



# Four sites marked out for change over the next 15 years

By Daphne Chamberlain

Barnet's draft Local Plan, known as Reg 19, has reached its second stage. The Plan sets out Barnet's proposals for the borough for the next 15 years. Public consultation has been available from 28 June until 9 August, either at local libraries or online. Following this, it will be submitted for examination to a Government Planning Inspector.

The Plan covers all aspects of life in the borough, including proposed building development. Four sites in East Finchley are identified for this.

## East Finchley station car park

The council proposal is to use 70% of the ground area for residential development and 30% for commercial use, which would include station drop-off and public car parking. Access to residential development "could be" through Diploma Avenue. There is a reference here to provision of spaces for disabled parking, although this section of Diploma Avenue is at present a parking area for Stokes Court residents.

## East Finchley substation

This is the disused former electricity substation to the Northern line, on the High Road opposite The Bishops Avenue. Proposed here is 95% residential development, with 5% office use.

## Park House, 16 High Road, next to the former GLH site

The proposal is for 60% residential development (indicating 20 homes), and 40% community use. At present the building is used for childcare and education. The plan says: "The community facility must

be re-provided, and proposals must show how the community will benefit from the redevelopment."

Frontage with trees should be retained, and the site should be subject to an archaeological assessment.

## Bobath Centre, 250 East End Rd.

Proposed 25% residential floor space (indicating 25 homes), with 75% community floor space.

Community use is provided by a nursery, while there is a current application for residential development at the rear. Emphasised here is that the issue of restricted access for any car parking and service vehicles must be resolved. The site should also be subject to an archaeological assessment.

The full plan can be seen in libraries and at <https://engage.barnet.gov.uk/>, where representation forms for comments are available. Forms can be returned to forward. [planning@barnet.gov.uk](mailto:planning@barnet.gov.uk) or by post to: Planning Policy Team at 2 Bristol Avenue, Colindale, London, NW9 4EW.

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Wet, wet, wet: The Bishops Avenue is one giant pond in the July flooding. Photo Natalia Kudimova

# Flash floods close roads and damage properties

By David Melsome

More than a month of rain fell in a matter of hours on Monday 12 July leaving many low-lying parts of East Finchley under water.

The Phoenix Cinema was forced to cancel screenings and close for 24 hours when its roof was inundated and rainwater started dripping into the auditorium. Luckily, none of the art deco fixtures and fittings was damaged.

There was substantial damage in the newly resurfaced Prospect Ring and its new playground when a water main burst after being inundated with the sudden volume of water. Over in Huntingdon Road and Bedford Road, some homeowners reported water damage to their basements. On the roads, flooding left several routes difficult or impossible to navigate, including Long Lane, where it passes under the North Circular, and the junction of The Bishops Avenue with the A1, which is often prone



Hole in the ground: A barrier covers the sink hole that opened in the new children's playground in Prospect Ring. Photo Mike Coles

to flooding but where this time the surface water stretched all the way past Deansway.

Several roads were closed resulting in traffic gridlock for some hours. The worst flooding

in this part of London was in Crouch End at the bottom of Muswell Hill, where the water reached up to two feet, stranding cars and inundating shops and businesses.

# Burning issue of allotment bonfires to reach a clean end

By Ann Bronkhorst

This summer the air quality in parts of East Finchley has improved. Windows can be kept open and smelly smoke isn't spoiling leisure time in gardens. Best of all, people with asthma or other lung or allergic conditions can breathe more comfortably. It's thanks to a successful local campaign for bonfire controls.

One large allotment site has reacted to complaints from their immediate neighbours, including Creighton Avenue residents and Martin School, as reported several times by *The Archer*, most recently in February this year. The East Finchley Allotment site committee, recognising health concerns as well as the importance both of limiting carbon dioxide released by burning and of returning organic matter to the soil, have planned

to end on-site bonfires.

### Thinking ahead

This year, summer bonfires have been allowed only after 5pm on the first Wednesday of the month. Autumn and winter bonfires days will be reduced gradually, leading to a complete ban on bonfires from May 2023. Plot holders are being encouraged to compost their green waste and to use shredders.

Some allotmenters may find it hard to accept that

bonfires are on the way out. This issue has to be faced, however, on all allotment sites as bonfires are likely to be prohibited across London before long. The recent death from asthma of a London child brought polluted urban air to public attention. One bonus of the Covid pandemic has been the increased appreciation of fresh air so the general public may be happy to say goodbye to waste-burning.