

# DRAFT GROWTH STRATEGY 2019 – 2030

## SUMMARY CONSULTATION DOCUMENT

Consultation runs from 3 July 2019 - 15 September 2019

London Borough of Barnet



# How to have your say



We would like to hear your views on the draft Growth Strategy 2019 – 2030.

This consultation is seeking ~~your~~ views on the draft Growth Strategy which will contribute to the final version. The priorities and objectives of the strategy are evidence based and have been informed by a range of factors that are outlined in detail in the draft strategy available on document library on **[engage.barnet.gov.uk](https://engage.barnet.gov.uk)**.

We're consulting on these priorities and objectives, in addition to three guiding principles outlined in this summary consultation document. We will use the results from the consultation to inform the final version of the strategy.

**The consultation is open to all those living, working or studying in Barnet, alongside those outside the borough. You can share your views by:**

- **completing our online questionnaire at [engage.barnet.gov.uk](https://engage.barnet.gov.uk), or**
- **attending one of our events across the borough, where you can come along and view the strategy. Council staff and representatives will be on hand to discuss the priorities and objectives, and answer any questions. Further details are provided on the next slide**

**If you require the consultation in another format or you would like help with completing the questionnaire, please contact: [Kieran.hyland@barnet.gov.uk](mailto:Kieran.hyland@barnet.gov.uk) or call 020 8359 3224.**

# Draft Growth Strategy Consultation Events



Date	Time	Location
Saturday 20 July (Stall at Community Festival)	12.00pm – 3.00pm	Community Festival, RAF Museum London, Grahame Park Way, London, NW9 5LL
Tuesday 3 September (Drop-in session)	3.00pm – 8.00pm	London Borough of Barnet, Colindale Office, 2 Bristol Avenue, London, NW9 4EW
Wednesday 4 September (Drop-in session)	3.00pm – 8.00pm	Arts Depot, 5 Nether Street, Tally Ho Corner, North Finchley, London, N12 0GA
Thursday 5 September (Drop-in session)	3.00pm – 7.00pm	Chipping Barnet Library, 3 Stapylton Road, Barnet, EN5 4QT
Tuesday 10 September (Meeting for developers)	9.30am – 11.00am	London Borough of Barnet, Colindale Office, 2 Bristol Avenue, London, NW9 4EW

# Growth Strategy 2019 – 2030

## Introduction



The Growth Strategy responds to expected economic, social and environmental trends to 2030.

It seeks to offer improved local opportunities, create great places, encourage more active lifestyles, and increase the health and wellbeing of Barnet's residents.

We want to provide the homes, jobs, open spaces, schools and other facilities that people need to live happy and healthy lives.



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# Key Principles

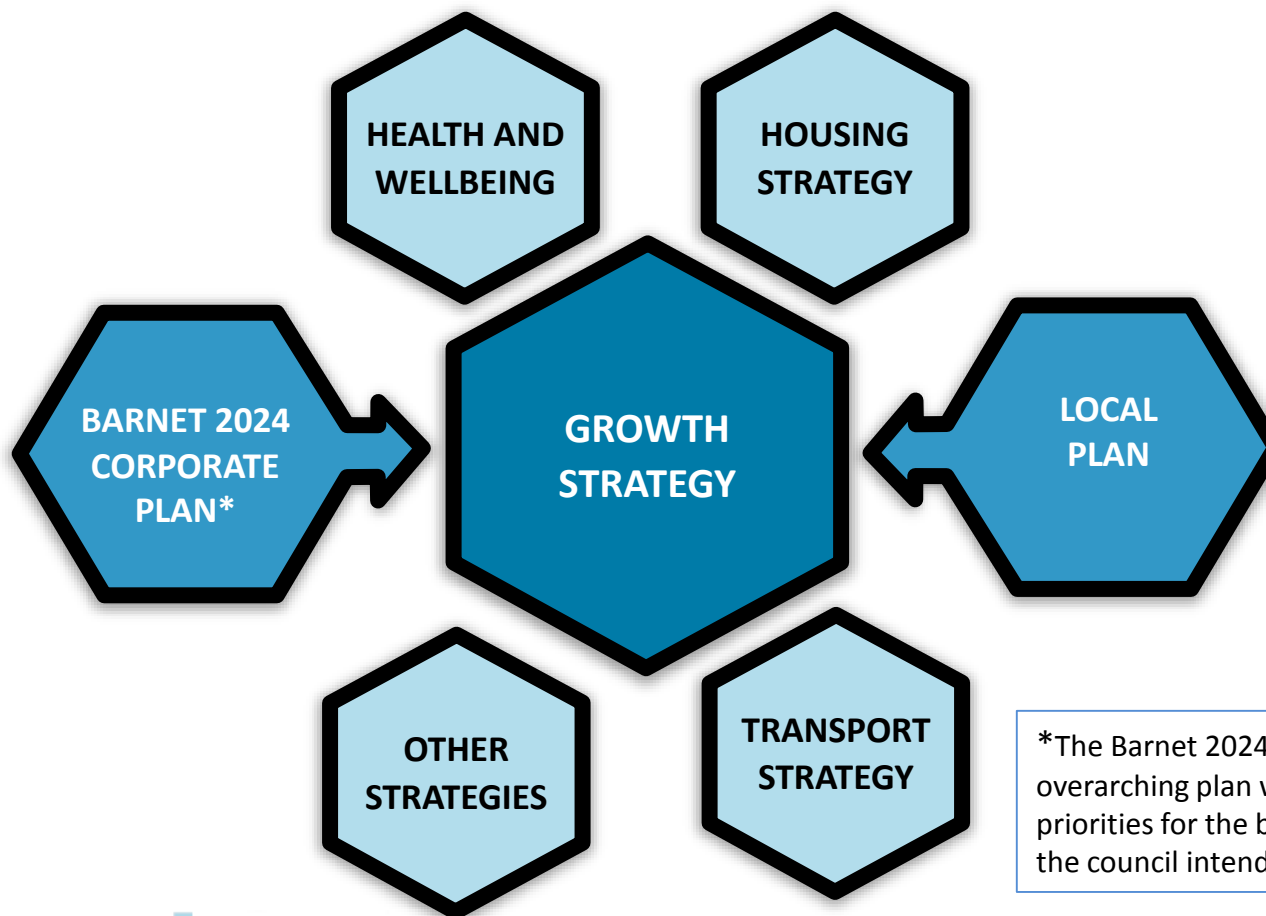


The strategy sets out to address three key principles:

- It should seek to **shape the changes to local places** across the borough; including focusing resources on providing support to the places most in need of investment.
- There is a need to **increase housing supply** and deliver associated infrastructure for our growing population; including ensuring delivery of homes people can afford.
- It should capitalise on demand for development, and ensure the **benefits of growth are maximised for residents**; including helping the council to meet savings targets.



# Strategic Context



\*The Barnet 2024 Corporate Plan is the overarching plan which sets out the council priorities for the borough and presents how the council intends to deliver these.



# A Growing Borough



The most populous London borough with a 2018 population of **396,600**. Projections anticipate a rise to **406,600** in 2020, **429,400** by 2025 and **449,000** by 2030.



By 2030, around **45,000** more houses are required. However, there is an affordability challenge as the average house price is **15 x** the median income



**43%** of existing housing stock is flats or maisonettes, which will exceed 50% before 2030. This proportion is growing as **90%** of new housing stock is flats



By 2036 the borough will see a:

- 4% increase in the number of young people aged 0-19 to 103,000
- 10% increase in working population aged 20-64 to 261,000
- 37% increase in older 65+ demographic to 87,600



Corporate Plan targets 50% recycling of all waste - this is currently around 33%, with the lowest rates in blocks of flats.



Life expectancy of 83 in the borough, exceeding the national average. There is a 10% variation between Garden Suburb and Burnt Oak Wards



# A Growing Borough



## Objectives:

- ***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.





# A Connected Borough



55% of all journeys by foot, bicycle and public transport (2013)



Regular transport service exists towards Central London, which must be matched by orbital travel within the borough



However, by 2041, TfL targets require this needs to reach 72% or above



All seven key town centres across Barnet have 4+ PTAL ratings



of the roads in Barnet above the European legal limit for air pollution (2013)



Improved levels of superfast broadband coverage, above the government average at 96% (2018)



There are **43,000** underground trips taken daily from tube stations in Barnet (2011). By comparison, Mill Hill Broadway mainline rail station had almost two million passengers across 2016/17.



# A Connected Borough



## Objectives:

- ***Enable new and enhanced public transport connections*** – improving orbital connectivity and interchange between rail lines, reducing congestion and improving transport accessibility.
- ***Deliver healthier street design to support all forms of travel*** – responding to demographic and cultural changes to enhance travel choices, promote active travel and improve safety.
- ***Deliver 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.
- ***Implement 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.



# An Entrepreneurial Borough



23,000 businesses  
employing 132,000  
people



The 5th best GCSE results  
in the country - over half  
the population has degree  
level qualifications or  
above



flexible workforce - 22%  
of the workforce is self-  
employed, while a  
further 13% or 22,000  
residents are home  
working



Nearly 20,000 students  
at Middlesex  
University's Hendon  
Campus



of businesses are micro  
businesses, employing  
fewer than 9 people



2% NEET rate in the  
borough in 2015, lower  
than the Outer London  
average of 3.1%



630,000 sqm of  
employment space in the  
borough, concentrated  
around town centres



High  
enterprise  
birth rate  
(11 per  
1,000  
residents)



High  
enterprise  
death rate  
(12 per  
1,000  
residents)



Direct loss of 43,500  
sqm of office space to  
residential conversion  
from 2013-17. Total  
approved changes  
exceed 100,000 sqm





# An Entrepreneurial Borough



## Objectives:

- ***Ensure the council delivers its services in a way that supports businesses*** – so that business-focused services are delivered in a streamlined way that supports businesses.
- ***Identify and support growing 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 and skills development opportunities for local people*** – with partners identify and support those furthest from employment to find work. Leverage growth and development to create job opportunities and skills development for local people, particularly people from marginalised communities and young people not in education, employment or training.
- ***Support the local economy including promotion of local supply chains*** - promote local supply chain opportunities through development and across public sector partners



# Thriving Town Centres



**30 town centres**

- the most of any London borough



Challenging retail picture nationally and retail vacancy rates of **12%**



The **greatest** volume of retail floorspace in outer London



**44%** of residents are concerned about rubbish and litter



**353,360 sqm** of independent retailer floorspace (2017)



Barnet has very limited studio space provision, compared to neighbouring boroughs



**270 licensed cafes and restaurants** in 2017 - **30% increase** since 2001



The **evening** economy has grown by **8%** since 2012, and Whetstone is a recognised example





# Thriving Town Centres



## Objectives:

***Support the strengthened identity and diversification of town centres*** – Engage with and support businesses and property owners to deliver an improved mix of town centre uses, including homes, workspace, leisure and community facilities. Work with Town Teams to promote and celebrate the characteristics of the borough's town centres.

***Joined-up service delivery for healthier 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; ensuring we plan our high streets around health and wellbeing.

***Deliver high quality workspace*** - Leverage council assets and development sites to support delivery of high quality workspace that targets strategically important sectors for the borough – both new and existing businesses.

***Build on existing strengths to create a thriving evening economy*** – Maximise the creative potential from growing the leisure offer and evening economy to enhance the range and quality of local food and drink, heritage, culture and arts on offer.



# A Great Borough to Live in and Visit



of the borough is designated green belt, metropolitan open land or parks



of the borough is public open space, covering 465 hectares and 199 parks and open spaces sites



There are **70,000** inactive people in Barnet - **23%** of the population in (2018).



21% of 4-5 year olds, 34.4% of 10-11 year olds and **55.7%** of adults are recorded as overweight or obese (2017/18)



In 2015, arts and culture in London brought **£3.4 billion** to the UK's GDP.

Top visitor attractions by annual visitors (2018)



**15 million** - Brent Cross Shopping Centre



**343,000** - RAF Museum



**210,000** - Allianz Park (Saracens)



Only **two** schools in Barnet did not achieve 'good' or 'outstanding' in latest Ofsted reports.



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# A Great Borough to Live in and Visit

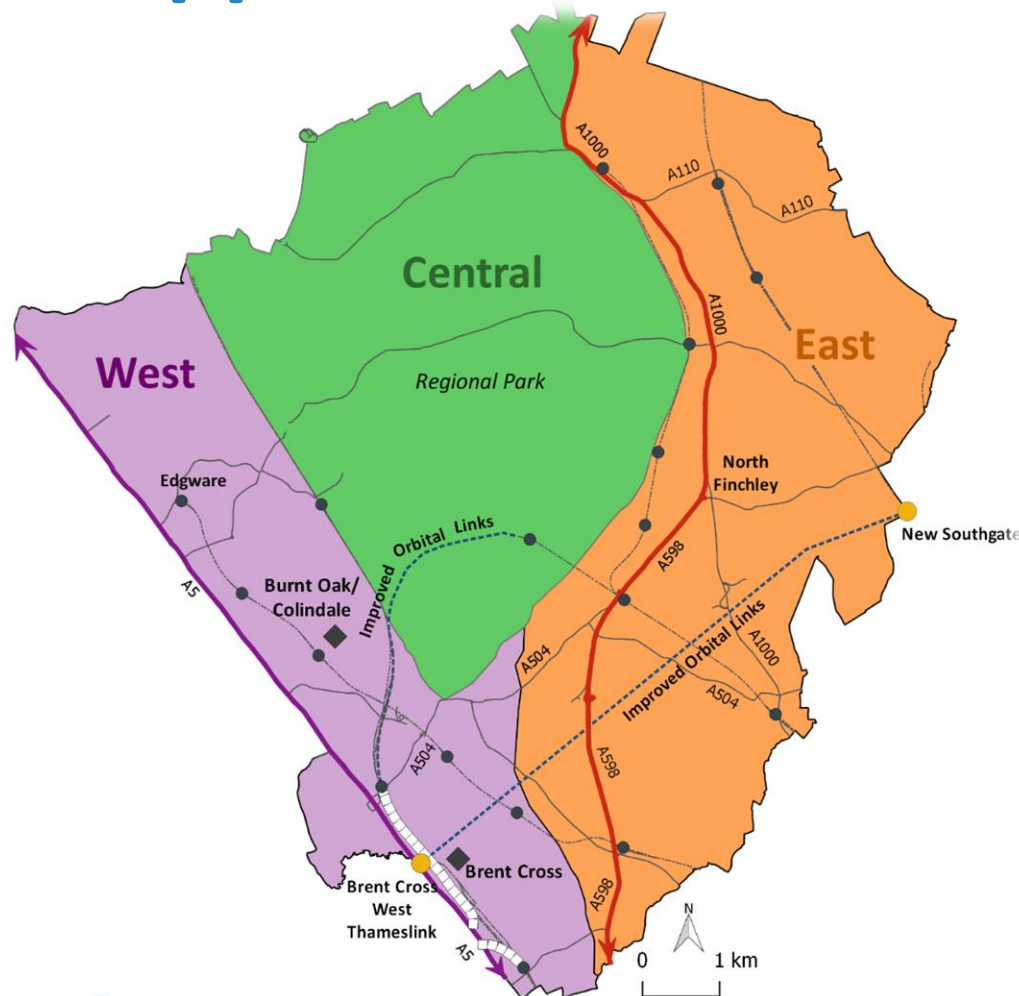


## Objectives:

- ***Deliver social infrastructure to support growth*** - Ensuring that schools and leisure, health and community facilities are delivered to support areas of growth and regeneration.
- ***Get 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.
- ***Grow the visitor economy*** – Encouraging, supporting and promoting Barnet's leisure and hospitality sector to deliver a great experience for visitors as well as residents.
- ***Provide a broader canvas for creative industries*** – Closer engagement with creative sectors, alongside support for new local leisure and cultural destinations.
- ***Establish Brent Cross as a destination*** - unlocking the potential of the area as a broader cultural and leisure destination of national significance.



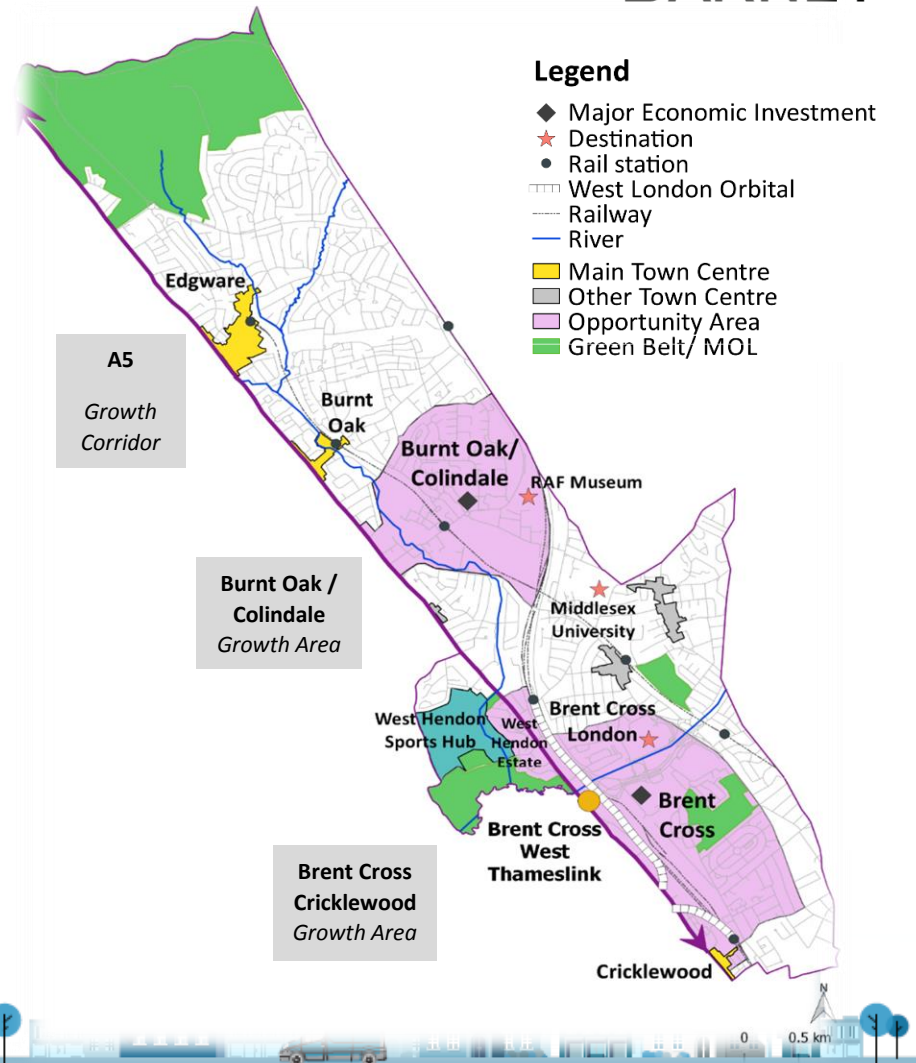
# Spatial Approach to Growth





# West of the Borough

- Provides the majority of Barnet's growth opportunities; representing nearly two-thirds of planned housing delivery.
- Characterised by an increasingly urban feel that will be supported by an improved public transport offer.
- A5 road corridor provides a key connection linking growth areas: Edgware, Burnt Oak/Colindale, West Hendon, Brent Cross and Cricklewood.
- Home to many key destinations: Brent Cross Shopping Centre, Middlesex University, and the RAF Museum.





# West of the Borough



## Priority interventions:

- *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.



# West of the Borough



## Priority interventions: A5 Corridor 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.



# West of the Borough



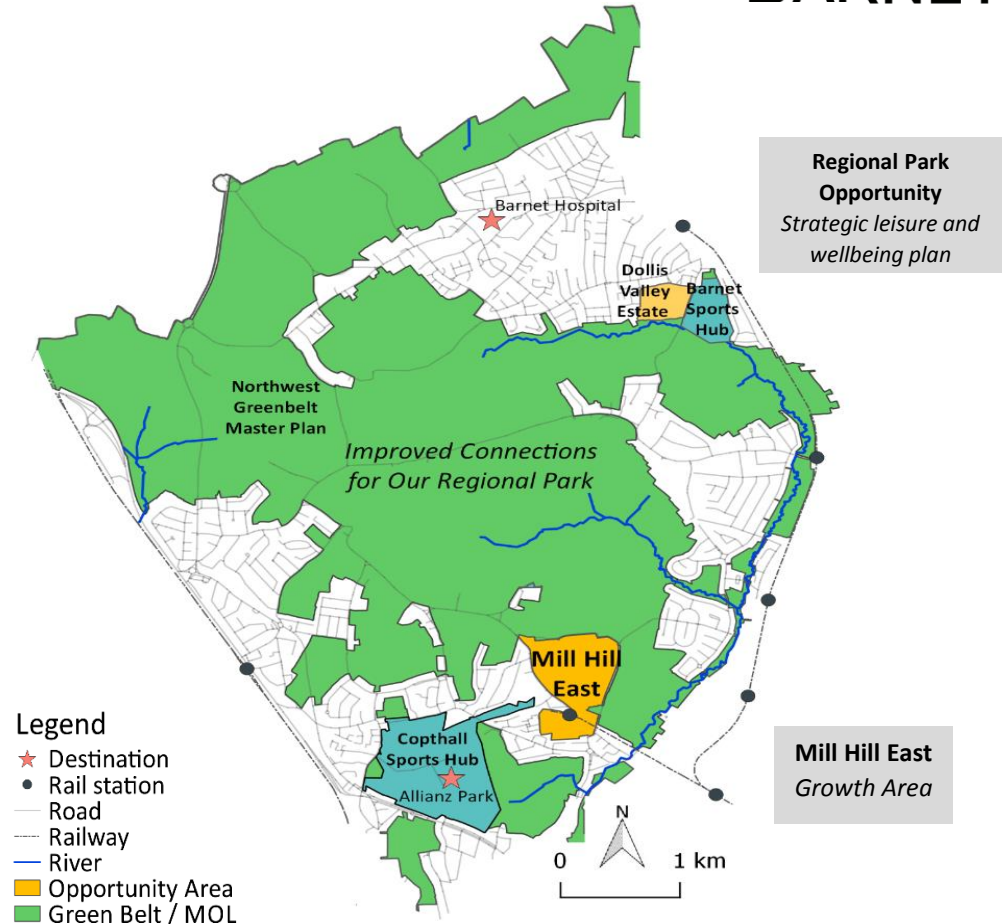
## Priority interventions (cont.): A5 Corridor South

- 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 BX 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 evening economy, and improve appearance / environment of centre.



# Centre of the Borough

- Very low proportion of growth, but provides strategic leisure and wellbeing function.
- Characterised by protected green space that forms a key part of Barnet's suburban identity.
- Limited transport connectivity, with growth focused in the more accessible area of Mill Hill East.
- Home to wellbeing destinations like Copthall Sports Hub and Barnet Hospital, in the long-term the area provides an opportunity to become a regional park.



# Centre of the Borough



## Priority interventions:

- 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*.





# Centre of the Borough



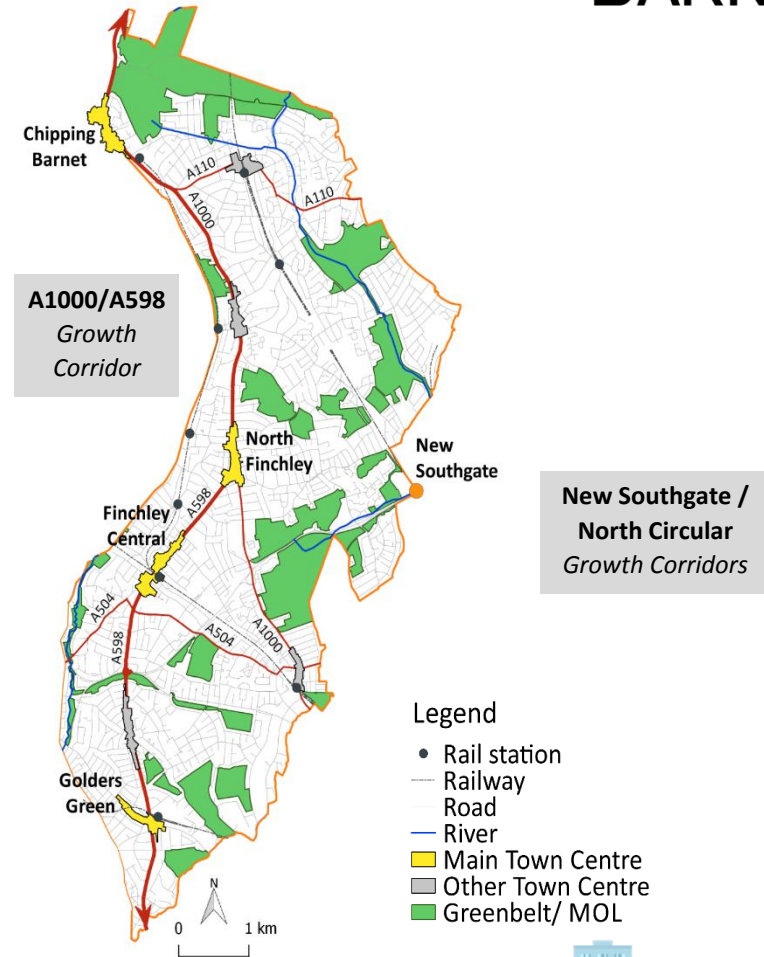
## Priority interventions (cont.):

- 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

- Focused growth in areas of good transport accessibility will deliver a little over one-third of homes across the east of the borough.
- Characterised by a network of historic and major thoroughfares connecting local town centres and parks.
- The A1000 / A598 road corridor provides a key connection linking town centres with greater potential for new homes. New Southgate also provides an opportunity for transport-led housing growth.
- Local town centre destinations are home to larger offices, café/restaurant culture, independent shops, and include a number of local arts and cultural destinations.



# East of the Borough



## Priority interventions

- 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 or housing sites around *New Barnet*, alongside place-making interventions.
  - Progress work in *North Finchley* to: deliver mixed use development, curate the high street, address identified challenges, as well as improve the evening 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*.



# East of the Borough



## Priority interventions (cont.):

- 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*.



# Draft Equalities & Health Impact



- The Equality Act 2010 identifies nine protected characteristics: age, disability, gender reassignment, marriage or civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation
- For most protected characteristics there is minimal impact or a net positive impact because of the strategy, in the long term.
- Strategy seeks to address the increasing over 65s population and its distribution.
- Protected characteristics of disability and race are disproportionately represented within social housing and therefore will be disproportionately affected in some areas.
- There are short term impacts from construction including dust and noise, as well as potential disruption to transport and travel. Mitigation can be used to address this. Impact greatest in 'west' areas where redevelopment extends over long periods.
- Most negative impact is potential for loss of social bonds through decanting. Most significant positive impact during construction phases comes from employment and training support and so the council should ensure the potential for benefit is targeted towards the communities who are most impacted and have the highest levels of need.





# Next Steps



- **June 2019**  
Draft Growth Strategy goes to *Assets, Regeneration and Growth (ARG) Committee*.
- **July – September 2019**  
Public Consultation on the Draft Growth Strategy.
- **November 2019**  
Revised Growth Strategy returns to *ARG Committee*, having reviewed public feedback, for approval. This will include a draft implementation plan, with “*We asked, You Said, We did*” feedback provided following Committee.

