



**Barnet Draft Local Plan**  
Publication Stage Representations Form

Ref:   (For official use only)
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**PART B - Your representation**

Please complete a separate Part B for each representation and return along with a single completed Part A.

**Question 1: To which part of the Local Plan does your representation relate?**

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Policy GSS05 Edgware Growth Area    Figure/Table: Map 3C – Edgware Growth Area

**Question 2: Do you consider that this part of the Local Plan is:**

*Tick all that apply, please refer to the guidance note for an explanation of these terms.*

- |  |                              |  |
|--|------------------------------|--|
| a) Legally compliant                     | Yes <input type="checkbox"/> | No <input type="checkbox"/>            |
| b) Sound                                 | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| c) Compliant with the Duty to Co-operate | Yes <input type="checkbox"/> | No <input type="checkbox"/>            |

**Question 3: Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound, or fails to comply with the duty to co-operate.**

*Please be as precise as possible. If you wish to support the legal compliance or soundness of the Plan, or its compliance with the duty to co-operate, please also use this box to set out your comments.*

It is considered that the policy, as currently drafted is unsound on the basis that it is not positively prepared or justified.

Map 3C provides the draft boundary for the Growth Area, which we understand is based on that drafted for the associated SPD/town centre boundary.

The area that immediately surrounds the town centre also offers significant capacity for redevelopment (particularly for housing), and as such consider that the boundary of the Growth Area should extend beyond the defined Town Centre Boundary to include edge-of-centre locations, including 360 Burnt Oak Broadway which represent additional opportunities to deliver much needed homes within a sustainable location (see also comments on the Schedule of Sites in relation to housing need).

As drafted, the Plan currently fails to realise the potential of edge-of-centre locations for delivering much needed housing, particularly in the context of Barnet's disputed 5-year housing land supply.

**Continue on a separate sheet if necessary**

**Question 4: Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect to the matters you have identified in Question 3 above.**

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We consider that the Edgware Town Centre boundary should be extended through the Local Plan to include key edge of centre locations, including 360 Burnt Oak Broadway.

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**Question 5: If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing sessions?**

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**Question 6: If you wish to participate at the examination hearings, please outline why you consider this to be necessary.**

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OmniState are currently bringing forward redevelopment proposals for the site at 360 Burnt Oak Broadway which sits adjacent to the currently defined boundary.

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**By completing and signing this form I agree to my name, name of organisation, and representations being made available for public inspection on the internet, and that my data will be held and processed as detailed above, in accordance with the Council's Privacy Notice:**

**Signature Freddie Clarke**

**Date 09/08/2021**



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**Question 1: To which part of the Local Plan does your representation relate?**

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Policy GSS11 Major Thoroughfares

**Question 2: Do you consider that this part of the Local Plan is:**

*Tick all that apply, please refer to the guidance note for an explanation of these terms.*

- |  |                              |  |
|--|------------------------------|--|
| a) Legally compliant                     | Yes <input type="checkbox"/> | No <input type="checkbox"/>            |
| b) Sound                                 | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| c) Compliant with the Duty to Co-operate | Yes <input type="checkbox"/> | No <input type="checkbox"/>            |

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Whilst the principle of GSS11 is supported (namely the recognition of major thoroughfares to deliver significant new housing capacity within the Borough), as currently drafted it is considered this policy is unsound on the basis it is not effective.

It is noted that the housing target for Major Thoroughfares has been reduced from 4,900 homes in the Regulation 18 consultation to 3,350 homes. It is considered that these throughfares afford a significant opportunity to meet housing needs, and therefore the policy should be clear that this represents a minimum aspiration.

The draft policy states that A5 Major Thoroughfare “may have potential for residential led tall building development may have potential for residential led tall building development in certain locations optimising site availability and good public transport accessibility, providing the opportunity for revitalising these areas”. Whilst the principle of this is strongly supported, it is not considered to be effective in relation to London Plan Policy D9. Part B of this policy states:

*1) Boroughs should determine if there are locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Plan. This process should include engagement with neighbouring boroughs that may be affected by tall building developments in identified locations.*

**Question 3 continued on the next page**

**Question 3 continued**

2) Any such locations and appropriate tall building heights should be identified on maps in Development Plans.

3) Tall buildings should only be developed in locations that are identified as suitable in Development Plans.

As tall buildings should only be developed in locations that are identified as suitable in development plans, the policy should be very clear on what is suitable in specific locations to avoid any uncertainty.

**Question 4: Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect to the matters you have identified in Question 3 above.**

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The policy should be strengthened to specifically note that tall buildings will be supported along major thoroughfares, including the A5/Edgware Road, and proposals for very tall buildings will be considered through a design-led approach.

To comply with London Plan Policy D9, the policy should identify locations appropriate for tall buildings on maps in the development plan. Whilst it is noted that a Height Strategy SPD is being prepared, in the absence of this document this policy should be very clear on what is suitable in specific locations to avoid any confusion.

**Continue on a separate sheet if necessary**

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**Question 5: If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing sessions?**

Yes, I wish to participate in hearing session(s)

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**Question 6: If you wish to participate at the examination hearings, please outline why you consider this to be necessary.**

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N/A

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Policy CDH04 Tall Buildings

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- |  |                              |  |
|--|------------------------------|--|
| a) Legally compliant                     | Yes <input type="checkbox"/> | No <input type="checkbox"/>            |
| b) Sound                                 | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
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Whilst we welcome the support for tall buildings as appropriate along Major Thoroughfares (to include the Edgware Road/A5) and note that these policy objectives will facilitate compliance with other policy objectives of this Draft Plan, it is considered that further modifications are necessary to make this policy sound.

the policy should be strengthened to ensure that suitable locations are optimised to deliver much needed housing. The policy currently fails to identify major thoroughfares on a map with appropriate heights and is too vague to fully comply with London Plan Policy D9.

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As per our comments on GSS11, to comply with London Plan Policy D9, the policy should identify the strategic locations appropriate for tall buildings on the Local Plan Proposals Map.

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Paragraph 16 Annex 1 – Schedule of Site Proposals Figure/Table 4. List of Sites – Summary Table

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- |  |                              |  |
|--|------------------------------|--|
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It is noted that the Council's housing delivery has been challenged at a recent inquiry and it has been acknowledged that proposals which deliver additional housing (both market and affordable) should be afforded significant weight.

Given the significant housing need and apparent lack of five-year housing land supply it is vital that opportunities to maximise housing delivery through the Local Plan are secured. This must include the allocation of suitable sites where it is clearly demonstrated that these are Suitable, Available and Achievable.

Omnistate, in their representations to the Regulation 18 consultation, highlighted that land at 360 Burnt Oak Broadway, Edgware HA8 5AN should be added to the Schedule of Site Proposals and allocated for housing development on the basis it was Suitable, Available and Achievable.

In assessing the previous comments, the Council's Schedule of Representations made the following comment:

*"The extensive window for submission of proposal sites has now closed and the Local Plan is taking forward those sites highlighted in the Reg 18 Schedule of Proposals. The sites have been assessed thoroughly as suitable for development. This does not preclude this site coming forward in line with the policy framework outlined in this Plan."*

**Question 3 continued on the next page**

### Question 3 continued

It is not considered that such an approach is sound or in conformity to national policy. Paragraph 121 of the NPPF states that LPAs “*should take a proactive role*” in identifying and helping to bring forward land that may be suitable for meeting development needs and use “*the full range of powers available to them*”.

The length of time between a Call for Sites and adoption of a new Local Plan can be considerable – as can the length of time between reviews of Local Plans. Indeed, the new Local Plan, which isn’t expected to be adopted until late 2022 replaces the 2012 Plan.

Inevitably there are circumstances whereby new sites become available or their circumstances change in the intervening period which renders them suitable and achievable for redevelopment. LBB’s Call for Sites ended in August 2018, meaning that already three years has passed since submissions were accepted.

The Government’s Procedure Guide for Local Plan Examinations states that evidence-based documents, especially those relating to development needs and land availability, that date from two or more years before submission date may be at risk of having been overtaken by events, particularly as they may rely on data that is even older. As a minimum, any such documents should be updated as necessary to incorporate the most recent available information.

The implication of this, if not addressed during this consultation and subsequent examination is a limit on site allocations and the potential shortfall in deliverable sites over the plan period. In light of the uncertainty regarding the Council’s housing land supply, the adoption of the New London Plan and revised NPPF in the intervening period, the soundness of this approach must be questioned.

It is noted that the Inspectorate’s advice note to LB Barnet of April 2021, when the removal of sites doing Reg 19 was queried, stated that “*If there’s a change in position e.g. they are no longer available/deliverable, then it’s important to remove sites from the plan*”. It is considered therefore that the converse must be true.

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360 Burnt Oak Broadway (and other sites submitted since the Call for Sites ended three years ago) should be considered for allocation and should not be discounted just because of the stage of consultation. The new Local Plan must be on formed on the basis of an up to date evidence base.

sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

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