

# MAYOR OF LONDON

**Andrew Dismore AM**  
**Cllr Anne Clarke**  
C/o [Arjun.Mittra@london.gov.uk](mailto:Arjun.Mittra@london.gov.uk)

**Our ref:** MGLA190320-5626

**Date:** 1 June 2020

Dear Andrew and Cllr Clarke,

Thank you for your letter of 19 March about Transport for London (TfL) developments at Finchley Central and High Barnet stations. I am sorry for the delay in responding to you.

TfL is working hard to deliver schemes across London which provide new homes, including genuinely affordable homes, as well as a range of other benefits for local communities. These schemes, including those at High Barnet and Finchley Central, will ensure people can afford to live in the area and will support communities in the long term.

Looking at TfL's car parks for development enables us to meet London's housing needs and puts new homes in sustainable places that will help reduce people's dependency on cars. The availability of low-cost car parking at stations influences decisions about how people travel to the station and does little to encourage active travel or the use of public transport. While TfL's immediate message in the current crisis is that public transport should only be used by those who need to and who have no alternative, by ensuring our city's recovery is green, TfL will also tackle our toxic air which is vital to make sure we don't replace one public health crisis with another. Such car parking often results in an increase in non-essential car journeys, and TfL is keen to avoid overspill car parking around both stations. TfL is working with Barnet Council to help them make any necessary adjustments to Controlled Parking Zones.

Low levels of resident parking in these schemes (for the most part 'car free') accords with my Transport Strategy and draft London Plan and is crucial at sites adjacent to stations and other public transport hubs – reducing congestion, and improving health, air quality and safety.

Your comments on the scale of development at Finchley Central are noted and I know that the team at TfL are working with the Council to make sure that the planning application that is submitted meets the Council's design aspirations – while also respecting and taking into consideration the character of the local areas.

The Finchley Central project will bring a great number of benefits to the area besides providing much-needed housing. It will make the area around the bridge more attractive for pedestrians and allow improved access to the station, revitalising this part of the high street. It will also deliver a new cycle hub, a new pocket park, a new station square with more attractive landscaping and improvements to the junction at Nether Street.

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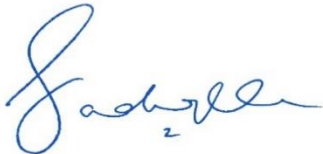
You raise concerns about construction noise concerns, overlooking and loss of light. I can assure you the plans have been designed by leading architects to try and overcome these problems at an early stage. However, detailed reports will be submitted with the planning application providing information on the effects of development on the surrounding area and, where possible, how these will be mitigated.

In High Barnet, TfL and its partners are working very closely with the local community to finalise designs for submission. The height of the buildings has already been reduced to either seven or six storeys and the focus of development is now on the lower part of the site. I am pleased to confirm that there will be no loss of green spaces next to the station – indeed the project will improve the existing green spaces, as well as introducing new areas of green amenity, new play space and 100 new trees.

With regards to parking at High Barnet, TfL is developing proposals that will help change people's long-term car use. Please be assured, however, that TfL is listening to the views of local residents and is considering how it can introduce a booking system so those travellers who have no alternatives can find a parking space at High Barnet. TfL is also improving routes up to Chipping Barnet and interchange with buses, bringing further benefit to the local community.

I hope this reassures you that TfL is working hard to deliver schemes which will benefit the local community and London more broadly. I have asked TfL to keep you updated about their planning application as plans develop.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sadiq Khan', with a small number '2' written below the name.

**Sadiq Khan**  
Mayor of London