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LONDON ASSEMBLYLABOUR



Andrew Dismore AM

Sadiq Khan
Mayor of London

Dear Sadiq,

Date: 19 March 2020

Re: Finchley Central and High Barnet station developments

I am writing to you to follow up on numerous conversations and consultations that have taken place around the proposed developments on TfL sites at Finchley Central and High Barnet. I believe you will have received a similarly large volume of correspondence regarding these matters, the vast majority of which is wholly negative about the proposals.

Before going into the objections, I think it is worth noting that Barnet Council identified these sites in their local plan for large developments, and have scaled back proposed developments as a response to initial consultations.

I also recognise the need to balance density and height with providing a viable number of units to pay for a minimum of 35% of the development to be affordable, and also provide public realm benefits.

With regard to Finchley Central, the reduction in height of the proposed tower is welcome, but is not enough. Central House is the tallest building in the vicinity, and should be the marker for an acceptable height of any development in the area. I ask you to go back to the design team to see if there are any further ways to reduce the height.

I am also concerned about the loss of car parking, which will have a number of undesirable consequences. It will increase parking pressure on nearby residential streets. It may reduce visitors to the town centre, which though popular now, may not be in the future, especially if the Tesco Car park is developed, as this provides a substantial amount of free parking for visitors who are otherwise discouraged from coming. I also would argue that having no on-site parking for the proposed development is unrealistic given the experience of similar developments elsewhere in the borough. Families living in these new blocks who need and use cars have created significant pressure on nearby on street parking.

Neighbours' concerns also include noise, overlooking, disruption during construction and the loss of outlook and light. These problems should also be fully considered.

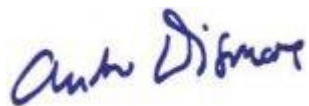
At High Barnet, the height and scale are also disproportionate, and the lack of parking is counter-productive. The site is on a hill, and it makes sense to ensure the higher build is near the bottom of the hill, and the top of the hill sites lower rise construction.

Residents also oppose the loss of green spaces next to the station, and strong consideration must be given to replacement green space.

High Barnet is an area noted for high gradient hills, which does not make for walking or cycling friendly development. A lack of parking spaces is unrealistic, and the removal of station parking will directly impact local residents, some of whom are elderly and have little ability to access the tube without being able to park near the station.

There are of course many other objections which you will have received from individuals and from groups. I do hope you will therefore give them detailed attention and fully review these proposals, as well as including residents' groups in the consultation and development of the design process.

Yours sincerely,

A handwritten signature in blue ink that reads "Andrew Dismore".

Andrew Dismore AM

Labour London Assembly Member for Barnet and Camden

A handwritten signature in black ink that reads "Anne Clarke".

Cllr Anne Clarke

Labour London Assembly Candidate for Barnet and Camden