

Planning Policy Team
LB Barnet Council
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centroplan.co.uk

02.08.21

Dear Sir/Madam,

We would like to submit the following representations to the draft Barnet Local Plan, on behalf of Betterpride Ltd, the freehold owner of Premier House, Edgware. The comments mainly relate to Site Allocation 27 in the draft Local Plan.

Allocated Site 27: Edgware Town Centre (Edgware Growth Area)

The draft Local Plan allocates this site for the intensification of housing and town centre uses. Residential capacity is estimated at 2,379 units, emphasising the strategic importance of this location in the delivery of the borough's housing targets. Given the importance of this site, within the borough's only major town centre, we support this site allocation.

Further, the draft Local Plan notes that "*Edgware is identified as a strategic location for tall buildings of 8 storeys or more. Tall buildings may be appropriate within the boundaries of the Town Centre*"¹. While we welcome this acknowledgement that Edgware is an appropriate location for tall buildings, we ask that the detail of the site allocation is brought in line with Objective 4 of the draft Edgware SPG, which highlights that this area is also suitable for very tall buildings (over 15 storeys).

Policy CDH04 Tall Buildings

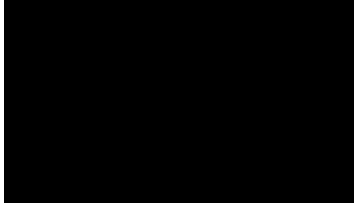
Part b) states that: "*Tall buildings of 15 storeys or more ('Very Tall') will not be permitted unless exceptional circumstances can be demonstrated, such as appropriate siting within an Opportunity Area or Growth Area*". We agree that siting within an Opportunity or Growth Area should be considered the correct circumstances for very tall buildings. However, this further highlights the need for the allocated Site 27 description to be updated to show that this site is an "appropriate siting" within the Edgware Growth Area for very tall buildings.

¹ P328

Policy GSS05 Edgware Growth Area

We welcome the changes to Policy GSS05, and support the principle that *“The Council will support planning proposals that optimise residential density on suitable sites while delivering improvements to the amenity of the area”*. As the borough’s only Major town centre, Edgware is an important, sustainable location with the infrastructure to support the provision of new housing. This is especially important in meeting the borough’s London Plan housing targets, which are the fourth highest of all the London boroughs.

Yours sincerely,



Luke Raistrick
Managing Director
Centro Planning Consultancy