

N12 - North Finchley Town Centre Planning Strategy

Issues and Opportunities Consultation Report | June 2009





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Your views

We would welcome **your views** on the issues and opportunities presented in this report to help us shape the future of North Finchley and prepare a Planning Strategy for the town centre.

Please forward any comments to:

North Finchley Town Centre Consultation
Major Developments Team,
Planning Housing and Regeneration
London Borough of Barnet
North London Business Park
Ground Floor, Building 4
Oakleigh Road South
London, N11 1NP

www.barnet.gov.uk/

Thank you for your input in helping shape the future of North Finchley.



1. Introduction

1.1 North Finchley

North Finchley town centre is the London Borough of Barnet's third largest centre in terms of commercial floorspace. It also enjoys the second highest financial turnover in the town centre network. The centre is focussed along the High Road (A1000) and is essentially linear in form. The centre has a variety of independent and also some well-known high street shops and is currently well used by shoppers.

North Finchley is located in the east of the London Borough of Barnet. The district centre of Whetstone is located directly to the north, with Finchley Central to the south west. The Great North Leisure Park is also located to the south of the town centre.

The surrounding suburbs contain mostly family homes with generous gardens and grew largely between the 1870s and 1930s which saw the rapid development of new housing estates fanning out from the stations in the area (Woodside Park and West Finchley).

1.2 Study area

The study area includes the central and peripheral shopping parades of North Finchley along the High Road (A1000) which is surrounded by residential suburbs. This stretches from Woodside Grove at the northern boundary to Tally Ho corner at the south.

1.3 Vision and objectives

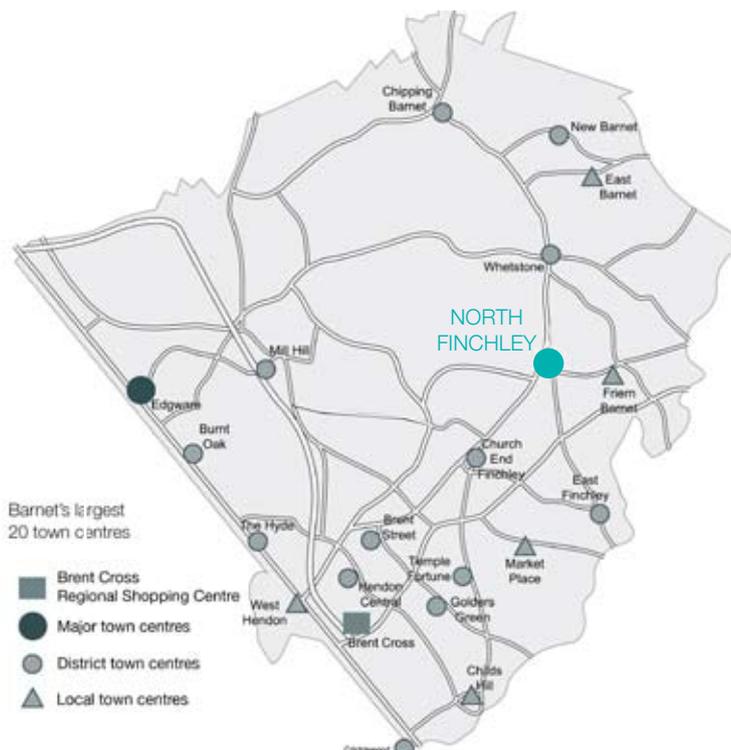
The vision that is emerging for the town centre is:

To create a sustainable and distinctive suburban town centre with enhanced shopping facilities and a high quality pedestrian environment. North Finchley will be an attractive place to meet your everyday needs. The centre will provide a sustainable local alternative to some larger centres through the maintenance of a healthy mix of independent and established high street retailers. The south of the centre, with its existing leisure and cultural attractions will provide a focus for further new high quality evening activities.

Objectives

The following initial objectives are put forward for the North Finchley Town Centre Planning Strategy - let us know if you agree with them:

- Achieve sustainable social, environmental and economic development that will benefit North Finchley town centre;
- Provide a framework for a mixture of land uses, primarily for retail (at ground floor level) but also including residential, leisure, employment and community facilities;
- Develop a strategy for the town centre, which provides a framework for making decisions on current and future proposals, in a manner that facilitates the overall improvement



North Finchley town centre context

of the area;

- Create a strategy, which promotes and maximises existing and future movement opportunities including public transport and pedestrian and cycle connections;
- Encourage high quality buildings and public spaces throughout the centre to help foster local distinctiveness;
- Promote a safer and more secure environment in which all sectors of the community can have a sense of ownership of and pride in North Finchley town centre;
- Create a clear role for North Finchley as one of the Borough's principal retail centres in the context of the planned growth at Brent Cross and other centres identified for change;
- Involve those with key interests in the area in the preparation of the framework; and
- Identify and take account of the opportunities and constraints that exist for sustainable development.

1.4 Why prepare a Planning Strategy?

The planning strategy for North Finchley town centre will assist the fulfilment of Barnet Council's emerging Suburban Town Centres Strategy aim of securing the vitality and viability of all of the town centres in the borough.

The strategy will also contribute towards delivering Barnet's Three Strands Approach of protection, enhancement and growth (June 2005) with a vision for North Finchley town centre as a key location for new and enhanced day and evening leisure opportunities. In addition, North Finchley is identified as a project within the Council's Corporate Plan for improvement under its 'Successful Suburb' priority.

North Finchley Planning Strategy

A planning strategy for North Finchley will provide a framework to manage change in the area, realise development potential, and set out aspirations to enhance and promote a successful town centre.

This report sets out a summary of our initial findings from the research and analysis undertaken to date, and identifies some key issues and opportunities in the town centre. We are keen to hear your views on whether we are moving in the right direction.

The background research and analysis of North Finchley included: a property market analysis; a town centre retail health check; transport and movement context; urban design analysis; and, research on the strategic context.

1.5 Document structure

Following this introduction, section 2 provides a summary of the context and issues affecting North Finchley. Section 3 then sets out the main opportunities identified for North Finchley town centre so far, with the next steps of the process detailed at section 4.



Flower shop, High Road, 2008

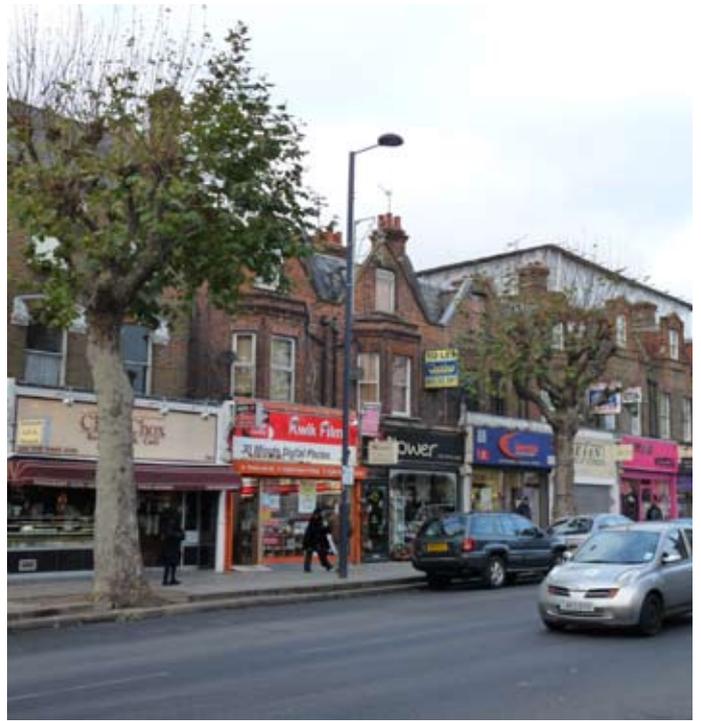
1.6 Your views

We would welcome your views on the issues and opportunities presented in this report and invite you to comment. Details of how to comment are on the contents page.

The results of this consultation and further analysis will inform the development of a planning strategy for North Finchley town centre.



High Road outside Sainsburys



Typical parade of shops in North Finchley



North Finchley market, Lodge Lane car park



Well used on street car parking

2. Understanding the issues

2.1 Local context

North Finchley is one of the London Borough of Barnet's most successful town centres. The town centre is focussed around the junction of three major road routes at Tally Ho corner: the Great North Road (A1000); Woodhouse Road (A1003); and, Ballards Lane (A598). These roads are lined with a variety of shops including a large supermarket (Sainsburys) to the northern end, a selection of well known high street chains (such as Boots and WH Smiths) and also a variety of independent smaller shops, restaurants and cafés.

The area is served by two underground stations on the Northern Line (Woodside Park and West Finchley) although both are at least 10-15 minutes walk from the town centre and is also well connected by buses to the wider area with a bus station at Tally Ho. The town centre serves the surrounding residential areas which consist of a mixture of large Victorian and Edwardian terraced housing and later inter /post war semi-detached housing.

There are no open spaces within the study area, although Friary Park and Victoria Park are within walking distance of the town centre. The nearby Great North Leisure Park is a focus for leisure activities in the area, containing a swimming pool, cinema, bowling alley and restaurants and bars.

There are a number of large schools near the centre of North Finchley, notably St Michael's Grammar School and Woodhouse Sixth Form College along with three other secondary schools in the vicinity. Therefore the area is a popular place for young and growing families. The centre is also well used by young people, particularly in the early evenings.

The Arts Depot is located on a prominent site within the town centre at Tally Ho corner, in a large modern mixed use development. It is the only professional arts venue in the London Borough of Barnet and is committed to providing a diverse range of high quality visual and performance arts for everyone.



2.2 Town centre character appraisal

Historic context

North Finchley was first recorded in 1462 as North End, but did not develop into an urban area until 1816 after the enclosure of North Finchley Common. Housing development predominantly occurred in the 19th century, and there are a variety of Victorian and Edwardian buildings in the area. The first shops in North Finchley appeared along Lodge Lane in around 1835. An electric tramway was opened between Highgate and Whetstone in 1905, this along with bus services and rail connections promoted the development of the High Road as a focus for shops as it is today.

Overall character and structure

The considerable length of the High Road is not an ideal shopping environment and there is little respite for shoppers from the road. There is no clear heart to the town centre or quality public spaces for people to spend time in and the width of the roads and volume of traffic can make safe pedestrian crossing difficult. This is a particular problem at Tally Ho corner, which is severed as an island from the rest of the town centre by these main roads.

Character areas

The diagram on the facing page shows how the linear high street along the A1000 and Tally Ho Corner comprises of three distinct character areas:

- the Northern zone;
- the Central zone; and
- Southern zone

The Northern zone is to the north of Sainsbury's supermarket where the A1000 runs in a straight line, there are larger footprint buildings of two storeys which are mainly offices, and with narrower pavements and a lower pedestrian footfall. The Central zone comprises of the main shopping area typically has wider pavements, a much higher pedestrian footfall and some national retail chains within relatively small units in two storey Victorian/Edwardian buildings.

The Southern zone is largely characterised by the split in the main road and traffic management associated with the one way system. It is split between small retail units, similar to the Central zone but of a lower quality, and larger more modern offices and leisure buildings to the south. The Arts Depot development rises to 14 storeys, which is substantially higher than neighbouring buildings. It is a major feature of the area and is highly visible from a distance. The pavements around the building are narrow and pedestrian crossings are poor.

Key attractions

Key attractions to the centre of North Finchley are highlighted on the adjacent plan and include community uses such as the library, doctors surgery and post office and large retail stores and supermarkets. The Arts Depot is a major attraction for leisure use as are the bars and restaurants within the central zone and Tally Ho. The small retail units within the central zone are also an attractor for local shopping.

2.3 Mix of uses

North Finchley has a range of land uses with retail well represented and concentrated between the northern edge of Tally Ho Corner and Sainsbury's supermarket. There are offices to the north and south of the Central zone, with the area to the north also containing a police compound and small industrial park.

Restaurants are spread throughout the centre but with a slightly higher concentration to the south and around Tally Ho where there are also more drinking establishments, as well as the Arts Depot. There is a notably low vacancy rate, although the former Furniture Land building to the north of Sainsbury's is a significant vacant building.

North Finchley performs well in terms of retailing with a high concentration of pedestrian activity in its centre, as well as a range of independent and national retailers. Sainsbury's is well placed on the high street and Lodge Lane Car Park allows easy access to the shops by car, along with a number of other public car parks in the town centre. Further details on car parking in the town centre can be found at section 2.6.

CHARACTER AREA ANALYSIS

Northern zone

- Predominance of commercial and office space
- Presence of housing on the High Street
- Character distinct from the prime shopping area



office block office block houses

Central zone

- Mix of shops and restaurants
- Wide pavements without railings etc
- Vacant units above shops



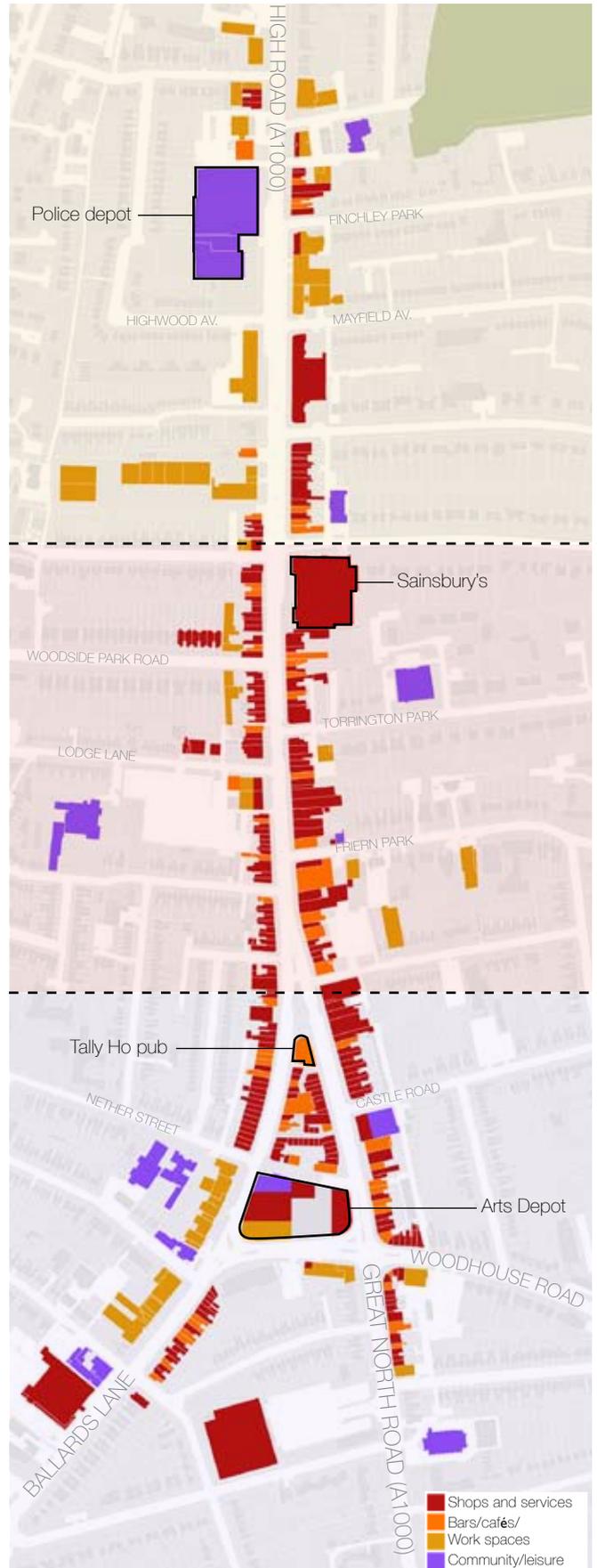
Sainsburys Barclays Bank independent shops

Southern zone

- Significant arts and cultural venue
- Restaurants and bars
- Poor pedestrian crossings and environment
- Poor quality public realm



Arts Depot Tally Ho pub Balfour House with restaurants



2.4 Evening economy

The Southern zone character area contains a variety of family restaurants and public houses and is the focus of evening activity. However, there is perceived to be a level of anti-social and disorderly behaviour associated with some of these public houses. The Southern zone is also the location of Barnet's only professional arts venue, the Arts Depot, although the entrance to this facility is somewhat hidden from view on Tally Ho corner.

To the south of the town centre is the Great North Leisure Park which contains a Vue Cinema complex, restaurants, bars, the Finchley Lido swimming pool and the Hollywood Bowl bowling alley. The leisure park is very well used, and draws people away from North Finchley town centre at night.

2.5 Planning policy context

This section outlines the planning policy context for North Finchley, and summarises the main policy issues affecting the centre from a national, regional and local perspective.

The creation of sustainable communities is promoted in national planning guidance and reflected in the regional guidance and local planning guidance (Barnet's Adopted Unitary Development Plan (UDP), 2006 and emerging Core Strategy). The principles of sustainable communities include promoting development of suitable brownfield sites, and encouraging homes to be built in locations close to good transport links, and local facilities including shops to minimise the need for car journeys.

National planning policy for town centres promotes the vitality and viability of town centres through focusing retail growth and development in existing centres and promoting diversification of uses in town centres. This is reinforced in Barnet's local planning policy, which promotes widening the role of town centres, encouraging leisure and related uses and the development of new homes within the town centre to assist in promoting the viability of centres.

National planning guidance for the development of housing places great emphasis on the delivery of housing and the development of affordable housing of high quality design. As set out in PPS1, housing should be located sustainably, making use of brownfield land and promoting housing developments near transport nodes.



Well performing independent and high street shops in town centre

2.6 The local property market

North Finchley town centre has a good range of everyday shops and places to eat and drink. The town centre is busy, however, it lacks large modern retail units and some well known high street fashion retailers.

Retail market

North Finchley is designated as a district centre and currently has a standard selection of high street shops but lacks a variety of fashion and larger stores. The town has over 45,000 sqm of retail floorspace with an estimated turnover well above the average turnover for similar sized centres. Whilst the centre is considered large in the borough, North Finchley is of modest size in London wide terms, mainly serving local needs. However, benefitting from a reasonably affluent local population and a relatively attractive environment, the centre trades well when assessed against centres in other areas.

If larger shop units were developed in the town centre, a wider range of retailers could be attracted to North Finchley, although over the past few years there has been a small decline in the percentage of retail frontage in A1 (retail) use. North Finchley has strong potential to build on this successful retail market, particularly by encouraging the location of a wider variety of shops where opportunities exist.

Residential market

Average house prices for Barnet stood at £361,000 in August 2008, which was well above the London average of £291,000. However, prices have been falling over the past twelve months due to the declining economic situation, along with a rapidly decreasing number of house sales.

There is a good provision of detached/ semi detached housing in the area but a relative under provision of terraced housing and apartments. There may be an opportunity to provide family homes as part of any future redevelopment.

Offices

Barnet has the largest amount of office space of any North London borough, and North Finchley has 211,000 sq ft of office floorspace, with 53,000 sq ft of this space currently on the market. There is a sufficient supply of office floorspace at present, although there are no spaces above 5,000 sq ft. As with the majority of the local retail offer, the local office market serves predominantly local needs and it is therefore smaller units with flexible lease arrangements that are more likely to succeed.



Typical selection of High Street retailers in North Finchley

2.7 Transport and movement

Roads and traffic

The A1000 running through the middle of the town centre is a strategic road, linking to the M25 in the north and to the A1 in the south. The peak hour flow on the A1000 is approximately 800 vehicles in each direction.

The A1003, Woodhouse Road and A598, Ballards Lane lead into North Finchley from the east and southwest respectively. There is often congestion within the town centre, particularly in peak periods, with queues at the two southern junctions up to 80 metres in length.

Pedestrian movement

The width of the High Road and Ballards Lane together with the volume and speed of vehicles create a barrier to pedestrian movement between the two sides of the street. In general it is very difficult for pedestrians to cross safely away from controlled crossing facilities.

Public transport

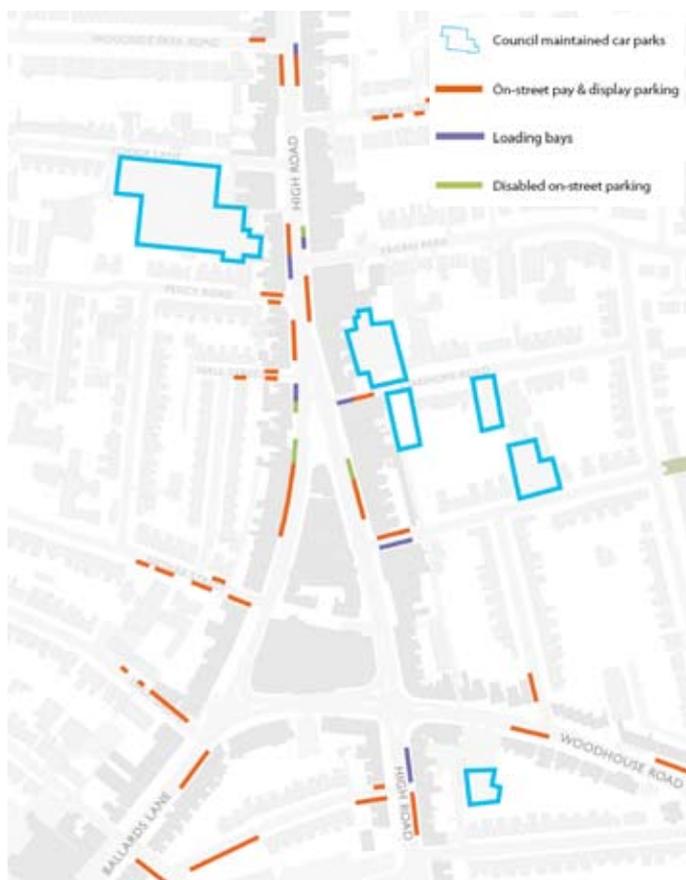
North Finchley is very well served by bus routes (served by 221, 134, 263, 460, 82 and 125) with the 460 and 82 terminating at the bus station at Tally Ho. The town centre is located near Woodside Park and West Finchley underground stations, approximately 10 and 15 minutes walk respectively, both served by the Northern Line, providing links to central London.

Cycling

The provision for cyclists in North Finchley is limited at present. The heavily trafficked environment around Tally Ho Corner is unwelcoming and there is a lack of cycle parking facilities.

Car parking

The centre is well served by public car parks with four borough maintained car parks in the area providing approximately 400 parking spaces. There is also a considerable level of on street car parking on the High Road and Ballards Lane, the majority of which is pay and display. A controlled parking zone (CPZ) operates in the immediate residential areas and parking metres are located along the High Road.



Map to car parking in North Finchley



Map to show road layout and bus routes in North Finchley

2.8 Consultation summary

Key local stakeholders in the town centre were selected to engage in initial consultation to gain an understanding of key issues in the centre. The stakeholders interviewed included the London Borough of Barnet highways department, the Finchley Society, the Metropolitan Police, local property owners, and the Arts Depot. The purpose of the interviews was to identify issues, constraints and aspirations associated with the stakeholder's particular site and/or concern, as well as the wider study area in general.

All of those consulted were keen to see an improvement in the pedestrian environment of the town centre, and, there was seen to be a particular desire for improvements to the area around Tally Ho corner. Several stakeholders highlighted the perceived problem of anti-social behaviour, particularly in the Tally Ho area in the evening. However actual crime figures indicate that incidents of crime in the area are consistent with the London average.

Parking was highlighted by almost all stakeholders as a key issue for the success of North Finchley. Stakeholders would also like to see an improvement in the range and quality of shops in the centre, but noted that any development should not reduce the existing level of car parking.

Wider consultation has also been undertaken as part of the background research for Barnet's "Creating Vibrant Town Centres in Barnet" work. The town centre was perceived as vibrant by local residents, but lacking a focal point. Anti-social behaviour, particularly around Tally Ho corner was raised as a key issue. Congestion and parking were also highlighted as areas of concern by consultees.



Shop front signage vying for attention and a wide, uncluttered pavement

2.9 Key emerging issues

The main issues affecting North Finchley have been identified as part of the initial research undertaken and through consulting with stakeholders. The key issues are set out in the list below and on the map on the next page.

Key Issues for North Finchley:

1. The centre is a linear street rather than a concentration of uses around key junctions. Is this a problem or part of the centre's character? Does the centre need more of a recognised heart?
2. The townscape qualities of the centre are mixed - some buildings contribute positively to local character, some buildings do the opposite.
3. The centre is dominated by the A1000, an important strategic road. How can the environment be improved for pedestrians?
4. The centre lacks public open space. Are there any pockets of public space that can be created or improved?
5. Modern retailers like large units. Should efforts be made to attract more high street names?
6. The centre has some surplus office accommodation. Should this be protected or released for other uses? If it is released, what should replace it?
7. The Arts Depot is the centre's major cultural attraction - can more be made of this facility?
8. Is it important to improve the evening economy of the centre, and if so how can this be done?



Public space at Tally Ho (highlighted in pink)

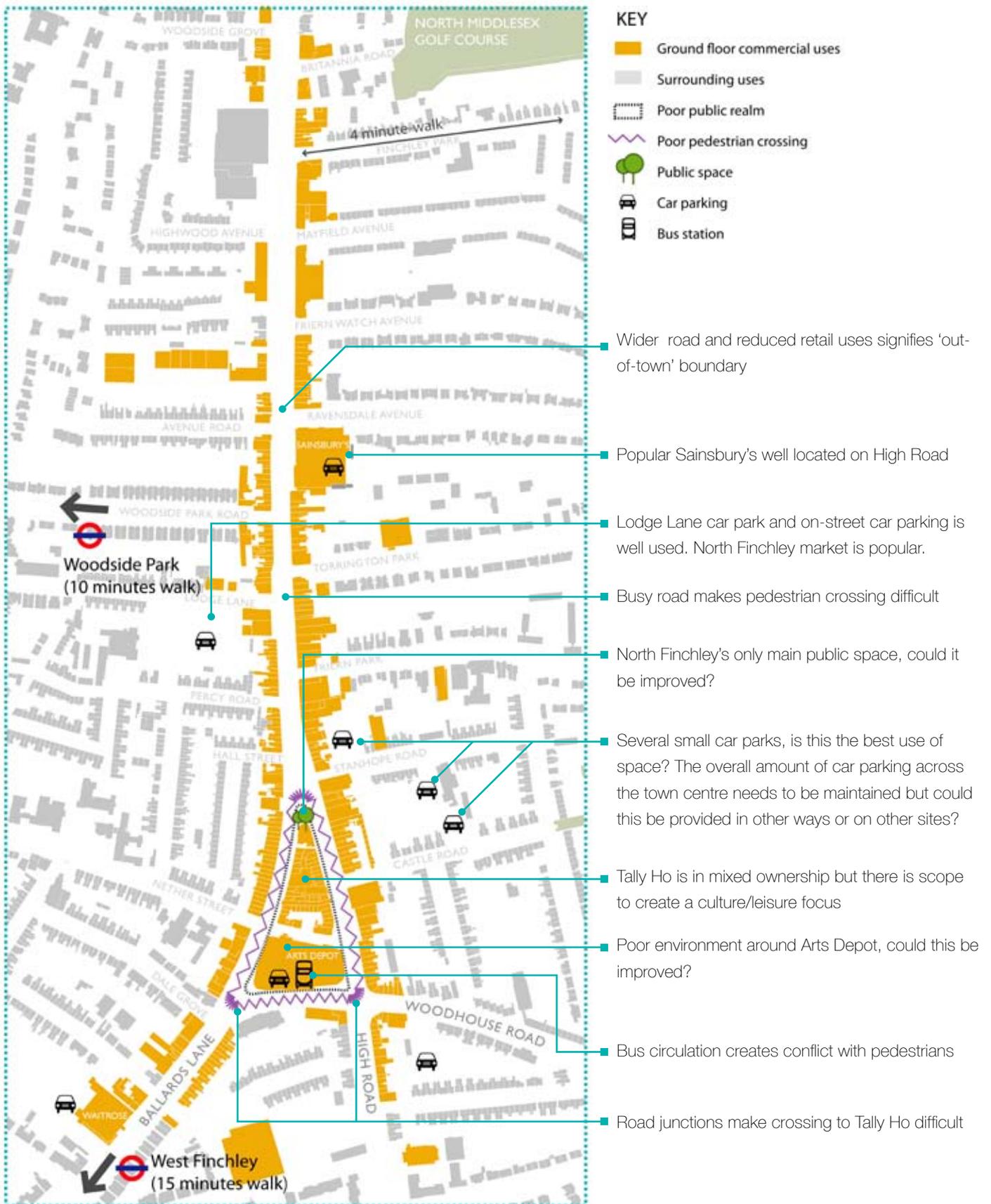


Public space dominated by the High Road (highlighted in orange)



Example of one of the few public spaces (highlighted in pink)

ISSUES FACING NORTH FINCHLEY





Lodge Lane car park opportunity site if parking reprovided



Tally Ho - mixed use redevelopment opportunity



Large vacant retail unit within the Northern character zone



Lodge Lane Car Park

3. Opportunities

3.1 Introduction

This section sets out the main opportunities identified so far through a review of the current conditions in North Finchley and informed by an understanding of the main issues facing the town.

The potential opportunities identified over the following pages respond to the issues raised as part of this review and seek to address these.

Character

The character area analysis illustrates that there are three key character zones in North Finchley. This analysis has helped to identify potential opportunity sites, such as vacant and under utilised sites and will also help shape the mix of uses considered appropriate for these. The majority of the centre is characterised by well maintained 3-storey Victorian and Edwardian parades. It will be important to retain this attractive character where possible.

Areas in need of improvement were also identified by this analysis, such as the narrow pavements in parts of the town centre, lack of public spaces and also the lack of a focus for the centre. Various measures are suggested over the following pages that might help address these issues, such as a potential location for a new public square and improvements to paving and lighting.

Mix of uses

Achieving a good mix of uses in the town centre is central to the long term success of the town centre. New uses are suggested for opportunity sites based on their location in the centre in order to strengthen the town centre's identity.

Local property market

The local property market analysis has also helped to identify key opportunity sites, and illustrated that there is a potential need for new larger retail units in the town centre, to attract a wider range of shops. The ability for the centre to accommodate these large units whilst retaining it's character will present a challenge.

Transport and movement

The transport analysis has demonstrated the busy A1000 dominates the town centre environment, as it is an important strategic road. There are limited pedestrian crossings in North Finchley and it is difficult to cross the road safely without one. The centre is well served by public transport, and is within walking

distance of tube stations, but this is not obvious to the pedestrian. There may be potential to improve the pedestrian links and crossings.



Vacant unit at front of Lodge Lane car park in the central zone

3.2 Opportunities summary

The illustration to the right highlights potential approaches to address several of the issues facing the town centre identified earlier.

Potential short and medium term opportunities include:

- new pedestrian crossings and pedestrian space to improve pedestrian circulation;
- new signage supporting the town centre and the Arts Depot;
- new tree planting, lighting and landscaping where possible along the High Road;
- improved cycle parking provision;
- improvements to shop fronts and a more co-ordinated approach to shop front signage
- opportunity to make better use of vacant and underutilised space within the Arts Depot complex;
- removal of barriers to pedestrian movement such as railings and unnecessary street clutter; and
- removal of unauthorised hoardings.

Longer term opportunities for the town centre include:

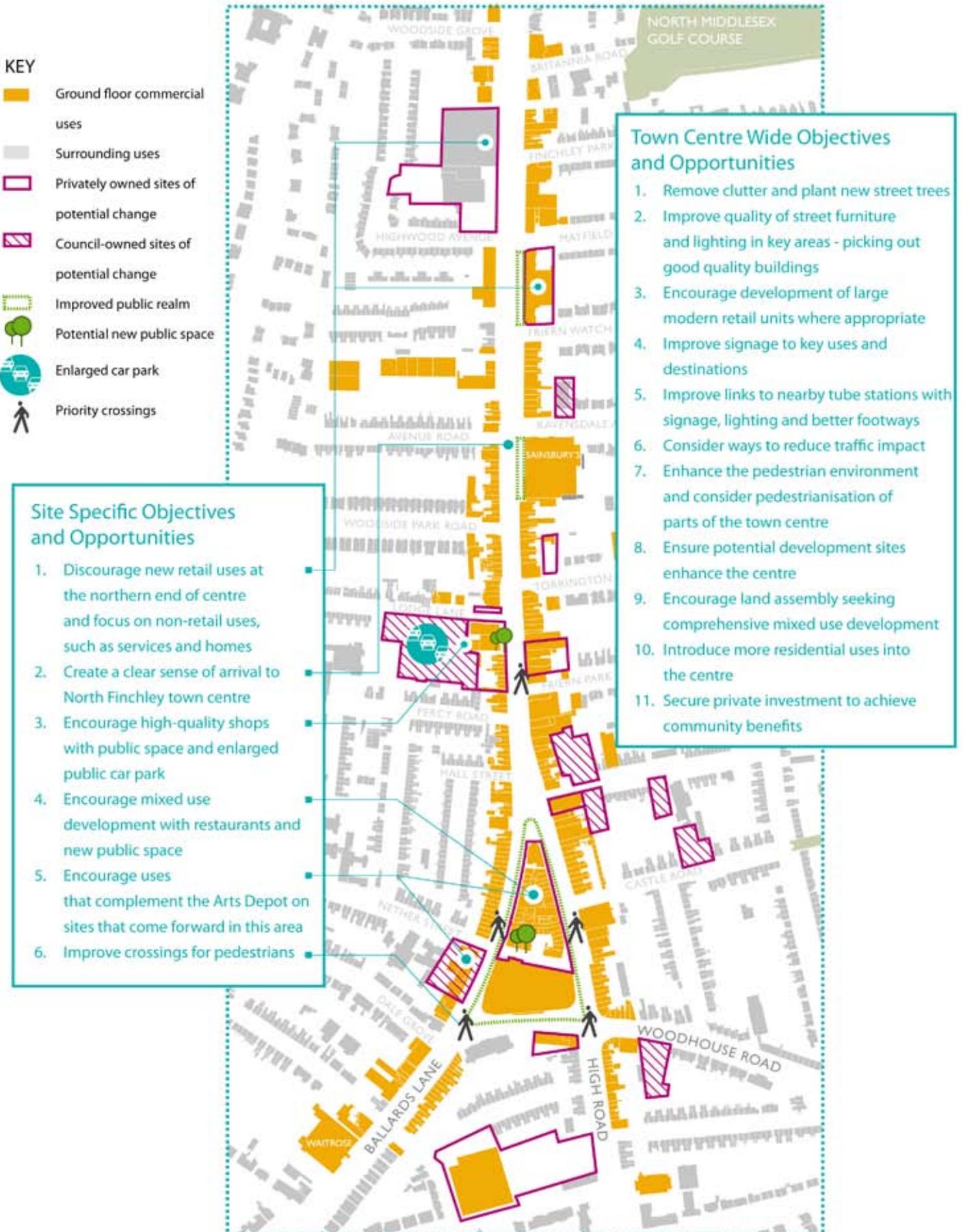
- new public space located by the Arts Depot to make this community amenity more accessible, visible and usable;
- the identification of development sites which could support larger retail units, restaurants and other town centre uses such as cafés and bars;
- a new car parking area at the heart of the town centre which could potentially free other smaller car parks for development while maintaining or increasing the existing number of parking spaces;
- options to retain recently invested in and upgraded car parks: consider as part of a town centre parking strategy or consider expanded provision or mixed uses whilst having regard to improvements already carried out on existing car parks; and
- new public space located at the heart of the town centre on the site of the former Iceland (see adjacent picture) in conjunction with the development of new shops and homes at Lodge Lane car park.

There are also a number of other site specific opportunities in the town centre provided in the main by vacant sites. These are illustrated in the opposite diagram as sites for potential change, and are discussed in detail in the following section (3.3).



Castle Road car park

OPPORTUNITIES FOR NORTH FINCHLEY



3.3 Opportunity sites

North Finchley contains several sites which are either currently vacant or not fully utilised. These, therefore, could be potential sites for new development. If these brownfield sites are redeveloped for uses appropriate to their location in the town centre (i.e. new shops/café on sites fronting onto the High Road), they could contribute towards meeting wider planning objectives of re-using brownfield land and enhancing the town centre in terms of its environment and variety of uses (such as new shops, cafés, and restaurants). In particular, development could provide the opportunity to create a new focus for the town centre through the careful redevelopment of sites in the Central character zone. The lack of a focal point for the town centre was highlighted in the consultation and addressing this was seen as a priority. One of the key issues also highlighted through the initial consultation was the importance of ensuring that the existing number of car parking spaces is retained (and possibly increased) in the town centre.

Possible opportunity sites are identified on the opposite map.

The sites identified to date have been selected for a range of reasons including:

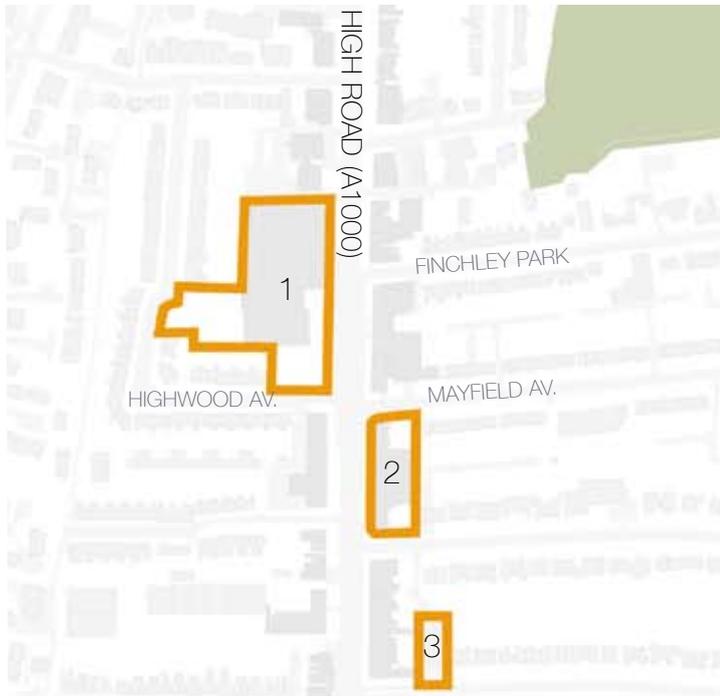
- Underutilised sites which are currently vacant or partly vacant;
- Surface car park areas where existing parking spaces could be reprovided or increased within a redeveloped site which designs out opportunities for antisocial behaviour;
- Sites which could have more appropriate uses given their location within the town centre; and
- One-storey buildings within a town centre of generally 3-4 storey buildings, therefore having scope for redevelopment.

Development on these sites could provide the opportunity for new retailers to locate in the centre, and the option of providing new housing in the town centre. Larger developments are likely to place pressure on local infrastructure such as schools, roads and the environment and therefore will be required to contribute financially towards improvements to these facilities through Section 106 agreements. In North Finchley it will be particularly important to secure improvements to pedestrian links and public spaces as well as transport and community infrastructure.

Potential opportunity sites

NB: Redevelopment of any of the car park sites identified here will be on the basis that existing parking spaces will be reprovided or increased through any future development either on the individual site or as part of a wider town centre parking strategy.

1. **931 High Road:** This site contains mostly single storey police buildings which are now surplus to police requirements.
2. **902 to 928 High Road:** This is the site of the former Furniture Land shop which has been vacant for some time.
3. **North Finchley Library:** The existing library building is a popular library but there is potential to relocate this facility within the town centre into modern, purpose built accommodation. The current building could then be refurbished for a new use.
4. **2a Torrington Park and car park:** This small site is currently a service yard and car park directly to the rear of the High Road.
5. **Junction of High Road and Lodge Lane:** Small vacant site.
6. **795 to 811 High Road (Iceland) and car park to rear:** The former Iceland store occupies a large section of High Road frontage in the centre of North Finchley. Lodge Lane car park to the rear is a very large public car park which hosts a market on Fridays.
7. **782 to 788 High Road:** This group of buildings are all single storey and of limited architectural quality.
8. **Car park to rear of 744 to 760 High Road:** Medium sized public car park to the rear of the High Road.
9. **740 to 742 High Road:** Poor quality building fronting the High Road.
10. **Stanhope Road Car park to rear of 730 to 742 High Road:** Small car park to the rear of the High Road. This has benefited from significant recent investment by the Council to address problems of anti-social behaviour. Any future development opportunities would need to consider the public investment which has been made.
11. **Stanhope Road Bottom car park adjoining Barnet College:** Small car park on Stanhope Road.
12. **Castle Road car park adjoining Barnet College:** Small car park on Castle Road.
13. **Balfour House:** This site consists of the buildings to the North of the Arts Depot on Tally Ho corner. These include Tally Ho public house, the Arcade and Balfour House itself.
14. **313 to 319 Ballards Lane:** This is a council owned office block
15. **Office block, junction of High Road and Woodhouse Road:** This office block is opposite the Arts Depot development and fronts the busy road junction of High Road and Woodhouse Road.
16. **Car park fronting Woodhouse Road:** This site is currently used for bus standing, but this occupies a fairly large and very visible area within the Southern zone.
17. **Homebase:** This large site is currently occupied by Homebase and its car park.



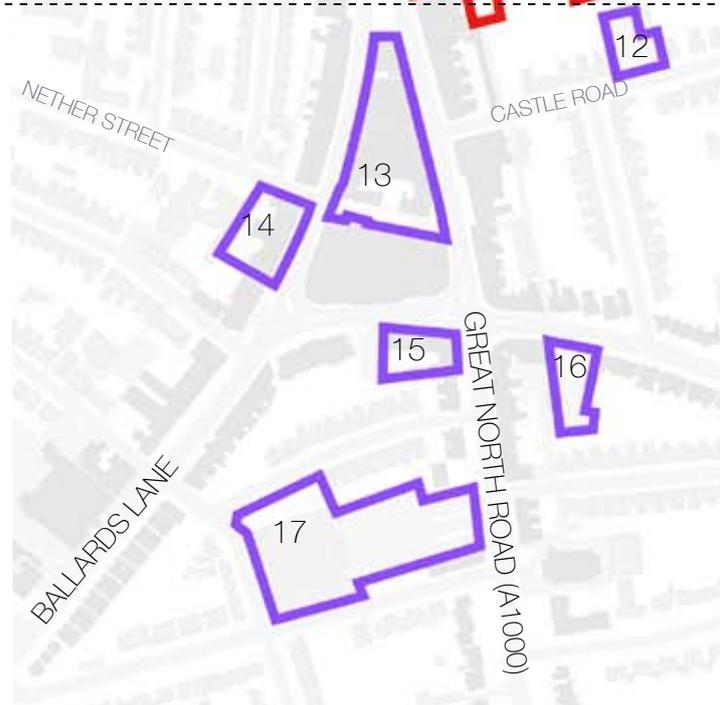
Northern zone

HOMES
EMPLOYMENT
COMMUNITY
 SHOPS
 CAFÉS/BARS
 CULTURE



Central zone

SHOPS
HOMES
COMMUNITY
 CAFÉS/BARS
 CULTURE
 EMPLOYMENT



Southern zone

CULTURE
CAFÉS/BARS
SHOPS
HOMES
COMMUNITY
EMPLOYMENT

4. Next steps

We would like to hear your views on this report. In particular we would like to know:

- Do you agree with the range of issues highlighted?
- Do you agree with the opportunities identified to try and address these issues?

This is your chance to contribute to a debate about the future of North Finchley. There are a number of ways you can comment. We will be holding a public exhibition between Saturday June 13th and Friday 3rd July at the Arts Depot, High Road, North Finchley. Questionnaires will be available at the exhibition for you to record your comments.

You can also send comments directly to:

North Finchley Town Centre Consultation
Major Developments Team,
Planning Housing and Regeneration
London Borough of Barnet
North London Business Park
Ground Floor, Building 4
Oakleigh Road South
London, N11 1NP

Please forward comments by *5pm on 3rd July 2009*.

The results of the Issues and Opportunities consultation will be collated, and will inform the development of a Planning Strategy for North Finchley. There will then be a further opportunity to comment on the content of this document.



Putting the Community First

