting Barnet's leisure and hospitality sector to deliver a great experience for visitors as well as residents.
- **Providing a broader canvas for creative industries** – Closer engagement with creative sectors, alongside support for new local leisure and cultural destinations.
- **Brent Cross as a destination** - unlocking the potential of the area as a broader cultural and leisure destination of national significance.

A great borough to live in

Barnet is a family-friendly borough where children, young people and adults all have the chance to enrich their lives. The borough already benefits from numerous parks and open spaces; high-quality schools, health and community facilities; and a diverse arts and culture offer. To ensure that Barnet can accommodate future growth while remaining a great place to live, the council will deliver the schools, leisure, health and community facilities that are needed to support new and existing populations, whilst exploring opportunities to combine such facilities where it would contribute to an ability to improve health and wellbeing or other outcomes for residents.

[Image – UNITAS]

“UNITAS - Youth Facility in Burnt Oak / Colindale

In partnership with Onside, a national charity providing youth services, the Council has helped to fund the delivery of a new multipurpose youth facility on the edge of Silk Stream Valley Park to provide affordable access for children and young people to a wide range of sports and activities.

The council recognises the benefits of physical activity and the contribution it makes to improving our physical and mental health. There is a need to address low levels of physical inactivity and sustain existing participation whilst mitigating for an increasing proportion of flatted development which should support health and wellbeing in the borough over the long term. The council is therefore seeking to improve the quality of open spaces and local leisure facilities. This includes transformational investments in our leisure facilities such as the completion of two new leisure centres at Barnet Copthall and within Victoria Recreation Ground, New Barnet.

Our parks in Colindale and Brent Cross will also benefit from investment with an improvement programme taking place in Silkstream/Montrose Playing Fields, Colindale and Rushgrove Parks in addition to Claremont Open Space. This forms part of a strategic approach to improve and enhance a future offer which includes developing masterplans for sport, recreation and engagement. A key element of delivering priorities and addressing demand will focus on the Councils Playing Pitch Strategy and Indoor Sport and Recreation Study which identifies key growth locations as areas of focus. More broadly the council is seeking to ensure its parks and other public spaces are accessible

and better connected. Collectively through an enhanced offer in town centres and parks, with available and meanwhile spaces utilised for more temporary pop-up events, places will become more animated and provide a better ‘sense of place’.

[Images – Sports hubs / parks / playground proposals]

“Delivering our Parks and Open Spaces Strategy

Barnet is committed to being one of the greenest boroughs in London and is currently working to deliver on the aspirations set out in the Parks and Open Spaces strategy. Current progress includes commencement of a £7m transformation of Silk Stream Valley Park, whilst masterplan proposals for Sports Hubs at Copthall and West Hendon have now been approved, alongside plans for improvement of traditional open spaces such as Victoria Park in Finchley.”

The council recognises that there is a need to address low levels of physical activity and mitigate for an increasing proportion of flatted development to support health and wellbeing in the borough over the long term. The council is therefore seeking to improve the quality of open spaces and local leisure facilities, including transformational investments to parks in Colindale and Brent Cross, alongside the delivery of three hubs for formal and informal sports. More broadly the council is seeking to ensure its parks and other public spaces are accessible and better connected. Collectively through an enhanced offer in town centres and parks, with available and meanwhile spaces utilised for more temporary pop-up events, places will become more animated and provide a better ‘sense of place’.

A great borough to visit

As a visitor destination Barnet has many existing regionally recognised strengths including London’s only Registered Battlefield, parts of Hampstead Heath and the Garden Suburb, the RAF Museum London, and Saracen’s RFC. It is also home to a range of more local arts and cultural assets including Arts depot, the Phoenix Cinema and Barnet Museum. Barnet has not made the most of its visitor assets and we will seek to address this through the Growth Strategy. We aim to increase the capture of leisure expenditure within the borough both from residents and visitors by generating further opportunities for economic development.

[Image - Barnet Medieval Festival, held annually in Chipping Barnet]



The council will seek to ensure the potential from growth is maximised and that Barnet becomes an even better-known place to visit. It will firstly work with partners to provide an enhanced offer around existing regional and local destinations. Brent Cross especially, as a new metropolitan town centre, will become cultural and leisure destination of national significance; we will work with our partners to curate a unique, inclusive, and family-friendly offer.

Secondly, around the rest of the borough, opportunities to build on Barnet’s existing character and improve the quality of our open spaces will see delivery of new local and regional leisure and recreation destinations. Barnet’s Green Belt will contribute to the creation of a regional park that celebrates a greener, healthier and wilder Barnet. In conjunction with these leisure and recreational investments, the Council will seek to support the associated hospitality industry services such as accommodation and food offerings that will help ensure a great experience for visitors.

Consultation and engagement

In the 2018 action plan for its Community Participation Strategy - Barnet Together, the council committed to working in partnership with the voluntary, community and faith sector (VCFS) to build resilient communities. One of the ways it can do this is by enabling representation and community voice; facilitating a dialogue with residents, ensuring the council's engagement reaches all the borough's communities and securing involvement from residents in the decisions that affect them.

Residents and local businesses are key partners in any regeneration scheme. We want to make sure that the people who live and work in Barnet are fully engaged throughout the lifetime of our schemes. Local people hold unique local knowledge that can help improve the vision and design of projects, whilst a sense of local pride and ownership can also be generated when local people are fully involved.

The council will develop engagement management plans for each project, to:

- Ensure a regular, local presence is onsite throughout the delivery of developments allowing community members to drop in and obtain updates.
- Ensure that engagement activities are designed to be inclusive and allow all voices to be heard, especially those groups who tend to be under-represented.
- Work with the Voice of the Child team, to ensure we design and implement our engagement strategies appropriately so that we reach children, young people and families.
- Support Partnership Boards (typically chaired by a local resident) that not only feed into the development process, but maintain oversight of important issues such as the delivery of employment and skills benefits throughout a regeneration programme.
- Engage with Town Teams and use them as a foundation for ongoing town centre engagement.
- Use collaborative design process where appropriate to help build greater social capital, offering opportunities for local people to develop new skills and foster local relationships.

[Image – Consultation Event – Upper and Lower Fosters]

[Text overlay]:

“Upper and Lower Fosters Estate – A masterplan was developed in collaboration with residents”

Spatial approach

We have developed a spatial approach to the delivery of regeneration and growth that splits the borough into three broad areas: west of the borough, a central area at the heart of the borough and the east of the borough. Key diagrams and priority interventions for each area are set out in this chapter, whilst the delivery plan that accompanies this strategy sets out more detailed projects.

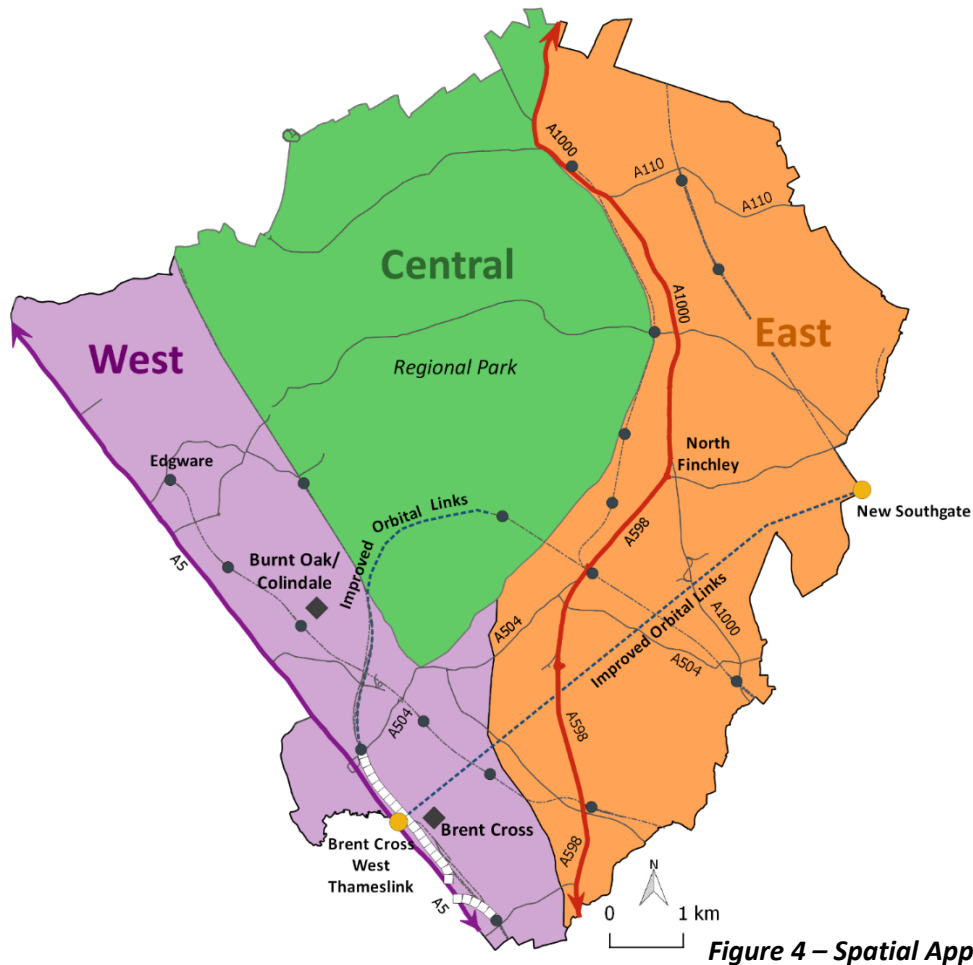


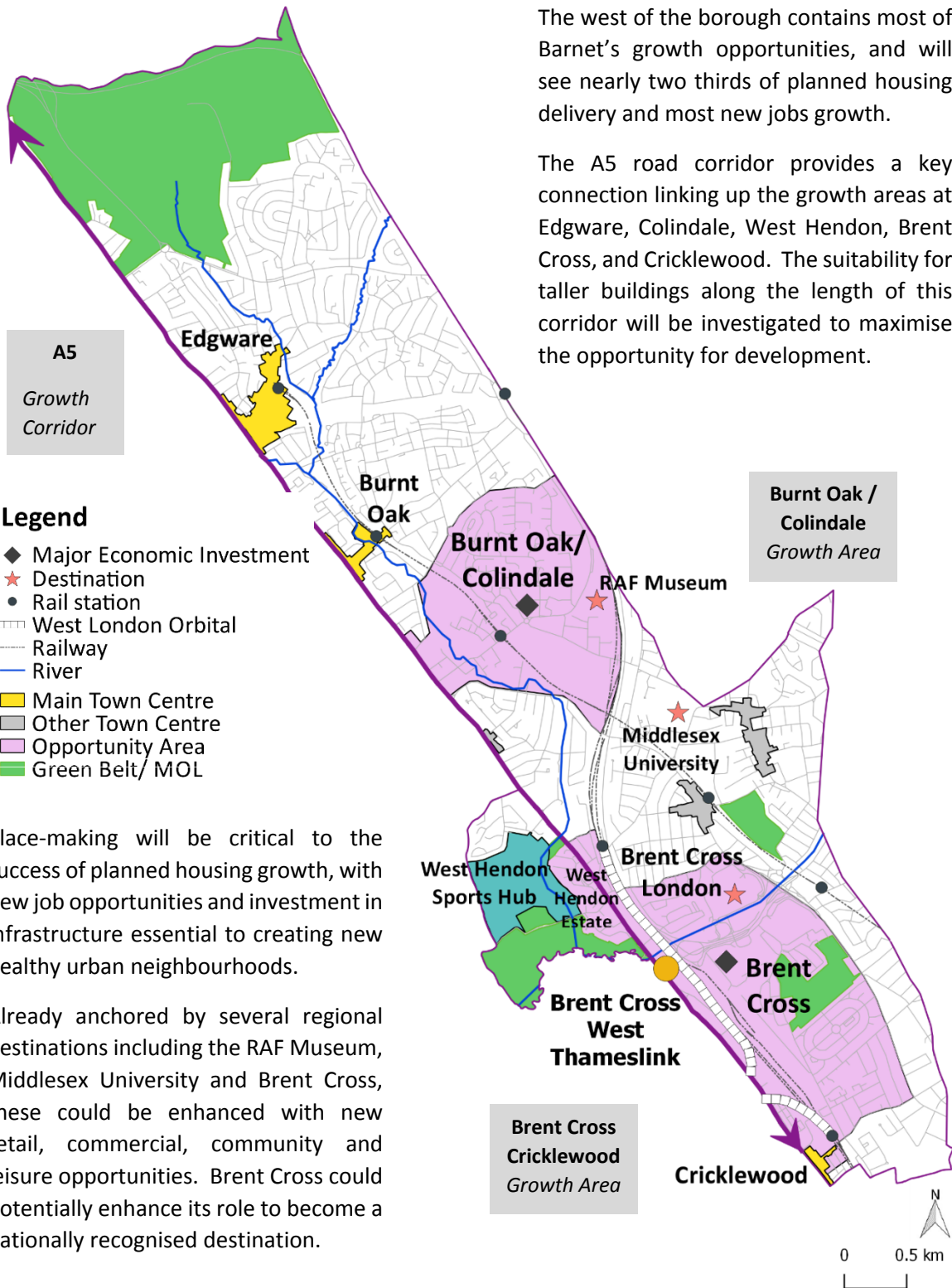
Figure 4 – Spatial Approach

Figure 4 also highlights the critical boroughwide importance of transport improvements including:

- Two proposed new rail lines (Crossrail 2 and West London Orbital) and their associated stations,
- Two potential new strategic orbital connections addressing poor interconnections between radial rail lines through new fast public transport connections between key transport nodes, and
- two strategic radial road corridors that provide strategic connections through the borough and between our town centres, where the potential for growth requires a 'healthy streets' approach.

Whilst this strategy provides a direction of travel, the forthcoming transport strategy will provide greater clarity around the nature of required strategic transport and road corridor improvements.

West of the borough



The west of the borough contains most of Barnet’s growth opportunities, and will see nearly two thirds of planned housing delivery and most new jobs growth.

The A5 road corridor provides a key connection linking up the growth areas at Edgware, Colindale, West Hendon, Brent Cross, and Cricklewood. The suitability for taller buildings along the length of this corridor will be investigated to maximise the opportunity for development.

Place-making will be critical to the success of planned housing growth, with new job opportunities and investment in infrastructure essential to creating new healthy urban neighbourhoods.

Already anchored by several regional destinations including the RAF Museum, Middlesex University and Brent Cross, these could be enhanced with new retail, commercial, community and leisure opportunities. Brent Cross could potentially enhance its role to become a nationally recognised destination.

Strengths, weaknesses, opportunities and threats

<p>Strengths</p> <ul style="list-style-type: none"> • Delivery of New Homes - To date 5,321 new homes have been delivered in West Hendon and at Colindale. Further growth is planned at Brent Cross and Colindale. • Good radial connections – Northern Line and Thameslink connecting Barnet to central London • Visitor Economy - Brent Cross London, Middlesex University and the RAF Museum draw visitors into the borough • Retail Growth - Retail strength at Brent Cross London and growth in retail floorspace in Cricklewood town centre • Employment Space - Strong concentration of employment space and concentration of storage and distribution spaces next to the M1. 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Arts and Culture - Currently limited role for creative industries in the West including a poor arts and culture offering. • Orbital Transport - Limited orbital routes to the rest of the borough and neighbours. Also areas of growth with very low PTALs. • Deprivation - Some of the highest levels of deprivation are in the West of the Borough including Childs Hill, West Hendon, Colindale and Burnt Oak: average income tends to be lower and the Joint Strategic Needs Assessment highlights health inequalities. • Place-making along the A5 - Challenges arise in securing joined-up placemaking efforts in relation to development along the A5 as it is the boundary between several London Boroughs.
<p>Opportunities</p> <ul style="list-style-type: none"> • Growth- Potential for growth and mixed use development along A5 and A41 corridors that create places for living, employment, leisure and social interaction. • Night-time economy - Night tube provides opportunity for enhanced night time economy • Town Centre Intensification – Further potential for intensification in Edgware and Cricklewood. • Workspace - The west of the borough offers a suitable location for new affordable workspace and spaces for creative industries. • Healthy Travel – New pedestrian and cycling route along Silk Stream, West London Orbital rail could collectively help address traffic congestion and air quality issues. • The Welsh Harp SSSI - offers a unique opportunity for leisure, health and well-being. 	<p>Threats</p> <ul style="list-style-type: none"> • Public transport – the scale of growth and availability of public transport options may affect capacity on the Northern Line. • Employment space – Residential development without mixed uses risks further loss of employment sites. Existing low and decreasing employment level in Cricklewood • Change in the retail sector – Uncertainty in the retail market has delayed the ability to progress Brent Cross North.

The west of the borough will see significant development investment through to 2030 providing a more comprehensive opportunity for change. Some of the highest levels of deprivation in the borough are found in the west, but it benefits from being well-connected by road, tube and rail and this connectivity is set to improve with the Brent Cross West station, and improved opportunities for walking and cycling. The West London Orbital railway will further enhance this.

To date 5,321 new homes have been delivered in West Hendon and Colindale and further new housing, jobs growth and animation along the A5 and A41 will transform the area into a sustainable and dynamic urban area for living, employment, leisure and social interaction. This development is building on existing strengths, including Brent Cross Shopping Centre, the Welsh Harp SSSI, the RAF museum and Middlesex University to deliver new and improved leisure and retail destinations alongside strategic economic hubs that will provide significant local employment opportunities.

A5 Growth Corridor (Northern Section):

The A5 Corridor links all the growth areas across the west of the borough, presenting a key initial corridor of change that should be the focus of a healthier approach to placemaking and streetscape. In the longer term, the barriers and inaccessibility of the A1 and A41 road corridors also need to be addressed, in partnership with TfL, to unlock further growth opportunities.

Transformation of **Edgware** town centre will see the opportunity to plan for over 5,000 new homes, alongside local business growth, and a re-balancing of uses such as a growing role as a local leisure destination. The economic boost will build on the strength as one of Barnet's best-connected areas; strengthening place-identity through public realm investments, transforming the heart of the shopping area with mixed uses, and ensuring infrastructure is delivered to support the new housing.

The **Burnt Oak and Colindale Opportunity Area** will be extended to increase delivery to at least 12,500 homes, including further regeneration at estates alongside newly identified sites. The **Colindale** area will continue to make the largest overall contribution to housing delivery in the borough. Plans will include a way forward for the regeneration of **Grahame Park**, Barnet's largest housing estate.

This scale of growth is to be supported by new schools, health and community facilities. In terms of physical infrastructure, enhancements to the capacity and accessibility of transport connections, alongside place-making investments to the streetscape, will deliver a liveable urban neighbourhood. Transformative investments in high-quality open spaces will see underused parks beginning to provide a joined-up high quality green link along the entire length of the Silk Stream corridor to West Hendon.

Colindale will benefit from the economic boost of becoming the local hub for public sector jobs. It is also home to the RAF museum. The potential to enhance the area's role as a visitor destination should be further explored. Support for existing and new businesses locally, as well as activity to improve employability, will further animate the area. Work sustaining the vitality of **Burnt Oak** will be also be important, including to unlock the potential for over 1,000 homes in the vicinity of the town centre.

[Image – Completed or under construction development in Colindale Growth Area]



Emerging opportunities near **The Hyde** industrial estate point to an expansion of the **West Hendon** regeneration area to create a new urban quarter with over 3,000 homes. The area will benefit from investment in the West London Orbital Line, alongside bus connections and streetscape improvements that will animate West Hendon Broadway. Improved community facilities, schools and opening-up the Silk Stream river corridor will further community life and bring a greener and more pleasant character connecting to a transformed West Hendon playing fields.

Recognising its strategically central location, regeneration opportunities in Hendon around the key destination of **Middlesex University** alongside **Brent Street** town centre will balance conservation of local character with place-making investments delivered on the back of 1,000 new homes and student bedspaces that will enhance this area. They will provide a key link between the A5 growth areas to the other development areas in the east and centre of the borough.

A5 Growth Corridor (Southern Section) and Brent Cross Metropolitan Town Centre:

The Brent Cross Cricklewood opportunity area is designated in the London Plan, and will expand to take in emerging opportunities. Growth is unlocked by delivery of a new mainline Thameslink Station, which involves significant reconfiguration of the rail lines. The new Brent Cross West station will be delivered by 2022 using £416.5m of grant funding from central government. The new station will offer a connection to Kings Cross, and to Old Oak Common and Heathrow via the West London Orbital when commissioned.

[Image – Brent Cross Growth Area – either map, masterplan or area-wide CGI]

Additional planned enhancements to bus services through a new bus station and bridge links will further catalyse growth. Placemaking investments will improve the streetscape for new cycling and walking networks. Overall this area will become one of the best-connected locations in outer London, unlocking the potential opportunity of this new metropolitan town centre for new homes and jobs, as well as an enhanced role for visitors as a premier destination in north west London.

The overall scheme, which will deliver more than 7500 new homes, takes in various areas where regeneration is led by a key partner:

The centre of the new metropolitan town centre will be **Brent Cross South** that will secure more than 6700 new homes and up to 19,000 jobs over a 15-20-year period. The scheme focuses on a new town centre which will be delivered alongside new schools, as well as new leisure and community facilities that will support the recognition of the area as a family friendly destination for play and leisure.

Transformation and expansion of the existing shopping centre in **Brent Cross North** will see it fully integrated into the new metropolitan town centre providing a visitor destination that delivers at least 8,000 jobs, alongside place-making activities such as major improvements to the river corridor and re-integration of the shopping centre into the local area.

Extension of the opportunity area around **Brent Cross West**, linked to the opening of the new station and the future West London Orbital connection, will facilitate the delivery of further homes and jobs through a gateway development that will unlock growth in the London Borough of Brent's emerging Staples Corner Growth Area; joint master planning is needed to unlock the potential of this area.

The town centre in **Cricklewood** already has a distinct inner London character. The new West London Orbital Line's ability to unlock the full potential of emerging sites, could see 2,000 homes delivered near to this upgraded station. Working with the neighbouring boroughs of Camden and Brent, the council will ensure that the delivery of homes is accompanied by significant joined-up placemaking improvements to enhance the A5 Edgware Road and Cricklewood Lane streetscapes alongside delivery of new and improved town centre public open spaces.

[Image – Cricklewood]



Our priorities for delivering growth in the west of the borough are:

All

- *A5 Corridor transport study* – required improvements to transport infrastructure and relationship to unlocking growth opportunities.
- Support delivery of *West London Orbital railway*
- *A5 Corridor heights study* – review of building heights and design.
- *Visitor destinations study* – to explore the potential for leisure and cultural destinations, and the role required of the council to facilitate them.

North

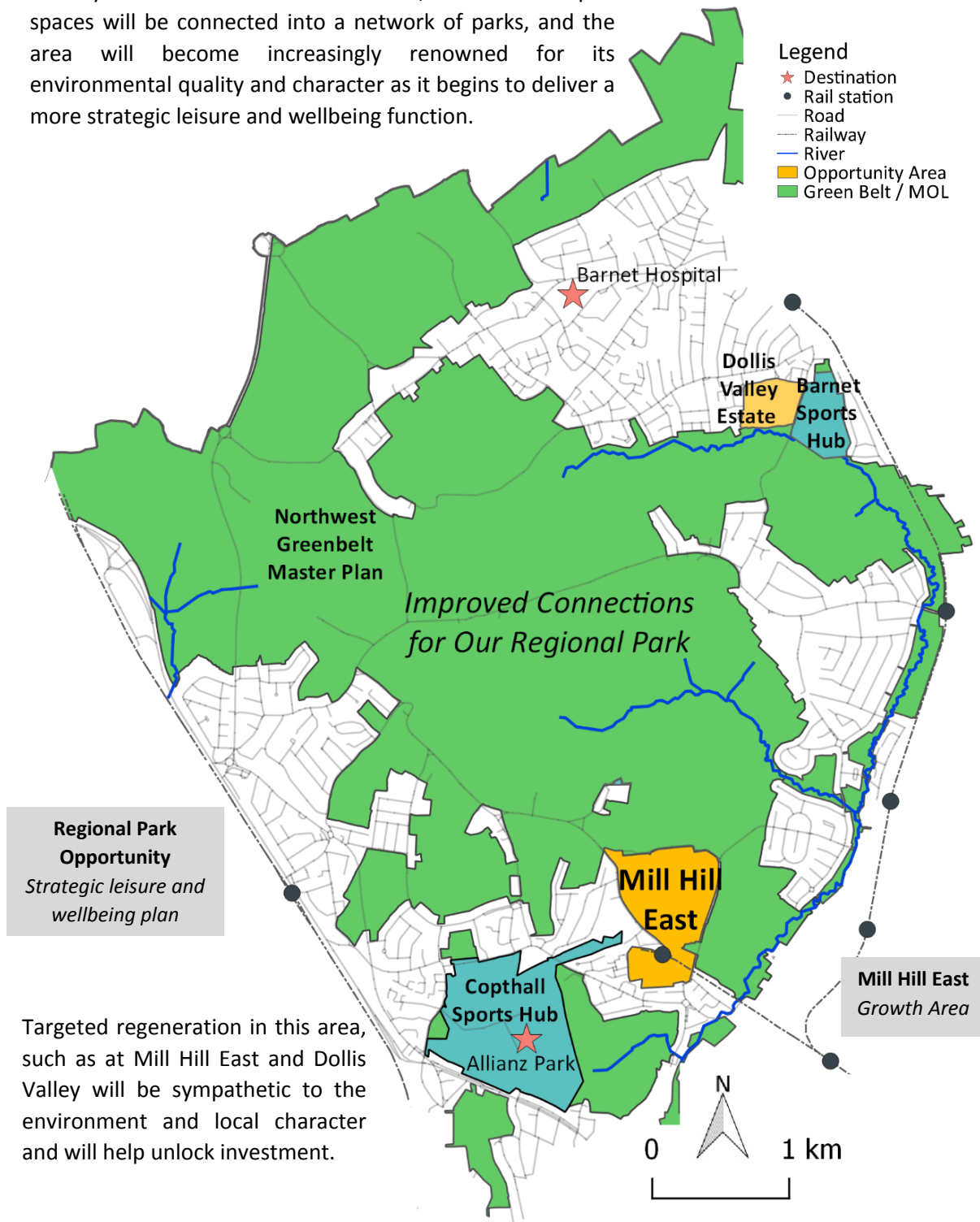
- Work with LB Harrow to develop comprehensive spatial and economic plans for town centre diversification and intensification at *Edgware*.
- Work with neighbouring boroughs to ensure the vitality of *Burnt Oak* and deliver site opportunities.
- Continue coordination of development across *Colindale* including working with Notting Hill Genesis to deliver estate regeneration at Grahame Park alongside the GLA and TfL for a comprehensive approach at Colindale underground station. Deliver key infrastructure improvements to the public realm and open spaces.
- Continue regeneration activities at Upper and Lower Fosters and explore housing opportunities at Belle Vue Estate and in Brent Street to complement this work.
- Support emerging housing opportunities around *The Hyde* industrial estate through expansion of the *West Hendon* regeneration area to create a new urban quarter.

South

- Deliver comprehensive regeneration at *Brent Cross* including:
 - Delivery of the new Brent Cross West Thameslink Station
 - Commencement of construction work at Brent Cross South
 - Work with Hammerson and Aberdeen Standard Investments to bring forward Brent Cross North
 - Work with LB Brent to plan development at Brent Cross West.
- Delivery of infill housing at Granville Road
- Prepare for town centre intensification at Cricklewood and update the town centre strategy to maximise the opportunity for leisure facilities and affordable workspace (including spaces for arts and culture), public realm improvements, enhancements to the night time economy, and improve appearance / environment of centre.

Centre of the borough

The central area, the heart of the borough, will become a recognised regional destination for leisure and the enjoyment of the outdoors; as well as an environment that is family friendly and where residents can stay active and healthy. Facilities will be enhanced, inaccessible open spaces will be connected into a network of parks, and the area will become increasingly renowned for its environmental quality and character as it begins to deliver a more strategic leisure and wellbeing function.



Targeted regeneration in this area, such as at Mill Hill East and Dollis Valley will be sympathetic to the environment and local character and will help unlock investment.

The centre of the borough is characterised by a significant number of public open spaces and areas of metropolitan significance for biodiversity alongside ancient woodland. It is also home to many local and regional sports clubs, together with Saracens RFC. Accessibility and connectivity are however the greatest challenges with limited public transport infrastructure and open spaces that are not accessible to all. We want to build on these strengths and mitigate the weaknesses to enable Barnet’s green heart to become a recognised regional destination for leisure and the enjoyment of the outdoors, providing an anchor for jobs in health, leisure and wellbeing sectors; as well as providing an environment that is family friendly and where residents can stay active and healthy.

Strengths, weaknesses, opportunities and threats

<p style="text-align: center;">Strengths</p> <ul style="list-style-type: none"> • Sports and Healthy Living - There are a significant number of local and regional sports clubs, including Saracens RFC. • Accessible Open Spaces - Significant public open spaces including along the Dollis Brook and around Mill Hill. • Protected Green Spaces - Areas of metropolitan significance for biodiversity and ancient woodland. • Conservation - Conservation areas that celebrate historic character and architecture. 	<p style="text-align: center;">Weaknesses</p> <ul style="list-style-type: none"> • Accessibility - Accessibility is the greatest challenge, limited public transport infrastructure, also most open spaces do not provide for wheeled mobility. • Road Network - Road network capacity is limiting movement and safe cycling routes. • Telecommunications Coverage - Gaps in telecommunications coverage in areas of open space. • Collaboration - Coordination between sports organisations and a willingness to share facilities / resources is limited.
<p style="text-align: center;">Opportunities</p> <ul style="list-style-type: none"> • New Housing - Relocation of institutions is continuing to provide opportunities for new housing development around Mill Hill East as well as new community and SME spaces. • Regional Park - The potential for a regional park within the borough is discussed in the Mayor’s Green Grid Special Planning Guidance. • Citizen Engagement - Engaged local community groups are proactively championing projects in Mill Hill. • Sport Investment - Interest in contributing towards new and improved facilities from sport governing bodies 	<p style="text-align: center;">Threats</p> <ul style="list-style-type: none"> • Small and Medium sized enterprise - Several concentrated areas of employment floorspace around Mill Hill. These provide valued space for SMEs but are at risk from pressure for residential development.

A regional park at the centre of our borough

At the heart of the borough is a large area of green belt and metropolitan open land that provides an extensive network of farms, parks and open spaces, footpaths and bridleways that act as an escape from urban living within London and form a key part of Barnet’s suburban identity. Together these significant areas of land could be improved to deliver better health and wellbeing outcomes for Barnet and North London. The centre of the borough will deliver a low proportion of growth.

[Image - Copthall Leisure Centre]



To maximise the potential of this part of the borough will require two key changes, the first is improved transport including orbital and radial connections that will be critical to enhancing the overall accessibility across and to the area. Active travel improvements, particularly to improve public transport, walking and cycling linkages with existing destinations such as **Barnet Hospital** and the **Middlesex University** will be a critical starting point; investment in wider walking and cycling networks will open new leisure routes and unlock the wider potential of the whole area.

The second will be to secure major investment in leisure and wellbeing oriented destinations such as **Copthall Sports Hub** and **Barnet Sports Hub** that will see significantly improved formal and informal sports facilities alongside key regional investments such as the new £23m West Stand for Allianz Park stadium that will provide facilities for Middlesex University Sports Institute. Delivery of Barnet Sports Hub has been partially unlocked through our partnership to build 631 new homes at **Dollis Valley Regeneration Estate** that will also see new local educational and community facilities delivered.

The Dollis Valley river corridor arcs across the top and eastern edge of the area, ending at the Welsh Harp. The semi-rural protected open spaces of the **Upper Dollis Brook** offer an opportunity for improved open spaces, enhanced biodiversity and a new approach to management as a destination conservation area. Further eastwards, the extensive public open spaces are divided by trunk roads (A1 and M1), these present both challenges and opportunities that should be fully explored through a **North West Green Belt** masterplanning process.

Privately maintained public open spaces are providing new green links as part of the **Mill Hill East** Growth Area; progress with schemes to date includes homes, roads, parks and a school. Emerging new sites will ensure that 2,500 homes are delivered by 2030 in a way that will respect the suburban character whilst also improving access into green belt. Regeneration has further seen local redundant employment spaces improved and new opportunities for SMEs opening-up.

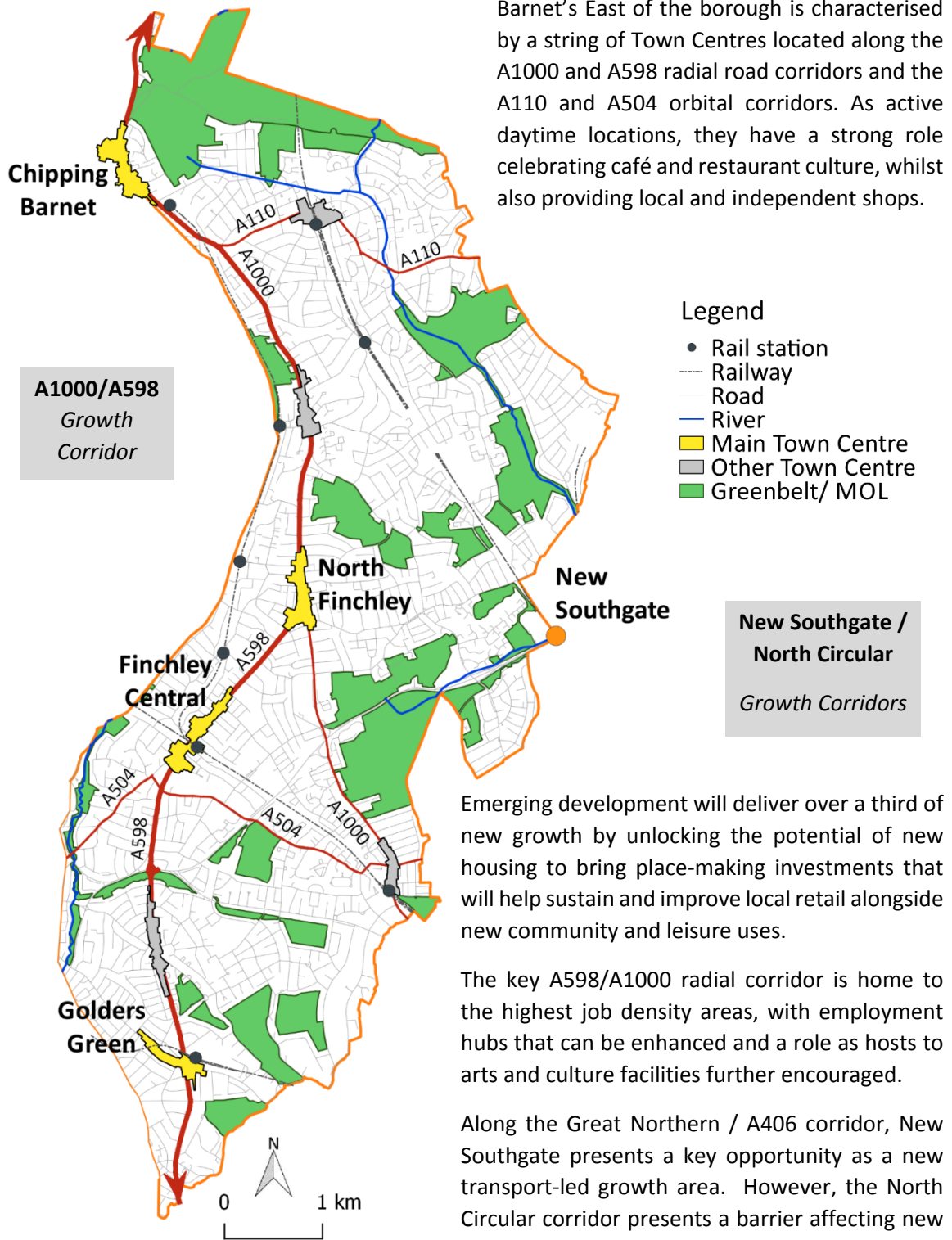
[Image – Mill Hill East development (with park or open space in foreground)]



Our priorities for delivering growth in the centre of the borough are:

- Consideration of the steps and actions required over the timeframe of this strategy to explore the opportunity for a *regional park*.
- Continuation of the *Dollis Valley* regeneration scheme alongside an improved local health and wellbeing offer through delivery of a new sports hub at Barnet Playing Fields.
- Continued suburban housing delivery around *Mill Hill East* with appropriate expansions to accommodate newly emerging sites that will be designed to respect local character.
- Step free access and improved transport interchanges to be provided at the key east-west gateways: *Mill Hill East station* and *Mill Hill Broadway station*.
- Investment in *orbital transport* to provide a reliable and fast east-west connection across the borough, alongside wider bus route improvements to significantly improve connectivity across the area and to key destinations such as *Copthall Sports Hub*.
- New and improved cycle paths, walking routes and bridleways to grow a vastly improved network of *green leisure links* across and around the centre of the borough.
- A *North West Green Belt masterplan* to consider options and opportunities for a destination leisure use in the A1 north-western gateway into the borough's greenspaces.
- A partnership to provide a conservation-minded leisure destination in the *Upper Dollis Brook* that improves access to open spaces and connectivity across the borough.

East of the borough



Barnet’s East of the borough is characterised by a string of Town Centres located along the A1000 and A598 radial road corridors and the A110 and A504 orbital corridors. As active daytime locations, they have a strong role celebrating café and restaurant culture, whilst also providing local and independent shops.

Emerging development will deliver over a third of new growth by unlocking the potential of new housing to bring place-making investments that will help sustain and improve local retail alongside new community and leisure uses.

The key A598/A1000 radial corridor is home to the highest job density areas, with employment hubs that can be enhanced and a role as hosts to arts and culture facilities further encouraged.

Along the Great Northern / A406 corridor, New Southgate presents a key opportunity as a new transport-led growth area. However, the North Circular corridor presents a barrier affecting new and existing communities that needs addressing.

The town centres in the east of the borough provide the base for a range of cultural activities, a varied food and drink offer and concentrations of office space. The long linear high streets have in some diluted the town centre offer, making the fringes less attractive. Building on the town centre strategies that are already in place to support identity, improve public realm and guide development in North Finchley, Finchley Central and Golders Green, and the investments the council is already making in Chipping Barnet and Finchley Central through the town centres capital programme, we want to work in partnership to enable successful town centres and high quality suburban neighbourhoods.

Strengths, weaknesses, opportunities and threats

<p>Strengths</p> <ul style="list-style-type: none"> • Employment - North Finchley and Finchley Central have high levels of employment within the town centre and perform well when compared with other similar sizes centres across London. • Local Offer - Town Centre strategies are in place to support identity, improve public realm and guide development in North Finchley, Finchley Central and Golders Green. • Town Centre Investment - Council is investing in the East through its Town Centres capital programme in Chipping Barnet and Finchley Central. 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Air Quality - Air quality along key road corridors is poor and opportunities to improve this are being explored. • Town Centre - A number of the town centres in the east of the borough have long, linear high streets. In many cases, such as North Finchley, this dilutes the town centre and makes the fringes less attractive.
<p>Opportunities</p> <ul style="list-style-type: none"> • New Southgate - Identification of growth opportunity at New Southgate with the delivery of transport improvements such as Crossrail 2 and the potential for decking over the North Circular Road. • North Finchley - Plans for curation of the town centre and an increase in housing in North Finchley are underway. • Office Space - There are concentrations of office spaces in the town centres in the east of the borough and more opportunities for the night time economy to offer a range of options for workers after office hours. 	<p>Threats</p> <ul style="list-style-type: none"> • Employment floorspace - Some town centres have seen declines in employment floorspace over the past five years such as Finchley Central. • Retail Sector - The retail sector faces many challenges, from increasing costs to the increase in internet shopping. • Traditional Town Centres - Some traditional larger town centres, such as Chipping Barnet, have seen a decline in employment. • Cultural Offer - There is a strong range of cultural activities, cafes and restaurants in this area. However, there is a loss of spend to central London locations and an opportunity to encourage local spend.

We will explore the options for delivery of housing in town centres in ways that are sensitive to their heritage and character whilst also helping to unlock investment to address the economic challenges they face. By improving the public realm and local environment, as well as investing in social and economic development, we'll help to support the rich and diverse cultures, and unique identities that they already reflect and celebrate. We seek to enable the businesses and landowners to invest in the future of their high streets. We recognise there are many cultural assets in this part of the borough and therefore there is an opportunity to enhance the current cultural offer by fostering new spaces and places where artistic and creative communities can come together.

A1000 / A598 Growth Corridor

There are three key clusters of town centres along this growth corridor that together present substantial regeneration opportunities for the borough to deliver growth and support local needs. They have the potential, over time, to deliver substantial new housing opportunities in a way that will support local retail in a challenging market, whilst enhancing the provision of workspace for SMEs, alongside providing an opportunity to build on the existing strong arts and cultural presence to deliver an enhanced local leisure and community facilities offering.

Connecting with **Chipping Barnet** town centre, the A1000 links to the **A110 major thoroughfare** and **New Barnet** town centre that collectively should benefit from a potential for supportive housing-led investments that will inject investment and activity into these high streets. Investment should be targeted and recognise demographic shifts, whilst helping to grow demand for local services and sustain the local offer. Existing diverse local retail and leisure offers currently include some retail alongside a wide range of community and leisure-oriented institutions. Both areas have a strong history of affordable workspaces that generate town centre footfall that should be sustained.

The economic core and greatest areas of opportunity along the **A598 / A1000 growth corridor** forms a sort of 'Finchley Triangle' of town centres that are connected by major thoroughfares; namely **North Finchley, Finchley Central** and **East Finchley** town centres, with **Whetstone** in close proximity. The strength of these areas lies in their diversity of uses, including strong existing food and drink sectors and strong cultural institutions such as Artsdepot. In addition, they provide the highest concentration of private sector jobs in the borough, acting as a hub for the financial and professional services sector, as well as being home to two of the largest employers (McDonalds and Pentland).

This area presents a strategic opportunity for mixed use development including the largest proportion of homes planned across the east of the borough. They will need to come forward alongside new and replacement workspaces, enhanced leisure and community facilities, and public realm investments. Curation of the high streets will be a key tool for change, alongside support for selective investments that tap into the creative potential of each area, including for new music, arts and culture assets.

[Image – North Finchley – either existing town centre or CGI of proposals]



North Finchley has the potential to be upgraded to a ‘Major Town Centre’, but needs there are a number of challenge that need to be tackled, including the length of the high street and diversification of the offer provided, the fragmented state of ownership preventing comprehensive investment and renewal, and poor quality public realm and traffic dominance that creates an unwelcoming environment. It exemplifies the challenges across this area. The council and its partners are already preparing a new and ambitious programme of revitalisation, for which a partnership approach – working closely with developers, businesses and residents – could become a blueprint for other town centres to improve visitor experience, drive growth and ensure future sustainability.

The corridors between these town centres are also provide key locations for leisure and employment that either could be built upon as local destinations or relocated to more accessible town centre locations. Delivering a healthy streets approach to improve the local streetscape along these corridors and in the town centres, will help support the rich and diverse cultural offering, unique place identities and enable local communities to invest in their futures.

Further southwards, **Temple Fortune** and **Golders Green** town centres provide town centres that include strong conservation protections and therefore offer less opportunity for housing-led investments. However, development opportunities near these areas including Golders Green and Finchley Roads should be encouraged to help support improvement of and investment in Golders Green town centre to help deliver the improvements identified within the adopted strategy.

The Great Northern and A406 Corridors

On the border of Barnet, Enfield and Haringey the London Plan envisages a new urban quarter at New Southgate with around 2,300 homes in Barnet to be unlocked through connectivity improvements and place-making. If more significant and comprehensive developments are to come forward in this area then delivery of transport and place-making improvements will be required, alongside comprehensive planning for the opportunity area in partnership with neighbours and TfL.

In the meanwhile, the council will seek to bring forward appropriate development opportunities for underused sites through a planned approach using masterplans or planning briefs, for example at North London Business Park and Pinkham Way. More broadly sites across the area will only secure sustainable growth with the delivery of Crossrail 2 and/or other transport investments, alongside improvements to address the barrier effect of the North Circular Road. This corridor presents a key long-term opportunity for improvements in orbital transport connectivity that could also support new growth opportunities, if noise and air quality issues can also be addressed.

[Image – North Circular Road / New Southgate – showing challenges / barrier]

[Text Overlay]:

“Transport investments to improve connectivity and remove barriers will be critical to delivering the potential for growth in the vicinity of New Southgate and along the North Circular corridor”

Our priorities for delivering growth in the east of the borough are:

- Plan and prepare for the development potential of town centres and thoroughfares to bring forward growth that supports mixed uses and strengthens the character and potential of existing town centres and their associated corridors:
 - Explore the potential for town centre diversification and housing delivery at *Chipping Barnet* that builds on the heritage and character of the area.
 - Continue delivery of the Victoria Quarter masterplan and other mixed use and housing sites in *New Barnet* alongside place-making interventions.
 - Progress work in *North Finchley* to: deliver mixed use development, curate the high street, address challenges, improve the night time and cultural offer.
 - Prepare a framework to shape development taking place in *Whetstone*.
 - Support delivery of proposals from the *Finchley Central* town centre strategy.
 - Support delivery of proposals from the *Golders Green* town centre strategy
 - Work with TfL to shape developments at *High Barnet* and *Finchley Central*.
- Deliver *healthy streets improvements* to A1000, A598, A110, A504 corridors.
- Explore opportunities for infill housing delivery at *The Grange* and *Coppies Grove* estates.
- Prepare a masterplan for redevelopment and enhancement of *Great North Leisure Park* and surrounding areas, to consider the future potential for sports and leisure facilities, as well as opportunities for improved integration of sites including *Glebelands Open Space*.
- Work with TfL to plan for transport related growth, including preparation of planning frameworks for the *Great Northern rail* and *A406* corridors, as appropriate. For example, current plans for sites near *New Southgate* such as *Pinkham Way*.

How success will be measured

Monitoring the impacts of growth will be key to ensuring that the extensive benefits to residents, businesses and communities from effective planned growth that are envisaged in this strategy are being delivered in practice. This will be particularly important as it is recognised in the health impact assessment that some interim impacts from regeneration activities, such as the noise and dust of construction, can have a negative impact on the communities living in proximity to sites.

The indicative indicators shown below set out some initial proposals for quantitative measures that could be used to monitor the delivery of regeneration and growth within the borough. Such tools will be used alongside more targeted qualitative assessments that will focus on scheme or area based impact assessments or project closure reports. The final set of quantitative tools and details of the approach to qualitative assessments will be defined within the final adopted strategy.

At this consultation stage we welcome input from stakeholders around areas of concern and interest around the impacts of growth and regeneration; together with clarification of any available sources of data that we could use to monitor the impacts of growth.

Indicative Quantitative Indicators

A growing borough

Benefits	How we will measure success
More homes for local people	Number of new homes created
	Affordability vs Income ratio – not increase above 15X
More affordable homes	Number of new affordable homes delivered
Health and well-being	Health deprivation scores

A connected borough

Benefit	How we will measure success
NO2 reduced to an annual average of (TBC)	Reduction in NO2 concentration
Digital connectivity for businesses and homes	Ultrafast broadband rollout coverage (%)
New transport infrastructure delivered	Opening of Brent cross West
	Opening of WLO
	Opening of new Colindale tube

Increased used of sustainable / active travel	No of trips by bicycle/ walking/ public transport KM of streets delivered to Healthy Streets standard?
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An entrepreneurial borough

Benefits	How we will measure success
Increased demand for local supply chains	Value of contracts between contractors and local supply chains
New jobs and apprenticeships for local people	No of apprenticeships created and local employment No of construction jobs
Reduction in unemployment	
Reduction in youth unemployment	
Improved business survival rate	Number of Barnet businesses surviving for more than 2 years is 5%pts more than comparable boroughs

A borough of thriving town centres

Benefits	How we will measure success
Successful town centres with a mix of uses	Improved mix of uses (retail/leisure/community/residential/employment).
	Increased resident/ business satisfaction
	Reduction in crime/ antisocial behaviour
	Reduction in the amount of vacant properties
	Increased footfall across at least half of our town centres
Increased local spending	£ spent Percentage of residents who say they shop regularly on their local high street

A great borough to live in and to visit

Benefit	How we will measure success
Enriched lives for residents	Number of community/ cultural events
	Percentage of residents who are satisfied with their local area as a place to live
	Visitor numbers to key attractions
Improved quality and attractiveness of green spaces and public realm Use of open spaces by local residents to improve physical activity and wellbeing	Sqm of improved public space
	Total investment that has been directed into leisure and greenspaces
	Measure of quality of open space – survey of users
Improved health and well-being	Number of residents accessing leisure facilities
	Total number of active residents as defined by Chief Medical Officer (CMO guidelines)
	No of young people / children / families engaged
	Social value contribution (SVC) of sport, health and community outcomes in Barnet. SVC currently identifies value of £9.7m (this is calculated by Greenwich Leisure Limited using an independently developed model.