

MM20 POLICY GSS05

Edgware Growth Area - MM 20

Chapter 4 – Growth & Spatial Strategy, Policy GSS05

(Ref:SOE-Objection04-GSS05)

Representation relating to Main Modifications MM 20 concerning Policy GSS05 Edgware Growth Area

[1 Question 1: To which Main Modification does your representation relate?](#)

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- [3.2.22 The validity of Edgware Growth Area SPD](#)
- [3.2.23 Conclusion](#)
- [4 Proposed Modifications \(Question 4: Please set out the modification\(s\) you consider is/are necessary to make the Main Modification legally compliant and sound with respect to the matters you have identified in Question 3 above. \)](#)
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**Main Modifications
Local Plan**

Ref: (For official use only)

Representations Form

PART B - Your representation

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

1 Question 1: To which Main Modification does your representation relate?

Representations must be made on a specific Main Modification (MM) or Policies Map change

MM Number ___MM20___ Policy ___Related to GSS05_Edgware Growth
Area_____ Paragraph ___All_____

Figure/Table _____ Policies Map change _____

2 Question 2: Do you consider that the Main Modification 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"/> |

3 Explanation (Question 3: Please give details of why you consider the Main Modifications 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.

Continue on a separate sheet if necessary

3.1 Summary

Current Housing Target in GSS05:

The Edgware Growth Area aims to deliver 4,740 homes across two primary sites:

- **Site 27: Broadwalk Shopping Centre, Car Park and Forumside** - 2,379 homes.
- **Site 28: Edgware Underground and Bus Station** - 2,316 homes.

Suggested Reduction:

The proposal recommends reducing the housing target to 763 dwellings

Policy GSS05 in the Barnet Local Plan is considered unsound due to several key issues, leading to the overdevelopment of Edgware and undermining its suburban character:

- **Misclassification of Edgware:**

Edgware is classified as Barnet's only Major Town in a Central area according to the London Plan. However, it is argued that Edgware's character should be Suburban rather than Central. Therefore, Edgware should be classified as a District Town in a Suburban area.

- **Site 28: Edgware Underground and Bus Station,**

- **Unsuitability for Major Development:**

- Edgware Bus Station and Garage - Essential infrastructure for buses.
- Edgware Underground - Critical tube station and railway tracks for the Northern Line.
- Deans Brook Nature Reserve, home to protected species such as Bats.

- **Underground bus garage not viable**

- The proposed underground bus garage poses significant fire risks, particularly with electric buses. The London Fire Brigade has deemed this proposal non-viable.

- **Damage to Wildlife in Deans Brook:**

The proposed high-density development contradicts the London Plan's vision to conserve and enhance London's distinctive character and heritage (section GG1; 1.2.7). It fails to align with Edgware's suburban character and infrastructure capacity (Policy SD1; 2.1.3). The London Plan's Policy D1 (parts A and B) about London's form, character, and capacity for growth should conclude that Edgware is not suitable for such high-density regeneration.

- **Unfair selection of Edgware as Tall Buildings site:**

Edgware is listed for potential tall buildings, raising questions about the fairness and suitability compared to similar sites.

- **Disregard of Resident/Public Opinion:**

- There has been strong opposition from residents and the public against the proposed high-density development. Ignoring this opposition contradicts Policy D1; B; 3.1.3 of the London Plan, which emphasises involving a wide range of people in area assessments.

- **Incompatibility with Car Use:**

- Edgware's low-density, suburban nature, which promotes car use, contradicts this policy. The Characterisation Study of Barnet acknowledges the importance of car use in the suburbs.

- **Parking Issues affecting viability of Edgware Town Centre:**

- The proposed reduction in parking spaces in Broadwalk will negatively impact local accessibility and footfall, harming Edgware's viability as a town centre.

- **Contradictory Policy on Office Space:**

- The policy is contradictory regarding office space, as Edgware has seen a reduction in purpose-designed office space, with most blocks converted to residential use. The correlation between new homes and office space is invalid.

- **No Transport and Connectivity improvements:**

- There are no plans for transport improvements, which could negatively impact local businesses and residents.

- **Infrastructure Requirements:**

- Development proposals should deliver or contribute to improved flood risk resilience, bus and underground station operations, and public realm improvements, which are not adequately addressed in the proposed development.

Save Our Edgware produced a [video](#) illustrating the inappropriateness of building nearly 4000 homes in the Edgware Town Centre so close to the Conservation Areas and low rise suburban residential houses. .

In summary, Policy GSS05 is unsound because it leads to overdevelopment by misclassifying Edgware, setting unrealistic housing targets, compromising essential transport infrastructure, failing to provide adequate open spaces, threatening local commerce, and not sufficiently addressing environmental and public service needs.

The proposal contradicts the London Plan's vision, disregards public opinion, and misrepresents Edgware's suburban character and infrastructure capacity.

We are proposing the following for the Barnet local Plan:

- A 21st century transport interchange with an improved bus station.
- No underground bus garage as a potential volcano
- A warm welcoming shopping mall to continue to be the heart of Edgware town centre
- Housing development that will fit well within the Suburban environment – no tall buildings
- Housing development that can be supported by local schools, nurseries and NHS services.
- The development should have no negative impact on conservation areas and local heritage
- Deans Brook Nature Reserve to be protected in perpetuity with no public access to protect bats and slow worms
- Open space and biodiversity to be provided in full within the Edgware Town Centre area in any development future
- A viable, sustainable and safe shopping centre which is attractive for the whole community
- Car parking that supports the whole of Edgware town centre. Many visitors, including the elderly, are unable to use public transport.

3.1.1 Lack of employment opportunities in GSS05 incompatible with Policy BSS01 Spatial Strategy for Barnet

"POLICY BSS01 Spatial Strategy for Barnet" are detailed below:

"Between ~~Up to~~ 67,000 m2 and 106,000m2 of ~~additional~~ new office space in the rest of the Borough (with priority given to distribution across Barnet's Major and District town centres through applying the sequential test for main town centre uses), and including the provision of affordable workspace to meet Policy ECY02;"

We would question how Edgware can deliver the intended Housing growth outlined in policy **Policy GSS05** Edgware Growth Area in excess of 4,740 plus homes and still provide meaningful contribution to office space in line with strategic policy BSS01, so as the town is simply not a dormitory town, but has a range of employment opportunities (not overly dependent on replacement retail jobs from site allocations 27 and 28 - which are the allocations for Edgware Broadwalk and Bus garage).

We would be concerned with the word "**New**" instead of additional, as this potentially enables simply old jobs and employment floorspace to be

replaced as opposed to meaningful gain in jobs, that are not overly concentrated to ensure a range of employment locations for employers and employees in highly sustainable locations near transport hubs and reduced need for excessive travel.

A range of employment opportunities would be more befitting of Edgware's designation as Major Town Centre and Growth area, as opposed current plans for high dependency on replacement retail jobs translocated from the existing Broadwalk shopping centre that is to be demolished.

Scope for Edgware to provide a range of job types and a robust and varied economy is further eroded by amendments to ECY01 and which has significantly weakened language around retention of employment uses "where possible to retain existing and encourage new office space". This language severely weakens the hand of decision makers on applications and has no teeth in terms of implementation. "Where possible to" should be removed from the policy.

3.1.2 Must adopt Infrastructure first approach instead of design led approach.

Paragraph A (a) is of deep concern and objected to as the proposed changes suggests even more growth is possible for Edgware through a design led approach. Instead there is a need for an **infrastructure first approach** in addition to high quality design of any redevelopment in Edgware. The amount of growth planned for almost 12,000 new residents (based on the UK average 2.4 occupants per a dwelling) in what by necessity will be an incredibly dense arrangement whatever design and layout is settled upon, in a fringe of London suburban town seems highly inappropriate and not conducive to community cohesion or successful place making. 12,000 people is a new town within a town. Provisional plans appear to make an uncharacteristic fortress of high rise towers and bulky buildings in the centre of Edgware with a foreboding and overbearing presence and not very welcoming environment to existing residents.

The town cramming concept approach adopted by Barnet Council is not welcomed especially in areas so deficient of public open space and green infrastructure. Whilst we are sure the NHS, education authority and highway authority are working closely with the Planning team, there is concern their modelling and implementation has not proven reliable in the past to with many in the area feeling the effects of lack of critical infrastructure to meet existing needs let alone accommodate the planned levels of growth.

Before any development proceeds the main junctions within Edgware need significant improvement as the town barely copes as is, the intended level growth and construction traffic for 10-15 years on the scale proposed and these slow moving arteries will completely seize and kill the town altogether and increase traffic emissions and reduce air quality whilst queuing traffic sits idle for hours (there's little

mention of cycle or bus lane infrastructure) the end result may be a new town centre but will be sterile and soulless as the existing small town has become unviable in the interim trying to accommodate such level of growth over a generation. This phasing of critical road and transport infrastructure delivery first should be included in the policy.

Again it is noted the removal of office from the policy and no mention of light industrial/creative type uses which would diversify the economy of Edgware and reduce travel demand on the road network and public transport. **An overly dependent retail offering is not a robust enough economic model to ensure the long term vitality of Edgware** and overly susceptible to the vulnerability seen in the bricks and mortar retail industry with the rise in online shopping.

3.1.3 Major concerns on Policy CDH04 Tall Buildings and Site Allocations 27 and 28

It is a major concern and objection that there is increased flexibility for increased heights of buildings proposed for Edgware above 14 storeys, this severely weakens the negotiating hand of planners and Development Management Committee members to rebut excessively tall buildings within Edgware and leaves it very open to interpretation, we have already had sight of the developers vision for 29 storey development which seems to mistake Edgware for Canary Wharf or Manhattan.

Ballymore Edgware plan : 25 High rise Tower Blocks 3828 homes on 7.2 hectares, Denser than Hong Kong



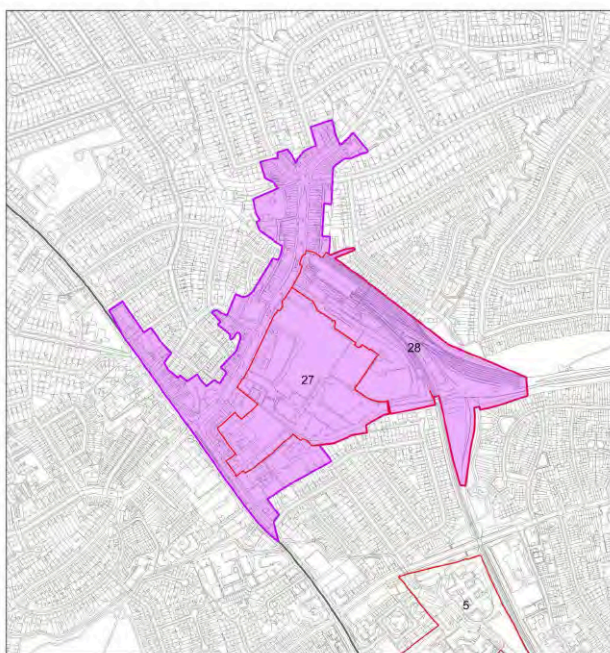
For the reasons outlined above We object to the proposed modifications to the local plan and seek amendments which prioritise fair and sound, social, economic and sustainable development, the current plan does not achieve this for Edgware or Barnet as a whole.

3.2 Edgware Growth Area and the excessive housing target of 4,740 should be reduced to 763 dwellings

Edgware Growth Area, which is assigned a target of 4,740 homes, is based on the assumption that 2 sites can deliver 4,695 (2,379 + 2,316) homes.

- Site 27 Edgware Town Centre, i.e. Broadwalk Shopping Centre and Car Park can deliver 2,379 homes and
- Site 28 Edgware Underground and Bus Station can deliver 2,316 homes.

Map 3C - Edgware Growth Area



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LEGEND

- Growth Area
- Site Allocations
- London Borough of Barnet Boundary

Scale 1 : 5,000

Figure 1. Map 3C - Edgware Growth Area, (Local Plan, 2024)

3.2.1 Site 28 Edgware Underground and Bus Station is unsuitable for major development. Residential capacity should be 0 dwellings.

Among the Main Modifications 109 (concerning Site 28 Edgware Underground & Bus Stations) to the Draft Local Plan are that the indicative residential capacity for site 28 should be reduced from 2,317 dwellings to 2,316.

We feel that this site is not suitable for major development at all and the figure should be **reduced to 0 dwellings**. Site 28 (8.17 hectares) basically comprises three components:

1. **Green Area** (2.67 hectares): Edgware bus garage and bus station with operational infrastructure for approximately 200 buses and a [covered bus station including weatherproof seating for 68 passengers, a café/kiosk and a timetable board indicator](#). ([see separate paper on the impact to passengers with the loss of the Bus Station](#))
2. **Yellow Area** (2.96 hectares): Edgware tube station and operational Northern Line infrastructure (mainly railway tracks).
3. **Purple Area** (2.54 hectares): The Deans Brook Nature Reserve, which is classified as a Site of importance for Nature Conservation (SINC, grade II), closed to the public in order to preserve protected species that live there such as bats.



Figure 2: Site 28 Edgware Underground and Bus Station, size 8.17 hectare

The allocation of 2,316 dwellings is derived from a calculation based on the density matrix outlined in the London Plan 2016.

Edgware housing numbers allocation is explained in ([Barnet - Exam 36 Barnet Local Plan EIP – Note on Housing Numbers \(Including Supporting Table AA page 7\), n.d.](#))

2,316 units are derived from 8.17 hectares land x 405 housing units/hectare x 70% residential to commercial ratio.

Note: 405 housing units / hectare is the highest density defined by the Density Matrix in the London Plan 2016 (Policy 3.4 Optimising Housing Potential | London City Hall, n.d.)

The **unsuitability of developing the Edgware tube station and Northern Line infrastructure is evident**, considering the paramount importance of maintaining public safety and the integrity of London Underground operations. Similarly, the existing layout and functionality of the Edgware bus station make it a crucial asset for passengers, especially the elderly and vulnerable. The proposed redevelopment of these transport hubs fails to address essential questions regarding replacement facilities and operational continuity.

Moreover, plans to relocate the **bus garage underground raise significant safety concerns**, particularly regarding the risks associated with lithium batteries in electric buses. The absence of viable solutions and regulatory standards further compounds the impracticality of this proposal. Furthermore, the lack of clarity regarding interim arrangements and capacity considerations exacerbates the uncertainties surrounding the development plan.

Additionally, the **proposed housing density for Site 28 is highly excessive, unparalleled across London**. According to the density matrix of the London Plan, a density of 405 housing units per hectare is the highest density defined. This level of density is not only unrealistic but also unsustainable for the site, given the operational constraints of the transport infrastructure. The **height of the proposed buildings and their location also conflict with guidelines set out in the Greater London Authority (GLA) London Plan**, which emphasises the need for developments to be in harmony with their surroundings and not to overwhelm existing infrastructure.

In accordance with the National Planning Policy Framework (NPPF) and London Plan policies, any development proposal must prioritise public safety, accessibility, and the preservation of essential transport functions. The current plan falls short of

these standards, jeopardising both the safety and functionality of vital transport infrastructure.

Further details can be found here: Read [Save Our Edgware's Representation to oppose Site 28 selection](#) (Ref:SOE-Objection01-Site28)

3.2.2 Site 28 - Edgware bus station land is unsuitable for development

The present location of the bus station and interchange has a very good layout and is optimal. It has the following features:

1. Taxi rank and drop off in front of Edgware underground station, a few footsteps from the front entrance.



2. The bus stop for alighting is covered and a few footsteps from Edgware station side entrance.
3. The bus station is about 60 footsteps from the station, almost all covered. The interaction between pedestrians and buses at the controlled crossing causes no problems.



Drop off next to tube station



Space to park 20+ buses



Covered walk from tube station to



covered bus station with 5 stands



Secure space with 68 seats



24 x 7, Safe, Well lit, Airy



Cafe kiosk



Indicator boards

32	79	107
113	142	186
204	221	240
251	288	292
303	340	384
606	642	N5
N32		N113

20 bus routes

Figure 3: The current Edgware bus station

The bus station is an invaluable facility, particularly for elderly and vulnerable passengers. However, TfL have given no details, despite repeated questioning and a request for a meeting, as to what facilities will be replaced once the existing bus station has been demolished. The draft Local Plan emphasises the need to protect the bus services and transport facilities, yet there is no indication as to how this will be possible if Site 28 is to be totally redeveloped.

By using the whole of the Bus Station land (2.67 hectares) for high density house building, Barnet council has implied that **757 homes (2.67 hectares x 405 u/ha x 70%) can be built on the operational TfL Bus Station and Garage land.**

Ballymore's proposal to the public on July 2023 at the Broadwalk shopping centre showed the existing bus station being demolished and a limited number of bus stops introduced on Station Road. This was deemed to be the replacement of Edgware Bus Station. [See details in this article.](#) (Ianvisits & Edgware-bus-station-set-for-major-redevelopment, n.d.)

However, in Barnet's own "POLICY GSS09 Existing and Major New Public Transport Infrastructure" of the local plan, it states that

"11.11 Delivery of High Quality Transport Systems in Growth Areas

11.11.1 Major growth across Barnet provides opportunities to deliver high quality transport improvements in a planned and structured manner, and closely co-ordinated with other transport authorities, including adjacent boroughs. "

A new development is supposed to improve the quality of the transport system in the growth area rather than making it much worse.

Hence the only way to ensure that if the bus station is to be replaced there should be a complete replacement of the facilities and configuration of the bus station together with Edgware Station (Northern Line); the Taxi Rank; drop off and pick up facilities and bus alighting stop.

In addition, a more intense bus service will be needed to deal with the loss of the commuter car park, new housing units, extra visitors and population growth. The bus station will need to include an increase in the bus stands to accommodate extra buses.

Save Our Edgware have since tried very hard to have a meeting with London Buses (a subsidiary of TfL) including the assistance of Caroline Pidgeon, past member of the London Assembly and Deputy Chair of GLA Transport Committee, who tried at least 3 times requesting a meeting.

Save Our Edgware have [submitted official complaints](#) (*Save Our Edgware & Save Our Edgware Official Complaints to TfL about Edgware Bus Station, 2023*) to TfL and The Mayor that the public proposals of Ballymore Ltd did not comply with the 4 of the Mayor's transport policies. TfL has not carried out any Equality Impact Assessment as part of their Public Sector Equality Duty, Equality Act 2010.

Neither complaints have received a satisfactory response. We have complained to the Equality And Human Rights Commission that TfL have not complied with the Equality Act 2010.

According to London Plan, Policy T3: Transport capacity, connectivity and safeguarding

"A. Development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed. Development should not adversely affect safety on the transport network.

B. Development proposals should safeguard existing transport functions."

Site 28 is a critical transport hub. Redevelopment would disrupt transport functions, which contradicts the policy of safeguarding existing transport infrastructure.

According to London Plan Policy T9: Funding transport infrastructure through planning

"A. Development should not undermine the operation of existing transport infrastructure."

Redeveloping Site 28 would undermine the operation of essential transport services, violating the policy that supports and enhances transport infrastructure.

According to the London Plan Policy D5: Inclusive design

"B. Development proposals should achieve the highest standards of accessible and inclusive design."

The current layout of transport infrastructure at Site 28 serves all passengers inclusively. Redevelopment reducing accessibility and inclusiveness violates this policy.

3.2.3 Site 28 - Edgware bus garage land is unsuitable for development

Looking at the bus garage, the draft Local Plan emphasises that the connection between the bus services and the Northern Line is of primary importance. If these facilities are to be relocated elsewhere to make way for a major development of 2,316 dwellings on Site 28, they clearly cannot be moved far.

The current proposal (as described in this article by ([lanvisits & edgware-bus-station-set-for-major-redevelopment](#))) is that the bus garage be moved underground. However, we have discovered through a response to our FOI request that the London Fire Brigade stated firmly and comprehensively that this proposal is totally non viable as detailed below:

1. The London Fire Brigade has assessed the proposal for an underground bus garage at Edgware requested by LB Tower Hamlets and came to the conclusion that it was **not viable** because of the impact of any fire caused by the lithium batteries in the electric buses catching fire. ([FOI from London Fire Brigade about the scheme being non viable \(Save Our Edgware & foi-response-foia79611-LFB-verdict-of-non-viable-Edgware-bus-garage, n.d.\)](#) and articles published on [The Daily Telegraph and The Sun, Barnet Post and Times Series on the Edgware Bus Garage fire risks](#)) ([Brignal & Telegraph - Electric bus station fire could turn high-rise homes into 'volcano', residents warn, 2023](#)) ([Sun & FIRE FEARS We're terrified an EV charging hub will turn £1.7bn newbuild apartment blocks into a 'VOLCANO', n.d.](#)) ([Allin & London Fire Brigade Edgware EV bus garage safety warning, 2023](#))
2. At the meeting on 5 Dec 2023, the Save Our Edgware met with London Fire Brigade Deputy Assistant Commissioner / Prevention and Protection Richard Field, Mike Dewberry (Transport Liaison and Alternative Energy) and Peter Johnson (Borough Commander for Barnet). Richard Field reported that the situation regarding the non viability of building the underground bus garage has not changed.
3. There are no standards for underground garages for electric buses and commercial vehicles and hence no Building Regulations (FOI response from OVEZ). Unless the science of lithium batteries changes, which is unlikely, within the terms of the development plan, it will be impossible to build an underground bus garage.

In responding to this issue, the Ballymore Ltd proposing the underground bus garage have said that the underground garage will not be open until at least 2030. (See [Ballymore's response to our press release that the garage facilities will not be used](#))

before 2030. ([Allin & London Fire Brigade Edgware EV bus garage safety warning, 2023](#)) However, the ultimate use of the bus garage will depend on scientific breakthrough relating to lithium batteries and their potential to catch fire. This at best is highly speculative. So it may be that no solution can be found that will allow the proposed underground space to be used as the bus garage. So the situation could be that we have a demolished bus garage and no feasible replacement. This will be totally unacceptable.

The alternative of building a large empty underground space of at least two hectares is crazy because it will add to building cost for no benefit, increase the cost of affordable housing and may well cause investors not to provide the money for any development.

If at the same time, the present bus garage were to be demolished, there would be no alternative for garaging about 190 buses which may need to be increased to provide a more intense timetable due to extra traveller demand.

TfL/ Ballymore Ltd building a huge underground space in the expectation that the science of lithium batteries will change to allow new Building Regulations to be established, to demolish the existing bus garage and somehow to make provision for 190 buses for an unknown number of years, maybe forever, in an unknown place is sheer fantasy.

Clearly the provision of a quality bus service at least to the present standard requires a full operational garage with suitable space and facilities for staff and management. This will have to be provided throughout any development. The existing bus garage with all facilities will be demolished early on in the build programme. If its replacement will not be available before 2030, how will the service be maintained for an interim minimum period of 5 years or so? TfL / Ballymore has refused to make public proposals of a fully operational garage being provided between demolition of the present facilities until at least 2030. This is clearly unsatisfactory.

Furthermore, there is the question of capacity. If the draft Local Plan does indeed promote the redevelopment of sites 27 and 28 for 4,000+ new dwellings, then the Broadwalk car park with its approximately 1250 car parking spaces (including staff parking) will be almost entirely lost and consequently Edgware residents will need to get about using public transport. The proposals also provide for an additional (predicted by Barnet) 10,000 new residents approximately in the new development, almost none of whom will be allowed to have a car, so they too will require public transport.

Finally the the draft Local Plan is predicated on economic and other growth of Edgware, which presumably means more transport activity and hence a requirement for more buses, but the proposals for the new underground bus garage does not allow for any of this additional capacity, let alone the fact that it is acknowledged that if electric buses are allowed to be stabled underground, they will need at least 50% more room than diesel buses.

Finally it should be observed that the underground bus garage as proposed is not designed for diesel buses anyway and would have insufficient ventilation which would mean that the diesel buses could not use their engines underground either.

According to NPPF, Paragraph 110: Considering Development Proposals

"Applications for development should... create places that are safe, secure and attractive"

The plan to build homes on operational bus and rail infrastructure fails to ensure public safety and disrupts essential services. The underground bus garage proposal, with its associated fire risks, further highlights the unsuitability of this site for residential development.

3.2.4 Site 28 - Deans Brook Nature Reserve land is unsuitable for development

The fourth element of Site 28 is the Deans Brook Nature Reserve which is a precious habitat to protected species such as Bats and Slow Worms and on which the public are excluded, so this can scarcely be considered part of a major development site either.

Bats, Toads, Newts and slow worms have habitats in the Deans Brook Nature Reserve. They are all protected under the Wildlife and Countryside Act 1981. The protection includes the animals, their habitats, their roosts and breeding ponds. It is also illegal to intentionally disturb them. Hence this Nature Reserve cannot be used as a green space of humans, as is proposed by Ballymore/ TFL. Note this Nature Reserve is also home to a variety of bird species such as: Kingfishers, Grey Wagtails, Coots, Moorhens and Mallards.

Deansbrook Nature Reserve is a Site of Importance for Nature Conservation (SINC) that at present is regarded as sufficiently sensitive and important for the protection of various species such as Bats, Toads, Newts and slow worms and the environment generally that it is not open to the public. They are all protected under the Wildlife and Countryside Act 1981. The protection includes the animals, their habitats, their roosts and breeding ponds. It is also illegal to intentionally disturb them. Hence this nature reserve cannot be used as a green space for humans, as is proposed by

Barnet in the Local Plan. Note this Nature Reserve is also home to a variety of bird species such as: Kingfishers, Grey Wagtails, Coots, Moorhens and Mallards.

Also, the plans to divert flood water to Deans Brook, as outlined in the Environment Impact Assessment, will pollute the delicate eco-system of the nature reserve, endangering the protected species and their habitat.

Historically, when the Northern Line was extended to Edgware, the changes brought about involved the realignment and culverting (in part) the water course Deans Brook and also there was no longer a requirement for the railway line that went from the old Edgware Station through Mill Hill and on to Highgate. This meant that the land occupied by the old railway line and the land adjoining the new railway line were not in use and not open to the public and so were left to nature effectively to recolonise for the last hundred years. This has allowed protected species such as slow worms and bats (both of which have been registered with Green Spaces Information for Greater London as being present on this land) have been able to thrive undisturbed.

The importance of not disturbing this habitat has in fact been tested. In 1997 the Secretary of State allowed the Appeal against Barnet's deemed refusal to permit an access off Deans Lane into LULs (now TfLs) property but this was on the basis of LUL saying that they required it to access their works but there was a condition imposed in allowing this Appeal that it be used "Only for the purpose of upgrading and maintaining the Northern Line Railway". It is implicit in the Secretary of State's decision that LUL recognise the environmental sensitivity of their proposed access route within a Site of Borough Importance of Nature Conservation - with protected slow worms and other reptiles and therefore it is implicit in the decision of the Inspector and SoS that the environmental sensitivity be respected and so by extension, to allow public access to this sensitive site would clearly be against the principle which allowed them to get a planning consent (that was restricted by the above condition) in the first place. Also see attached LB Barnet's FoI response 11530928 ([FOI Response11530928-all-information-to-be-supplied-Deans-Brook-No-Public-Right-of-Way](#))

The developers of site 27 & 28 are now proposing that the Deansbrook Nature Reserve be open to the public as a walking and cycling route. We can see 3 reasons why the developers have made this proposal. Firstly, they can claim that an additional 5 hectares (approximately) of land now falls within their development site thus making their development densities drastically reduced in the number of habitable rooms per hectare proposed. Secondly they can claim that they are providing at least some of the necessary green space that a development of this size should require in a location where otherwise it would be regarded as grossly

deficient, and thirdly, they can claim strategic improvements to walking and cycling routes to support their claims for carrying out 'improvements' and 'regeneration'.

These reasons are not justified particularly as the Secretary of State has made a legal judgement that there should be no public access.

These proposals will have a highly detrimental effect to an area of very great environmental sensitivity and cause illegal disturbance to bats and slow worms. No amount of so-called mitigation will be suitable for what will be the destruction of a Nature Reserve when there is no compelling reason to do so. Barnet Council cannot include proposals that are unlawful within a local development plan

The modification MM70 to policy ECC06 Biodiversity, whilst stating developers must adequately mitigate the harm they cause, provides that where adverse impacts cannot be avoided or adequately mitigated, as a last resort, they can be compensated for.

This is permitting developers to simply buy their way out of their environmental responsibilities to the Deansbrook Nature Reserve SINC. This is unacceptable.

Site 28 proposes to use all the land of the Deans Brook Nature Reserve (2.54 hectares) to build high density housing of **720 homes (2.54 x 405 u/ha x 70%) is a complete disregard of the protected wildlife species such as Bats and Slow Worms.**

Also the strategic walking Network includes opening up the Deansbrook nature reserve to which there is no public access. We strongly believe that the status of the nature reserve having no public access should be maintained. Therefore the site cannot contain the Strategic Walking Network and should be deleted.

There should be no mitigation of the requirements of the biodiversity requirements which should be fully provided within the boundary of any development. The public and residents have the right to fully enjoy the benefits of biodiversity not for provision to be made elsewhere which cannot be enjoyed by the public and residents.

3.2.4.1 Non compliance to Policies regarding protected wildlife such as Bats

Even in the Site 28 description of the Local Plan, it states that **“Proposals should preserve the area of Borough Importance for Nature Conservation which covers the south eastern part of the site, including the areas around Deans Brook.”**

In [Barnet Unitary Development Plan - Open Environment document](#) (Barnet - Chapter 5 Open Environment, n.d.), it states that

“Protection of Species

5.3.37 Some plant and animal species are afforded varying degrees of protection under the Wildlife and Countryside Act 1981 (as amended in 1985 and by the Countryside and Rights of Way Act 2000). Other animals such as badgers, wild mammals and **bats** are specially protected under their own legislation. In Barnet, the main specially-protected species that are likely to be encountered are **bats**, great crested newts, grass snakes, the common lizard and **slow worms**. The Mayor’s Biodiversity Strategy – Connecting with London’s Nature (2002) encourages the protection of habitats/species that are of nature conservation importance via planning controls.”

According to the Government Guidance on **Bats: protection and licences** ([Natural England](#) and [Department for Environment, Food & Rural Affairs](#)) (Natural England and Department for Environment, Food & Rural Affairs, n.d.)

“All bat species, their breeding sites and resting places are fully protected by law - they’re European protected species.”

What you must not do

You’re breaking the law if you do certain things including:

- *damage or destroy a breeding or resting place*
- *obstruct access to their resting or sheltering places*
- *intentionally or recklessly disturb a bat while it’s in a structure or place of shelter or protection*

Activities that can harm bats

Activities that can affect bats include:

- *renovating, converting or demolishing a building*
- *cutting down or removing branches from a mature tree*
- *repairing or replacing a roof*
- *repointing brickwork*

- *insulating or converting a loft*
- *installing lighting in a roost, or outside if it lights up the entrance to the roost*
- *removing 'commuting habitats' like hedgerows, watercourses or woodland*
- *changing or removing bats' foraging areas"*

Government has introduced a new regulation of increasing biodiversity by 10% for large development. To build thousands of new homes with a reduced biodiversity of endangering wildlife goes against the new regulation.

Under the **Environment Act 2021**, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from 12 February 2024. [Biodiversity net Gain BNG](#) will be required for small sites from 2 April 2024. BNG will be measured using Defra's biodiversity metric and all off-site and significant on-site habitats will need to be secured for at least 30 years. This sits alongside:

- a strengthened legal duty for public bodies to conserve and enhance biodiversity,
- new biodiversity reporting requirements for local authorities, and
- mandatory spatial strategies for nature: Local Nature Recovery Strategies or 'LNRS'.

Further information about mandatory BNG and the Environment Act is available on our [Biodiversity net gain now and in the future](#) page."

Barnet council knew about the presence of protected Bats as information obtained by Save Our Edgware via FOI ([Barnet FOI Edgware-Town-Centre-Team-LBB-Meeting-Notes_REDACTED-About-Deans-Brooks-And-Bats, n.d.](#)). A meeting was held between Ballymore and the Barnet Biodiversity team in March 2023 to discuss what to do with the bats in Deans Brook.

"Impact on local wildlife:

- Further to the above, the impact on local wildlife, **specifically bats, must be considered when implementing public lighting to ensure that it doesn't negatively impact bats communication systems.**
- Moving forward, xxx and xxx highlighted the importance of robust baseline boundary assessment for species and habitats in the sink. "

There has been no satisfactory protection and mitigation measures put in place yet ([Barnet - Reply to Theresa Villiers on Deans Brook Nature Reserve, 2024](#)).

" 21 March 2024 Subject: FW: Deans Brook and Stoneyfields Park (Case Ref: TV168055) - Your Ref: 101002436498

Dear Theresa Villiers MP

Thank you for your email regarding the Deans Brook and Stoneyfields Park land that has been designated sites of borough importance for nature conservation, a non-statutory nature conservation area raised by Save Our Edgware campaign.

The site, as far as we are aware has an access route through to for Transport of London staff to Edge Tube Station and associated land.

Currently there is no public access to the land. I understand that the Ballymore development may be proposing public access to this site under the current schemes I have assessed.

To ensure that the nature conservation area is not harmed by this proposal I have requested supporting ecological evidence, in the form of surveys for the species that may potentially be present. Once this information has been provided appropriate ecological mitigation measures will need to be submitted that are in accordance with the Ecological Mitigation Hierarchy. This hierarchy starts with **avoid**, mitigate, remediate, compensate, and finally offset on another site any identified harms during this evaluation. **Without such information the LPA will be unable to discharge our statutory duty of care for Biodiversity under Section 40 of the Natural Environment and Rural Communities Act 2006.**

We are alert to the concerns raised by the Save Our Edgware campaign and working with the developers to ensure that the scheme will not harm the natural areas and designated sites for nature conservation.

Yours sincerely

xxx MRTPI Transparency & Complaints Officer Planning & Building Control,
Customer and Place London Borough of Barnet, 2 Bristol Avenue, Colindale,
NW9 4EW”

The first action should be to AVOID the harming of bats rather than going for the last one which is COMPENSATE.

Still Barnet council is going ahead with recommending the building of 720 homes which will destroy bats habitats. Barnet Local Plan has added Main Modification in MM70, Chapter 10 Environment and Climate Change, Policy ECC06 to water down the commitment to protecting wildlife and make it easier to buy their way out of the commitment.

To fortify our representation against the objection of developing Site 28, which encompasses Deans Brook, a habitat for bats and slow worms, we can invoke the **statutory duty of care for biodiversity under Section 40 of the Natural Environment and Rural Communities Act 2006**. This legal mandate imposes upon public authorities the responsibility to **conserve biodiversity, specifically safeguarding habitats of protected species like bats and slow worms**. As we advocate against opening up Deans Brook or constructing high-density homes atop it, we underscore that any action compromising the habitat of these species directly violates this duty. Constructing high-density homes on Deans Brook without adequate consideration for the habitat of bats and slow worms would not only breach this statutory duty but also risk irreversible damage to the local ecosystem, undermining conservation objectives and community welfare.

According to NPPF, Paragraph 174: Conserving and Enhancing the Natural Environment

"Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils..."

The Deans Brook Nature Reserve, which is a Site of Importance for Nature Conservation (SINC), should be preserved. Development that threatens the habitat of protected species such as bats and slow worms directly contradicts this policy.

According to NPPF, Paragraph 179: Biodiversity

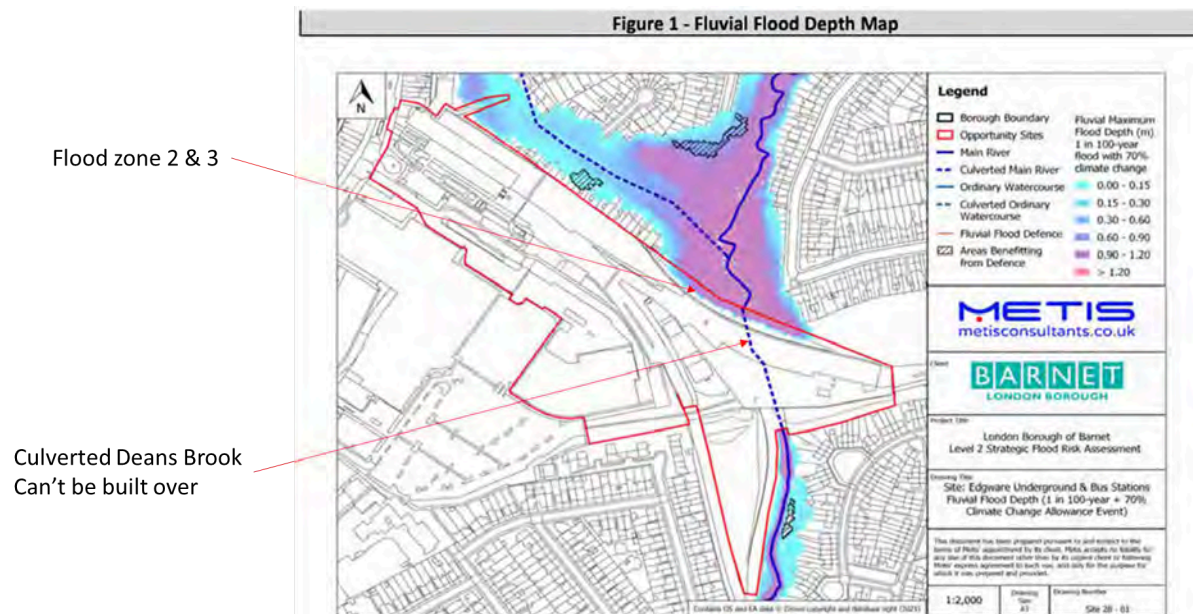
"To protect and enhance biodiversity and geodiversity, plans should... promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species..."

Building on the Deans Brook Nature Reserve and opening it up to the public contradicts this principle. The presence of protected species necessitates strict adherence to conservation laws, and the goal of a 10% net biodiversity gain further supports the case against development on this site.

3.2.5 Site 28's Flood risk

The fifth element is that site 28 has the culverted Deans Brook running through it, and is in the flood risk zone levels 2 and 3. It is stated in the Local Plan that **“Under no circumstances should built development be allowed on top of the culvert, and access should be maintained along the entire length.”**

If under no circumstances should built development be allowed on top of the culvert which runs across site 28, how can the complete land of site 28 be used for high density housing. In particular, 720 homes on top of the culvert and the flood zone 3. This is against Barnet's own Flood protection policy. (*Barnet Strategic Flood Risk Assessment - Level 2, n.d.*)



https://www.barnet.gov.uk/sites/default/files/sfra_level_2_report_-_appendix_b.pdf

Strategic Flood Risk Assessment - Level 2

According to NPPF, Paragraph 159: Planning and Flood Risk

"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk..."

Since Site 28 includes areas within flood risk zones 2 and 3 and the Deans Brook culvert, building high-density housing here is inconsistent with this policy. The risk of flooding must be managed to protect future residents and properties.

According to The London Plan, Policy SI 12: Flood risk management

"B. Development proposals should ensure that flood risk is minimised and mitigated."

Site 28 includes areas within flood risk zones 2 and 3. Building here would increase flood risk, which is contrary to the policy's aim to minimise and mitigate flood risks.

3.2.6 Site 27 Edgware Town Centre's Indicative residential capacity should be reduced from 2,379 to 763 dwellings

Site 27 includes the Broadwalk Centre and the Forumside with a total size of **7.83 ha**. ([Exam 25 - LBB Note - Development Framework](#))

The allocation of 2,378 dwellings is derived from a calculation based on the density matrix outlined in the London Plan 2016.

Edgware housing numbers allocation is explained in ([Barnet - Exam 36 Barnet Local Plan EIP – Note on Housing Numbers \(Including Supporting Table AA page 7\), n.d.](#))

	Edgware Policy GSS05	5,000	<p>Site 27 – Edgware Town Centre – 7.83 ha site with high PTAL supporting highest Central densities of 405 units per ha. Assumption that 25% of site is non residential.</p> <p>7.83 x 405/100 x 75 = 2,378 units</p> <p>-----</p> <p>Site 28 – Edgware Underground and Bus Stations – 8.17 ha site with high PTAL supporting highest Central densities of 405 units per ha. Assumption that 30% of site is non residential.</p> <p>8.17 x 405/100 x 70 = 2,316 units from Local Plan</p> <p>-----</p> <p>Sub Total = 4,694 units</p>	<p>Within Site 27 120 – 124 Station Road (Premier Place) U/C (19/6697/FUL) 122 units (incl. within Density Matrix numbers for Site 27)</p> <p>-----</p> <p>Within Growth Area 30 High Street (19/6697/FUL) 14 units</p> <p>-----</p> <p>Equity House (19/3729/PNO) 18 units</p> <p>-----</p> <p>The Rectory, Rectory Lane (18/2839/FUL) 52 units</p> <p>-----</p> <p>Sub Total = 84 units</p>	<p>An uplift of 225 units has been added to reflect size of Growth Area and town centre windfall</p> <p>Plus</p> <p>Indicative Capacity of Growth Area reflects Density Matrix</p> <p>4,694 units</p> <p>Plus</p> <p>Consents</p> <p>84 units</p> <p>Total = 5,003</p>
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2,378 units are derived from 7.83 hectares land x 405 housing units/hectare x 75% residential to commercial ratio.

Note: 405 housing units / hectare is the highest density defined by the Density Matrix in the London Plan 2016 (Policy 3.4 Optimising Housing Potential | London City Hall, n.d.)

The indicative residential capacity in the Local Plan was calculated using the Central setting at the highest density using section 16.2 of the Local Plan below.

“16.2 Assessing Indicative Residential Capacity of Sites

16.2.1 For the purposes of the Local Plan, site capacity assessment has been based on the site size and the public transport accessibility level (PTAL), which is used to determine the range of appropriate dwelling densities for residential development, and thus an indicative number of dwellings.

16.2.1 16.2.2 A density matrix approach to calculate indicative residential capacity has been utilised in order to provide sufficient accuracy in terms of indicative numbers at the plan-making stage. This provides a good basis for a more detailed design led approach as proposals near the planning application stage.”

Figure 1: **The Density Matrix**

Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban:	150-200 hr/ha	150-250 hr/ha	200-350 hr/ha
3.8-4.6 hr/unit	35-55 u/ha	35-65 u/ha	45-90 u/ha
3.1-3.7 hr/unit	40-65 u/ha	40-80 u/ha	55-115 u/ha
2.7-3.0 hr/unit	50-75 u/ha	50-95 u/ha	70-130 u/ha
Urban:	150-250 hr/ha	200-450 hr/ha	200-700 hr/ha
3.8-4.6 hr/unit	35-65 u/ha	45-120 u/ha	45-185 u/ha
3.1-3.7 hr/unit	40-80 u/ha	55-145 u/ha	55-225 u/ha
2.7-3.0 hr/unit	50-95 u/ha	70-170 u/ha	70-260 u/ha
Central:	150-300 hr/ha	300-650 hr/ha	650-1100 hr/ha
3.8-4.6 hr/unit	35-80 u/ha	65-170 u/ha	140-290 u/ha
3.1-3.7 hr/unit	40-100 u/ha	80-210 u/ha	175-355 u/ha
2.7-3.0 hr/unit	50-110 u/hr	100-240 u/ha	215-405 u/ha

Appropriate density ranges are related to setting in terms of location, existing building form and massing, and the index of public transport accessibility (PTAL). The setting can be defined as:

- central** – areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800 m walking distance of a Metropolitan or Major town centre.
- urban** – areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 m walking distance of a district centre or, along main arterial routes

 - suburban** – areas with predominantly lower density development such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storeys.”

We would expect that the detailed design approach will have due regard to the nature of the surrounding suburban area which would well lead to a reduced number of dwelling.

However, as we have shown in our Representation(on Edgware being wrongly classified as being Central setting and is a Major Town) that this central definition has been wrongly applied.

Edgware should be classified as a District Town in a Suburban area. The Suburban density should be applied. Using the highest Suburban density of 130 units / ha, the indicative residential capacity should be 763 dwellings with 527 in the Broadwalk area and 237 for the rest. 122 units must be deducted for Premier Place.

	Hectares	x Suburban density 70 to 130 Units/Ha for PTAL 4-6	Houses x 75% residential / commercial mix
Broadwalk (Shopping Centre + Car Park + Ex Argos)	5.40	130	527
Forumside area and land next to the Forumside	2.43	130	237
Total	7.83	130	763

The number of dwellings should be calculated taking into account that Edgware is a suburban area. There is little spare capacity for extra school and nursery places within the agreed catchment area, the requirement to provide open space and play space and biodiversity sewerage, water supply. The requirements of public safety and those relating to the 9 protected categories must be taken into account .

This 763 indicative residential capacity is in line with other District Town Centres in Barnet:
POLICY GSS08 Barnet's District Town Centres

A "d) In the context of the above, Barnet's District Town Centres (excluding Cricklewood) have capacity to deliver approximately 5,100 new homes between 2021 and 2036 with provision for uplift through the design-led approach.

Capacity has been identified at the following District Centres :

- *Brent Street - 260 new homes*
- *Burnt Oak - 160 new homes*
- *Chipping Barnet - 530 new homes*
- *East Finchley - 220 new homes*
- *Finchley Central Church End - 820 new homes*
- *Hendon Central - 120 new homes*
- *Mill Hill - 50 new homes*
- *New Barnet - 1,100 new homes*
- *North Finchley - 820 new homes*
- *Whetstone - 1,020 new homes."*

3.2.7 Unfair treatment of Edgware - inclusion of Edgware and removal of other towns from tall buildings list

The following locations are no longer earmarked as potentially being suitable for tall buildings:

- New Southgate;
- Edgware Road (A5) and Great North Road (A1000)
- Finchley Central
- North Finchley

Whereas Edgware has been left in.

Edgware is no more suitable than other town centres in the Borough for major development. In fact its time-efficient transport connectivity is poorer than many other towns in the Borough.

In short, the Local Plan earmarks Edgware for inner city style development, but with suburban style connectivity, as there are no plans for transport improvements. This is despite the plan being likely to lead to a 50% increase in the population of Edgware Ward.

In fact, if Proposals allow for a significant loss of public and commuter parking, the existing connectivity will deteriorate and become below normal suburban standards. This would be detrimental for:

- Local businesses as currently Edgware is used by people from nearby localities for shops and banking.
- Many residents, such as those with mobility impairments and people living on the outer fringes of the town.

(For further information see comments on transport, unfair treatment of Edgware and rebuttal of Edgware's status as a major town centre).

We therefore consider that Edgware Growth Area should be removed from CDH 04.

In MM 13 , POLICY GSS01 Delivering Sustainable Growth, Edgware was singled out to deliver new homes:

"New homes will be directed to the following locations:
Edgware Town Centre – 5,000 4,740 homes (Policy GSS05)"

3.2.7.1 In MM6, out of Barnet's 12 objectives, Edgware's GSS05 only contributes to objective 1 & 2 to meet the housing aspirations and needs

On GSS05, Edgware only contribute to meet housing aspirations and need wheres **not benefiting** from objectives 3 to 12 such as

- improve quality of housing,
- employment growth,
- improve orbital connectivity,
- conserve and enhance the historic environment,
- promote healthy living and wellbeing,
- meet social community infrastructure needs, support strong and cohesive family friendly communities,
- enhancing the contribution of biodiversity

- new development is high quality, sustainable, and capable of adaptation to meet the needs of residents over their lifetime

Table 2 – Relationship of Local Plan Key Objectives to Policies

1. To respond and recover from the impact of COVID19
2. To <u>help</u> deliver growth to meet housing aspirations and needs
3. To improve the quality and types of housing across the Borough in response to resident needs and demographic change
4. To make Barnet a place of economic growth and prosperity where space for commercial, business and service uses are fit for a post COVID19 recovery
5. To improve orbital connectivity and sustainable travel options including cycling and walking
6. To conserve and enhance the historic environment of the Borough, particularly the distinctive character and identity of Barnet’s town centres and suburbs
7. To support strong and cohesive family friendly communities
8. To promote healthy living and wellbeing
9. To meet social <u>community</u> infrastructure needs
10. To deliver an environmentally sustainable Borough and build resilience to climate change.

11. To integrate the natural environment into the urban landscape, improving access to, and enhancing the contribution of biodiversity, Green Belt, Metropolitan Open Land and green and blue infrastructure.

12. To ensure well designed, beautiful and safe places where new development is high quality, sustainable, and capable of adaptation to meet the needs of residents over their lifetime.

3.2.8 Edgware was wrongly classified as a Major Town Centre in a Central setting

3.2.8.1 Edgware was wrongly classified as a Major Town Centre rather than a District Town Centre

1. Characteristics of Major Town Centres:

- According to the London Plan, Major Town Centres are typically found in inner and some parts of outer London with a borough-wide catchment. They generally contain over 50,000 sqm of retail, leisure, and service floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service, and civic functions.

2. Edgware's Actual Characteristics does not qualify for a Major Centre:

- **Retail Floorspace:** Edgware has a total retail floorspace of 40,472 sqm, which is substantially below the 50,000 sqm threshold required for Major Town Centres. Furthermore, Edgware's comparison retail floorspace (4,139 sqm) is significantly lower than its convenience retail floorspace (24,463 sqm). This indicates a mismatch with the characteristic of a Major Town Centre where comparison floorspace typically dominates.
- **Leisure and Civic Functions:** Edgware lacks significant leisure functions such as a cinema or bowling alley and has minimal civic functions, which are crucial for a Major Town Centre classification.
- **Employment Functions:** There is a lack of substantial employment opportunities that would be expected in a Major Town Centre.

3. Comparison with District Centre Criteria:

- District Centres provide convenience goods and services and social infrastructure for more local communities. They typically contain 5,000–50,000 sqm of retail, leisure, and service floorspace.
- Given Edgware's retail floorspace and its focus on convenience retail, it fits well within the District Centre category rather than a Major Town Centre.

3.2.8.2 Wrongly classification as a Central Area rather than Suburban Area

1. Definition of Central Areas:

- Central areas have very dense development, a mix of different uses, large building footprints, and buildings typically of four to six storeys.

2. Edgware's Urban Form:

- Edgware is predominantly suburban, characterised by lower-density developments such as detached and semi-detached houses, small building footprints, and typically buildings of two to three storeys. This matches the suburban setting rather than a central area.
- Historical documents and local plans (e.g., Barnet Local Plan 2012 and Edgware Town Centre Framework 2013) consistently describe Edgware as a suburban town with suburban characteristics.

3.2.8.3 Inappropriate Application of PTAL (public transport accessibility level) Ratings

PTAL Ratings in Outer Boroughs:

- The London Plan's Density Matrix ties housing density to PTAL ratings, which measure public transport accessibility. However, the blanket application of PTAL ratings is unsuitable for outer borough suburban towns like Edgware.
- **Local Context Ignored:** Barnet's Deputy Chief Executive, Cath Shaw, has expressed concerns that the London Plan fails to recognize the unique challenges of Outer London, such as reliance on cars and the different urban form compared to Inner London.
- **Transport and Car Use:** The prescriptive PTAL thresholds and restrictive parking standards do not align with the reality of continued car use in the lower density suburbs of Outer London. This further supports the argument that the London Plan's approach is inappropriate for Edgware.

3.2.8.4 Conclusion

The evidence clearly indicates that Edgware does not meet the criteria for a Major Town Centre or a Central setting as defined by the London Plan. Instead, Edgware aligns more closely with the characteristics of a District Centre in a suburban setting. Consequently, the calculations for housing capacity based on Edgware being a Major Town Centre with a Central definition are invalid. Therefore, the London Plan's classification and associated density calculations should be revised to reflect Edgware's true status as a suburban District Centre.

For full detail, please check out our representation: [Save Our Edgware Representation on Edgware as Major Town Rebuttal](#)
(Ref:SOE-Objection03-MajorCentre)

Major centres definition in London Plan – typically found in inner and some parts of outer London with a **borough-wide catchment**. They generally contain over **50,000 sq.m of retail, leisure and service floorspace** with a relatively **high proportion of comparison goods relative to convenience goods**. They may also have **significant employment, leisure, service and civic functions**.

Table showing the absence of Major Centre characteristics for Edgware

Major Centres characteristics	Edgware	Met Criteria?
borough-wide catchment	Does not provide borough wide catchment	No
50,000 sq.m of retail, leisure and service floorspace	only 40,472 sqm	No
high proportion of comparison goods relative to convenience goods	10.23% comparison vs 60.44% Convenience Edgware comparison turnover is below North Finchley	No
Significant employment, leisure, service and civic functions	No employment function No leisure function Yes, 22.73% floor space is Service No civic function	No

3.2.9 Edgware’s Suburban character is indisputable

3.2.9.1 Edgware’s suburban character

Edgware is typical of much of the suburban development constructed at the early part of the last century with its characteristic low density residential estates comprising mainly of semi and detached private housing and served by local commercial high streets. The new suburbs represented a new utopian vision of urban development, offering a standard of living and level of amenity few had enjoyed before.

Indeed, the railway companies serving the new suburbs promoted the new developments as suburban idylls and rural paradises as clearly shown in London Underground posters of that era. This change in vision for urban development came about through a desire to see a better and brighter England and London after the first World War. This desire led to the creation of the Town Planning Act 1909 which wanted to end the era of “back-to-back” terraced housing and introduce legal standards for housing. This was followed by the Housing and Town Planning Act 1919 which was to prove seismic for the future of urban development. The idea of town planning grew in popularity at the start of the last century and was inspired by the Garden City concept. The above proves Edgware’s character/identity. It also demonstrates how standards of urban design and quality of living are going backwards.

3.2.9.2 Barnet's Characterisation Study confirms Edgware's suburban character

Edgware's suburban character is further recognized in the Characterisation Study of Barnet Sections 1-6. In this study, Edgware is shown as having two main primary urban typologies, "residential streets" and "box" (Section 3; page 59).

In addition to the latter, Edgware is also classed as having a secondary urban typology, "suburban" (Section 3; page 70). The study clearly recognises Edgware's suburban identity, "The defining physical characteristic of suburban streets is the low density coupled with an overall level of architectural coherence" (Section 3; page 70).

Regarding the residential streets primary typology, the suburban nature of Barnet is further reinforced, "Conventional residential streets are the predominant form of development in Barnet" (Section 3; page 56). In the same study but Sections 1&2 it states, "the council seeks to safeguard the suburban nature of the borough" (Sections 1&2; page 4). The proposal for Edgware contradicts this statement.

Character description

This character area is overwhelmingly residential in character, with most of the area made up of inter war development of semi-detached housing on linear residential streets. The area includes two linear shopping streets (core typology) at Station Road (Edgware) and Mill Hill Broadway, as well as small pockets of residential estate, big box and campus typologies.



Hazel Gardens is a typical suburban residential street type in the Edgware and Burnt Oak character area

C - SUBURBAN

Introduction

The defining physical characteristic of suburban streets is the low density coupled with an overall level of architectural coherence. The majority of suburban streets in Barnet are lined with houses built during the interwar period. This was a time of rapid growth in Barnet and it is the period of development which most strongly typifies the Borough. Many streets benefit from a strong sense of architectural consistency and coherence, as houses typically have been built to very similar specifications, often by a single developer. Additionally this secondary typology can be distinguished by its large street space widths and lack of enclosure.

Density

The density of suburban streets is a marked increase from both linear rural streets and suburban periphery streets, ranging from 20 – 30 dwellings per hectare.

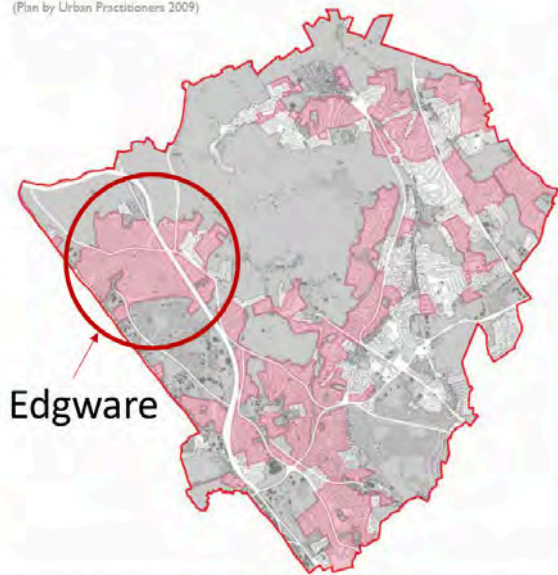
Building Types and Units

Suburban streets are lined with both detached and semi detached houses. Building heights are predominantly two storeys, with the occasional three storey house where conversions have occurred.

Enclosure

As opposed to linear rural and suburban periphery streets where carriageways and street space is primarily enclosed by vegetation, building fronts provide almost all enclosure on suburban streets. Street widths tend to vary between 12 – 18 metres, as pavements are often generously wide. Suburban streets contain an array of detached or semi detached houses in very close proximity to one another. Typically, building fronts remain well set back from the plot edge, as distances range from 5 – 14 metres. Consequently, suburban streets can often accommodate a significant amount of on plot parking.

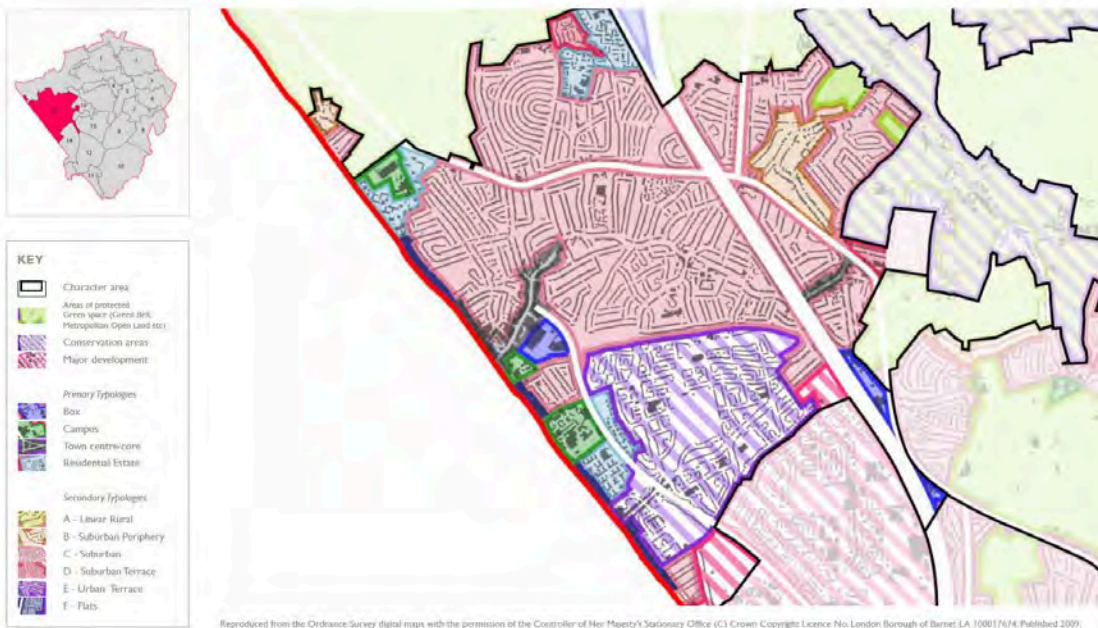
Suburban Streets (Plan by Urban Practitioners 2009)



The majority of front gardens have been converted hard standing surfaces to accommodate car parking

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EDGWARE AND BURNT OAK



3.2.9.3 Edgware Town Centre's Character

Regarding the primary urban typologies described for Edgware, the Primary Typologies Plan (2009) appears to identify the Broadwalk shopping centre area as conforming to “box” typology. This typology, while technically correct when set against the criteria of the Characterisation Study of Barnet, does not appear to reflect the true nature of Edgware town centre. It should correspond more with the typologies of “cores and town centres,” and “residential streets.” The addition of the Broadwalk shopping centre in the 1980’s was a drastic change to the urban morphology of the town centre which effectively killed off the traditional commercial streets.

The addition of a shopping centre to Edgware was ill conceived and is totally disproportionate to the size and population of Edgware. No other similar size town

centre in Barnet, like Finchley, has this level of retail capacity. The same can be said of towns in the neighbouring borough of Harrow such as, Pinner.

3.2.9.4 The box typology of the Broadwalk does not alter the low-density suburban nature of Edgware

The box typology of the Broadwalk does not alter the low-density suburban nature of Edgware and should not be used as justification for intense development. The conclusion of the Characterisation Study states, “The prevailing scale and massing should be protected in areas where there is consistent character” (Sections 4&5; paragraph 3). Over the last several decades Edgware, as well as much of the rest of Barnet borough, has seen a deliberate “denuding” of original character and heritage, to varying degrees, especially Colindale. This process must be stopped and reversed and not used as an excuse for claiming an area to be without character. This doesn’t alter the fact that the outer London suburbs are low-density areas.

3.2.9.5 Contradictions Between Proposed Overdevelopment and Edgware’s Character

The scale of the overdevelopment proposed is the complete opposite of Edgware’s identity and character. The nature and history of London’s new outer suburbs, including Edgware, shows very clearly that the suburbs were planned as low density residential urban developments and hope to demonstrate this further on.

Here are some examples of Ballymore’s proposed implementation of GSS05 policy and the detrimental impact to Edgware’s suburban streets.





The assessment metrics and criteria used for determining the kind of development in Edgware is primarily growth driven, as reflected in the “Good Growth” vision set in the London Plan. Policy D1 (parts A and B) of the London Plan regarding London’s form, character and capacity for growth should readily conclude that Edgware is not suitable for the kind of development being proposed.

The development being proposed is not regeneration, and should not be described as such, but is in fact overdevelopment dressed up as regeneration. In this respect, the London Plan is substantially flawed as can be seen from the following sections and policies: -

- *“London’s **distinctive character and heritage** is why many people want to come to the city. London’s heritage holds local and strategic significance for the city and for Londoners, and will be conserved and enhanced” (section GG1; 1.2.7). The proposed high-density development contradicts this statement.*
- *“The approach should include **understanding the existing character and context of an area**, in accordance with Policy D1 London’s form, character and capacity for growth” (Policy SD1; 2.1.3). The proposed high-density development contradicts this policy as Edgware’s capacity for growth must align with its low-density suburban character and current infrastructure.*
- *“**Development proposals affecting heritage assets and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings**” (Policy HC1 (C)). The proposed high-density development does not conserve the suburban heritage and character of Edgware, making it unsuitable.*
- *“urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density” (Policy D1; A; 3)). Again, the proposal does not respect the suburban heritage of Edgware.*

Perhaps the biggest concern with the proposal is the total disregard of resident/public opinion which has voiced strong opposition to the proposed high-density development. This is in contradiction to the London Plan:

“It is important to understand how places are perceived, experienced and valued. Those involved in commissioning or undertaking area assessments should consider how they can involve the widest range of people” (Policy D1; B; 3.1.3).

If anything, any “growth” element of future regeneration should be strictly limited as reflected in the London Plan, *“Area assessments should be used to identify the areas that are appropriate for extensive, moderate, or limited growth to accommodate borough-wide growth requirements” (Policy D1; 3.1.4).*

3.2.10 Site 27 - Lost of Broadwalk Shopping Mall

Broadwalk is an enclosed shopping mall with 36 Shops of 190,000 sq feet (17,652 sq metres) which includes Sainsburys (5,890 sq metres). In addition, there are toilets, Costa coffee shop, several stalls, and seating ([“Broadwalk Centre Sales Brochure”](#)). The NHS has had a stand for health checks. Broadwalk is a well used, warm, welcoming social hub.

The retail floorspace of any new development shall be at least as big as the present Broadwalk retail floorspace of 11,761 sq metres (which excludes Sainsburys) within a covered shopping mall at least equalling the present provision.

“Footfall at the centre currently stands at **six million people per annum**” (“[Broadwalk Centre Sales Brochure](#)”). Broadwalk is the heart of Edgware and the demolition of Broadwalk will totally destroy Edgware as a centre.

3.2.11 Broadwalk as a Social Hub stated by Barnet Council

The Broadwalk is a social hub “those that use the shopping centre on the basis that this could be groups that meet there, users of the retail and other facilities or charities etc.” (source: FOI Request For Quote For Equality Impact Assessment: Edgware Broadwalk Shopping Centre Redevelopment, October 2023, Barnet Council)

If Broadwalk is to be demolished with comparable replacement, this will be to the detriment of the enjoyment of people with 9 protected characteristics and this would be a non compliance of the Public Sector Equality Duty, Equality Act 2010. Hence Barnet Council must ensure that there is no detriment.



3.2.12 Inadequate car parking spaces impact the viability of Edgware as a Town Centre

Car ownership across Barnet is high when compared to other London boroughs. This reflects the area's low density suburban and rural character. By its nature this promotes car use, with spacious streets and easy parking. At the same time the urban sprawl also requires car use..." (Characterisation Study of Barnet Sections 1&2; page 36).

Ballymore's development plan is an example of the implementation of the Edgware Policy GSS05. A total of 769 car parking spaces have been allocated in Ballymore's plan, including 425 for residents and 344 for public parking. This is much lower than current spaces of 250 long stay commuter spaces, and 900+ short stay public parking. Additionally, no parking space has been allocated to Islamic Centre on Edgware High Street, and has been allocated a large number of spaces as a condition of its planning permission.

The car park is the only car park serving Edgware town centre. It is not a car park ripe for development. In summary the allocation of 1,350 car parking is going to be reduced to 344; just a 25% allocation of current spaces. There is far from enough car parking for current visitors to Edgware, let alone attracting visitors from further afield. The developers need to be realistic. When people are doing their weekly shopping they come by car as many shoppers are unable to carry multiple heavy shopping baskets onto buses or trains. Many of the shoppers will be elderly or have vulnerabilities or are within the 9 protected characteristics covered by PSED and hence this severe reduction of the number of car parking spaces will cause detriment. And will mean that there will be no compliance with PSED. This is not acceptable.

Also, when visitors come from further away most of them will come by car! In summary this means there will be fewer people visiting Edgware, and the reduced footfall will impact the income for retails therefore impact the viability of Edgware as a Town Centre.

Reduction of parking spaces in Edgware Town will definitely cause a spillage onto neighbouring areas. This has already been noticed with residents of Premier House/ Premier Parade and Edgware Parade still owning cars and parking in neighbouring streets including those in Harrow. This problem will be exacerbated with the reduction of the visitors and commuter car parking spaces in the future.

Section 7 of SPD, on Transport and Movement Guide, indicates in para 7.8 that "The long-stay commuter off-street parking is used to capacity".

In MM109, Site 28 Edgware Underground and Bus Station section, the Local Plan states that

“Residential led mixed use development with town centre uses, commercial (retail and office), transport, leisure, community, public realm /open space, and limited commuter car parking with the aim to re-provide only where essential, for example for disabled persons or operational reasons.”

This means that the commuter car park will be removed for Edgware Station. No proposals have been made about extra public transport provision.

3.2.13 A design led approach with the community was not followed to create the Edgware policy

The National Planning Policy Framework 2023: indicates that the local community should be engaged in doing design, and as early as possible.

The National Model Design Code, Part 2: indicates When preparing design codes, communities need to be involved at each stage of the process. The community involves all people living and working in and around the area for which the code is being produced together with local interest groups, stakeholders and elected representatives.

The London Plan 2021, Policy D5 Inclusive design stipulates: A Borough, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.

The London Plan 2021, Policy D9 Tall buildings, states 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.

The Barnet Local Plan states that whilst tall buildings offer the opportunity for intensive use, their siting and design should be carefully considered so as not to detract from the nature of surrounding places and the quality of life for those living and working around them. A design-led approach is essential to determine the most appropriate form of development that responds to existing context and capacity for growth, with due consideration to existing and planned supporting infrastructure. The Edgware Policy in the Local Plan is being imposed on the local community, without engaging with the community to define an inclusive mutually agreeable design. Leading on from the above the community has not been involved in defining any design code for the Edgware Growth Area Policy. In fact, we have had no visibility of a design code, if one exists, bar a single photo of some of the locations in Edgware.

We expect the design code should include meaningful community involvement and should take account of the surroundings of any development. Until a new design code is approved, it's is logical that no major a planning application such as Ballymore Ltd/ TFL can be properly assessed.

3.2.14 The proposed design does not fit into the local neighbourhood

The London Plan 2021, Policy D3 Optimising site capacity through the design-led approach: states that the Quality and Character of the design should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

The London Plan 2021, Policy D6 Housing quality and standards: indicates that the built form, massing and height of the development should be appropriate for the surrounding context.

The proposed design not meet the high-quality design and sensitive approach outlined in **Edgware Local Area SPD** Principle 4

Edgware is identified by **Barnet's Local Plan** as a tall buildings' location, meaning there is potential for buildings higher than eight storeys, and for very tall buildings of over 14 storeys, subject to exceptional design quality and demonstrating that the scheme meets criteria such as integrating with the existing urban fabric, and ensuring no adverse microclimate impact relating to wind or daylight. The proposed design is not an exceptional quality design and does NOT integrate with the existing urban fabric. It is not designed sympathetically to the locale nor are they in keeping with the character of the area.

3.2.14.1 Contradict to the sustainability policy of the London Plan

The Edgware Growth Area Policy is also a contradiction to the sustainability values aspired by the Local and London Plans. The so called, "good growth" vision for London doesn't suddenly reduce the impact of development growth on the environment. Growth, whichever way it's dressed up (especially the scale being proposed for Edgware and elsewhere), is still growth and it comes with a hefty price tag to both the natural environment (pollution and scaring of the environment) and the quality of life in our towns.

Policy D3 3.3.10 of the London Plan expresses the aim to **minimise the use of new materials**. To be very clear, most construction projects require a substantial proportion of new materials. Add to this the embedded energy required for extraction and processing of the materials before it even gets to a project site. The frequent use of terms such as, sustainable, renewables, low carbon, zero carbon, low energy, etc are misleading.

3.2.15 The Edgware policy of overdevelopment has not followed many of the regulations for tall buildings

The Edgware Policy of overdevelopment is contrary to **Barnet Tall Building update 2019**, Page 31, only identifies the opportunities areas of Colindale/Burnt Oak and Cricklewood/Brent Cross as having potential for very tall buildings. This also indicated Edgware is only suitable for buildings in the range of 6-14 stories.

The Edgware Policy (GSS05) does not abide by **Barnet's Policy DM05** since

- A. There is no successful integration into existing urban fabric
- B. There is adverse impact on local viewing corridors, local views and the skyline
- C. c) It does cause harm to heritage assets and their settings
- D. d) there will be potential for adverse microclimate effects which will affect existing levels of comfort in the public realm e) the high-rise estate will NOT make a position contribution to the townscape.

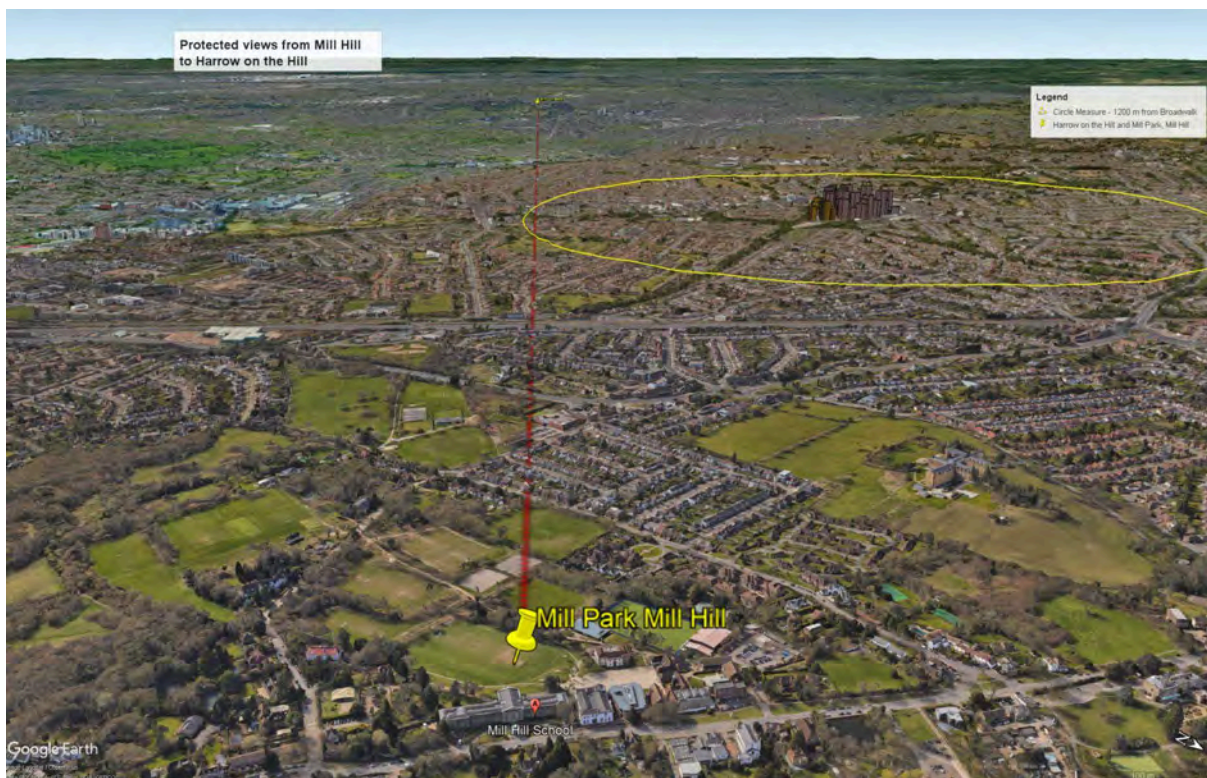


Figure: GSS05 implementation will have adverse impact on local viewing corridors

The London Plan 2021, Policy D9 Tall buildings,

a) emphasises that proposals for tall buildings should address the visual, functional and environmental impacts of such structures. Regard should also be made to Historic England's guidance on tall buildings.

b) proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area. The Edgware Policy of overdevelopment does not contribute to the character of the area, alternatives have not been explored and will have an adverse visual, functional and environmental impact.

The Edgware Local Area SPD Indicates that the height and massing of buildings should be modest and not overshadow or cause loss of privacy to neighbouring residential streets, and especially Brook Avenue, Parkfield Close and Fairfield Crescent. The Edgware Policy of overdevelopment totally ignores these stipulations. See our video to visualise the impact of such a policy to Edgware <https://www.youtube.com/watch?v=thggysBG42U>.

The London Plan 2021, Policy D9 Tall buildings states - it must be demonstrated that the capacity of the area and its transport network is capable of accommodating the quantum of development in terms of access to facilities, services, walking and cycling networks, and public transport for people living or working in the building. The area does not have the capacity to accommodate such a large influx of new residents and new visitors. After repeated requests, we have not received any modelling analysis done to estimate the expected additional load on public transport. There are no plans to increase the capacity of Edgware TFL Station until 2040. The removal of the bus terminal will cause chaos and congestion as bus stops all along Station Road. The reduced number of car parking spaces will mean that neighbouring streets will get congested, with new residents, commuters, shoppers and visitors from far afield parking here. This will also place extra strain on bus services and taxis.

3.2.16 High-rise estates will cause loss of privacy and shadowing of neighbourhoods

The **Edgware Local Area SPD** paragraph 5.20 Indicates that the height and massing of buildings should be modest and not overshadow or cause loss of privacy to neighbouring residential streets, and especially Brook Avenue, Parkfield Close and Fairfield Crescent. The Edgware Policy of overdevelopment totally ignores these stipulations. The tall buildings will cast long shadows over neighbouring areas, leading to significant reduction of natural light for both residents within the towers and those in surrounding properties. These will be particularly worse in the winter months. Additionally, the new development will obstruct views that existing residents once enjoyed, leading to dissatisfaction and potential conflicts.

3.2.17 Tall buildings are discriminatory to folks observing sabbath

Jewish & Christian citizens practising Sabbath will not be able to use lifts or are able to take the stairs, given the height of buildings. Since around 30% of the local population is Jewish, a fair proportion of the population is indirectly being discriminated against by the high-rise development.

3.2.18 Open space deficiency in Edgware Town Centre

3.2.18.1 Must follow Barnet's own Open Space Policies in the Local Plan

Barnet has an Open Space standard in the London Plan. Edgware development area must follow this standard.

"Policy ECC04 –Barnet's Parks and Open Spaces

A. ...

B. b): The Council will meet increased demand for access to open space and opportunities for physical activity, by protecting and enhancing existing open spaces and tackling deficiencies and under provision through: securing new open space provision and improvements to existing open spaces:

i. a) development proposals should make provision for securing improvements to open spaces, including parks and playing fields, where additional demand is created and new or improved open space is necessary, in accordance with the following standards:

- **Parks: 1.63ha per 1000 residents**
- **Natural Green Spaces¹: 2.05ha per 1000 residents**
- **Playing pitches: 0.75ha per 1000 residents.**
- **Play and informal recreation: as set out by London Plan Policy S4**

~~provision for children's play, sports facilities and better access arrangement"~~

Also in Barnet council responded to an FOI request on what open space standards would be required for residential development by providing the following policy statement:

"The Council's expectation is that development proposals should make provision for open spaces, including parks and playing fields, where additional demand is created and new or improved open space is necessary, in accordance with the following standards: ([Parks and Open Spaces Our Strategy for Barnet 2016-26](#))

"

- *Parks: 1.63ha per 1000 residents*
- *Natural Green Spaces: 2.05ha per 1000 residents*

¹ Natural green spaces are defined as land, water and geological features with nature conservation value having been naturally colonised by plants and animals and which are accessible on foot to large numbers of residents. These less managed spaces areas might consist of areas of longer grass, ponds, hedges and areas of scrub and woodland and include nature reserves and green corridors.

- *Playing pitches: 0.75ha per 1000 residents.*
- *Play and informal recreation: as set out by London Plan Policy S4 Play and informal recreation which requires at least 10m2 per child of good quality accessible play provision. "*

- We have the standard
- Two paragraphs in our explanation.
- It is essential that any development in Edgware fulfils ECC04.
- Since the wellbeing of the residents need space within 400meter
- Attachment on FOI
- Blog as pdf
- National Institute of Health - wellbeing of residents

3.2.18.2 Open space deficiency in Edgware Town Centre

The 2021 Edgware Growth Area SPD accepts Edgware has a lack of open spaces. Over the last few years the area has lost many open spaces. In 2009 a report showed Edgware had a deficit of open space (shaded pink). Since then this has diminished further.

"The provision of parks in the following Wards falls below the current borough average in terms of parks provision per 1,000 head of population:

... Edgware, ..." ([Parks and Open Spaces Our Strategy for Barnet 2016-26](#))

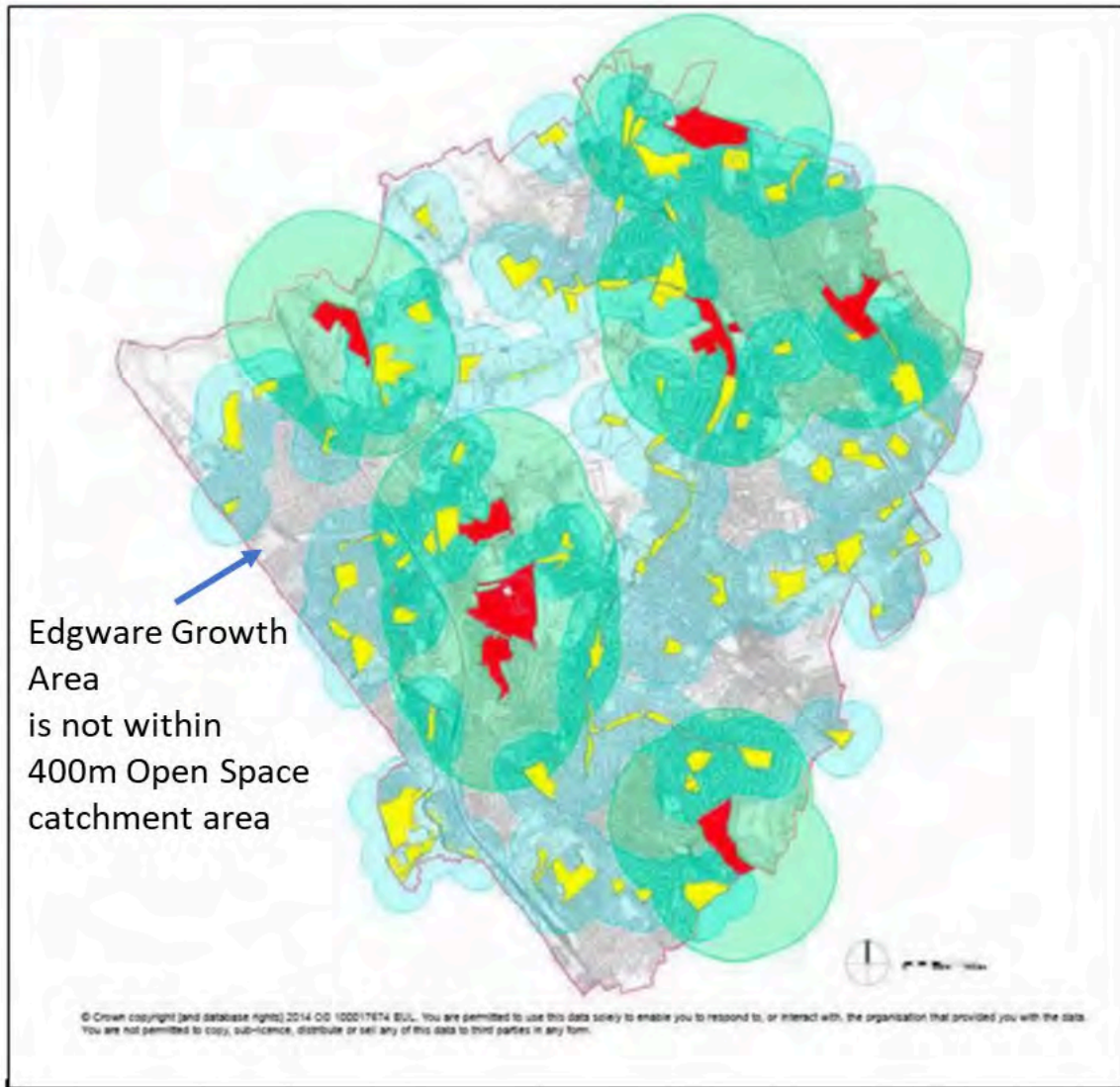
Open Space and Parks Deficiency (Shaded pink)



- Borough Boundary
- District Parks
- Local Parks
- 400 m Catchment Area
- 1.2 km Catchment Area

Open Space and Parks

Blue: 400m Catchment Area



UK Health Security Agency in its blog ([Green space, mental wellbeing and sustainable communities – UK Health Security Agency](#)) states “So there is a wealth of evidence of how the public’s health can be improved by increasing access to green and blue space and improving the quality of our natural environment.” (UKHSA blog is the official blog of UK Health Security Agency).

3.2.18.3 Inadequate Public Open Spaces For Edgware Town Centre

An area of 5.95 hectares of quality green space is needed, based upon requirements stipulated in the emerging **Barnet Local Area Plan** and **London Plan 2021**.

- 2.41 hectares of amenity space for residents
- 1.54 hectares of play space for children
- 2 hectares of green space within 400 meters

There are no Open Space of the above size within 400 meters of the Edgware Growth Area and the Deansbrook Nature Reserve, 1.9 hectares, cannot be used as there is no public access in order to preserve the habitat of protected species including the Bats and Slow Worms that have been found. These details have been registered. (Quote Green Space...)

3.2.18.4 Must follow NPPF and Public Health England policy to ensure the well-being of residents - lack of amenity space is detrimental to the health & wellbeing of residents

The NPPF emphasises the importance of access to high-quality open spaces and opportunities for sport and recreation, which can make an important contribution to the health and well-being of communities.

"Access to high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities" (NPPF, paragraph 96).

The "Improving access to greenspace: A new review for 2020" by Public Health England highlights significant health benefits of access to greenspace, including improved mental health, reduced stress, and increased physical activity. Ensuring new residents in Edgware have access to greenspace can contribute to the overall health and well-being of the community.

- "Evidence shows that access to greenspace is associated with better health outcomes, including lower rates of mortality and morbidity" (p. 5).

The document emphasises the importance of equitable access to greenspace, noting that areas with lower socioeconomic status often have less access. Given that Edgware is already in deficit, adding new open spaces in Edgware is critical to addressing this inequity.

- "Ensuring equitable access to greenspace is vital for addressing health inequalities" (p. 7).

The Edgware Policy of overdevelopment will fail to meet Objective 15 in **Edgware Local Area SPD: Support health and wellbeing**.

Most studies have found clear correlations between high-rise living and childhood behavioural problems. No study has found high-rise living beneficial to children.

Nicolas Boys Smith, founder of Create Streets, in his 2016 report on design of cities shows there is evidence that residents (and especially children) of high-rise blocks tend to suffer from more stress, mental health issues and neurosis than gentler developments. The high-rise development has limited open spaces for recreation and relaxation. The lack of accessible green areas or parks within close proximity will affect the well-being and mental health of residents, especially families with children. Limited outdoor play spaces will make

it challenging for children to engage in outdoor activities and play with other children. With limited outdoor spaces and play areas, children will resort to spending more time indoors with electronic devices, leading to potential health and developmental issues. Also, the increased reliance on elevators will discourage physical activity, impacting the health and well-being of elderly residents. Residents will experience further anxiety due to reduced privacy, especially in units facing each other at close distances.

3.2.18.5 Open Space must be close to Edgware Town Centre:

The review (UKHSA blog is the official blog of UK Health Security Agency) underlines that greenspace should be within walking distance to maximise its usage and benefits. This aligns with your findings that new open spaces must be within walking distance for Edgware residents.

- "Access to greenspace should ideally be within a 5-10 minute walk (about 300-600 meters) from people's homes" (p. 9).

Best practices in urban planning advocate for the integration of greenspaces within walking distance of residents. This ensures the spaces are used and contribute to the quality of life and health of the community.

- "Urban planning should prioritise the creation of greenspaces within close proximity to residents to maximise their accessibility and use" (Improving access to greenspace: A new review for 2020, p. 9).

3.2.18.6 Open Space must be for Edgware Residents

Therefore it is very important that Barnet Policy regarding ([Parks and Open Spaces Our Strategy for Barnet 2016-26](#)) is fully compliant within any residential development and not dealt with by financial mitigation or locating the open spaces in another district outside the 400m boundary. Edgware is deficient in open space so mitigation cannot be claimed to be suitable in any way.

3.2.19 Risk to Edgware's Heritage in Barnet and Harrow

Edgware consists of 5 wards, 2 of which are in Harrow so whilst a small part of the borough of Harrow the portion of Edgware in Harrow is a very significant part of Edgware. The Borough boundary actually dissects Edgware's High Street and historic center.

The London Plan wrongly classifies Edgware as a Major Center. However in no way could the town be classified by anyone's metrics as even close to Major if not including the Harrow portion of Edgware. It is inequitable to take a pick and mix approach to Edgware's Harrow assets. The Harrow side of Edgware has 2 conservation areas yards from the borough boundary that are afforded no protection

despite being integral parts of Edgware and containing some of Edgware's oldest surviving buildings and covered by an archaeological priority designation. It contains Edgware's war memorial to its dead.

Location of this list entry and nearby places that are also listed. Use our [map search](#) to find more listed places.



The Canons Park Estate conservation area is deemed an outstanding area. The Key View down the Canons Drive which is home to one of the finest tree collections in the country would be decimated by tall buildings. The below picture illustrates how the clusters of tall buildings, proposed by Ballymore who follows Barnet's Edgware Policy GSS05, can have a significant detrimental impact to Canons Park Estate conservation area.

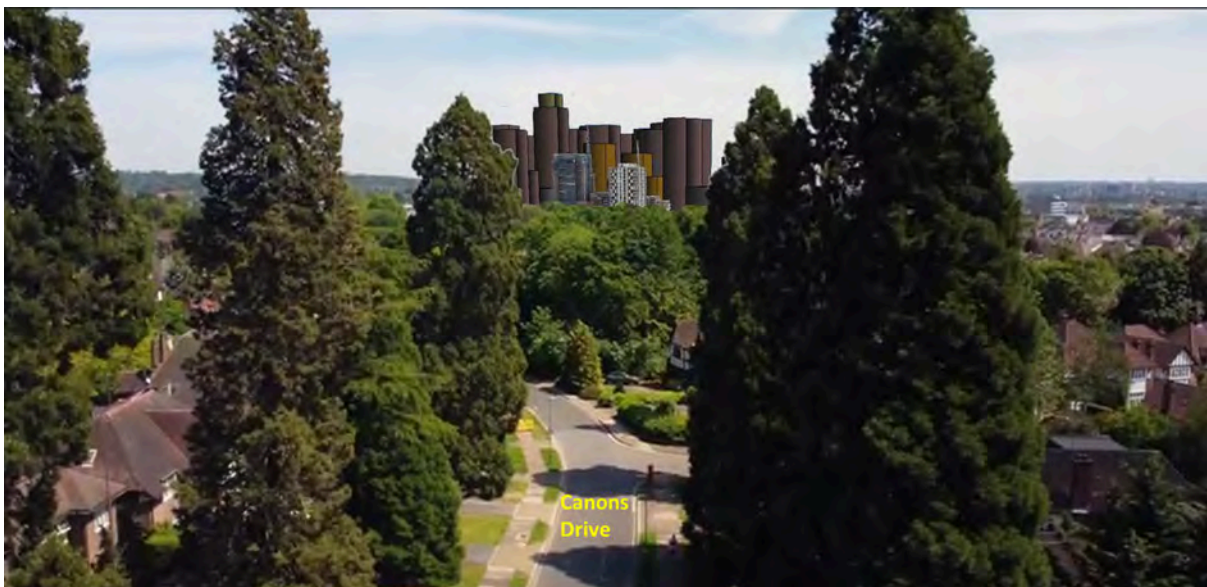
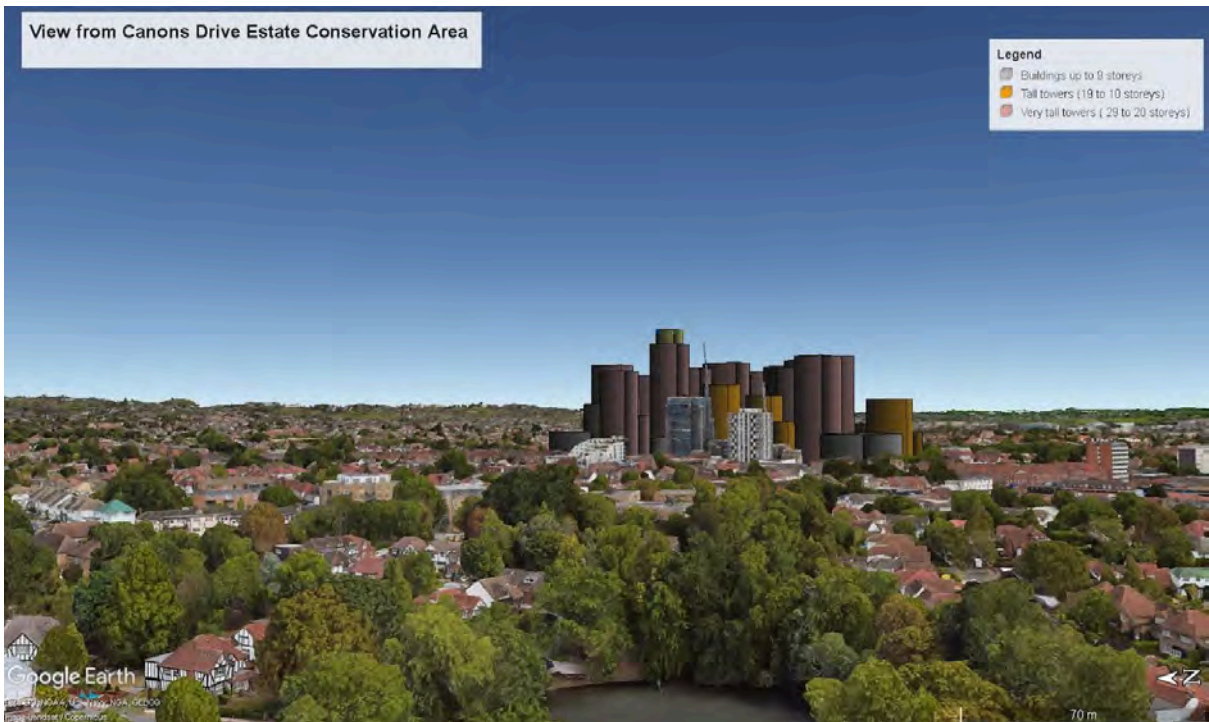
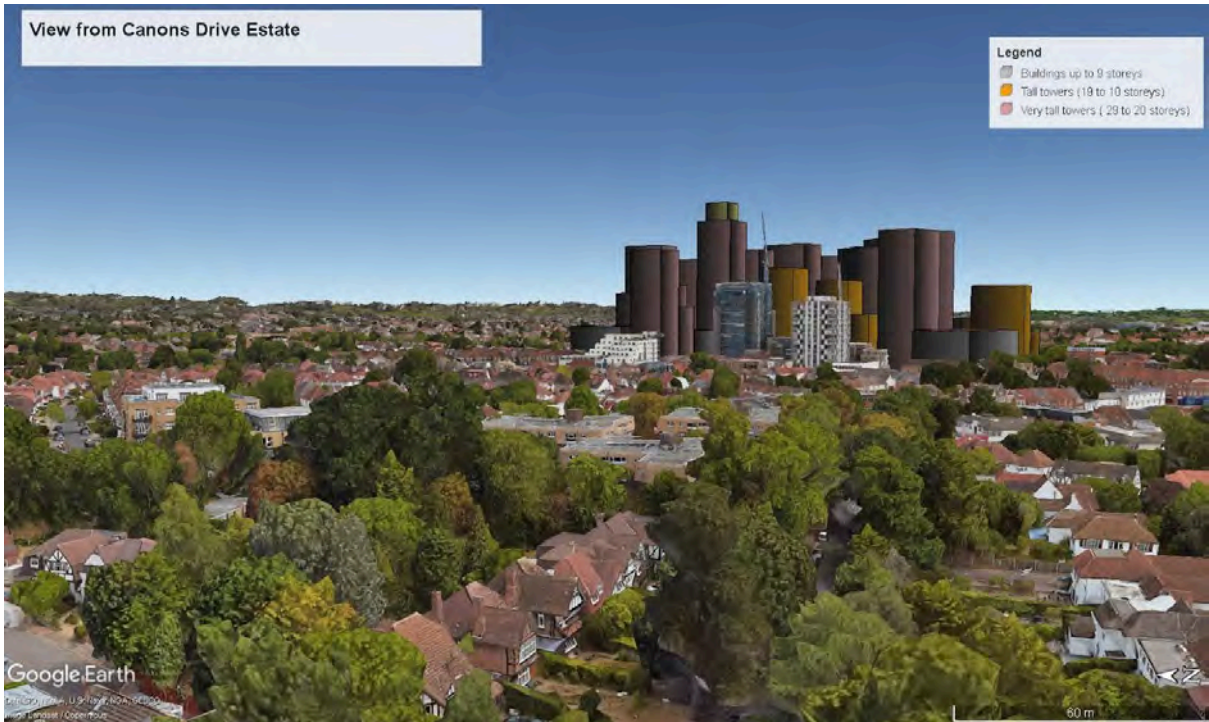


Figure: view of the Edgware Tall Builds by Ballymore from Canons Drive



Yet is excluded from any consideration. Harrow has not agreed on the tall building strategy for Edgware which is a joint town.

Barnet and Harrow created a joint SPD historically, in no way should any development strategy of a town artificially divided by a borough line not be a jointly agreed strategy. Barnet's local plan in respect of Edgware must be agreed fully and

jointly with Harrow. There must be an inclusive vision that ensures balanced growth throughout the town whilst preserving the unique character and historical significance of the town much of which is situated on the Harrow side of the boundary. CDH08 must take into account all neighbouring designated heritage assets with equal care and consideration.

Causing divisions in community identity and preventing the integration of heritage conservation can not be justified on the grounds of artificial borough boundaries that show no respect to the history and heritage of a town.

The NPPF emphasises the enhancing and conserving of the historic environment, it also charges that “any” heritage that may be affected by a proposal be identified and assessed, not simply those limited to borough lines. The London Plan 2021 stipulates that development proposals affecting heritage assets and their settings should conserve their significance, by being sympathetic to form, scale, materials and architectural detail policy HC1. Historic England guidance stipulates this as part of planning.

3.2.20 Risk to adjacent Conservation Area

Next to site 28 is the Watling Estate Conservation Area and nearby the Canons Park Estate Conservation Area. It is stated in the site description that “**Proposals must carefully consider the context of the adjacent Watling Estate Conservation Area, to ensure that the significance of nearby heritage assets are conserved or enhanced, and the relationship with surrounding low-rise suburban housing.**”

As a result, high density highrise buildings using the highest density matrix of 405 u/ha should not be allowed next to the Conversation Areas.

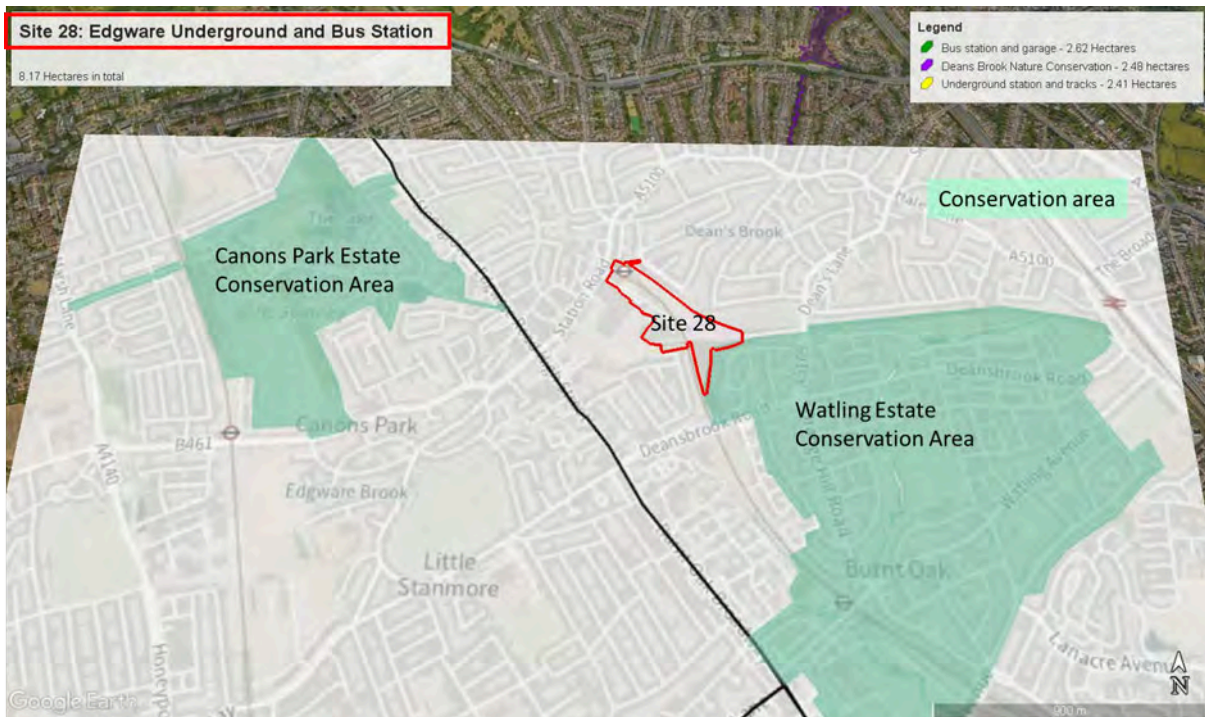


Figure: view of the GSS05 implementation by Ballymore from Watling Estate Conservation Area

Edgware has many heritage sites. Building highrise so near to so many heritage buildings poses a risk to the heritage assets of both Barnet and Harrow.

According to NPPF, Paragraph 190: Conserving and Enhancing the Historic Environment

"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment..."

The proximity of Site 28 to the Watling Estate Conservation Area and other heritage sites necessitates careful consideration to ensure that the significance of these heritage assets is not compromised by inappropriate development.

According to the London Plan, Policy HC1: Heritage conservation and growth

"C. Development proposals affecting heritage assets, and their settings, should conserve their significance."

Site 28 is near conservation areas. High-density development would risk the character of these heritage sites, contrary to the policy's aim to conserve heritage significance.

Save Our Edgware produced a video illustrating the inappropriateness of building nearly 4000 homes in the Edgware Town Centre so close to the Conservation Areas.

<https://www.youtube.com/watch?v=thggysBG42U>

3.2.21 Heritage - Edgware, Edgwarebury and Burnt Oak are in Archaeological Priority Areas

Edgware is in Archaeological Priority Areas. It should be protected from overdevelopment.

In Barnet Policy CDH08, it states that

"There are also two Scheduled Monuments, at Brockley Hill in Edgwarebury and at the Manor House in Finchley, five prehistoric, four Roman and thirty mediaeval sites containing archaeological remains of more than local importance. These have been grouped into nineteen 'Local Archaeological Priority Areas' (APAs) as listed in Table 11 and shown on the Policies Map. "

Table 11 - Barnet's Designated and Non-designated Heritage Assets

Listed Buildings	<u>Over 670</u> 651 entries
Battlefield Site	Battle of Barnet 1471
Registered Parks and Gardens	5 registered historic parks and gardens; St Marylebone Cemetery, Stephens House and Gardens, Avenue House Garden , Golders Green Crematorium, St Pancras Cemetery and Hoop Lane Jewish Cemetery.
Scheduled Monuments	Brockley Hill Romano – British Pottery, Edgware Manor House Moated Site, East End Road, Finchley
Archaeological Priority Areas	<ol style="list-style-type: none"> 1. Barnet Gate and Totteridge Fields 2. Burnt Oak 3. Child's Hill 4. Chipping Barnet 5. Copthall 6. Cricklewood 7. East Barnet 8. East Finchley 9. Edgware 10. Edgwarebury and Scratchwood 11. Finchley 12. Friern Barnet 13. Galley Lane 14. Halliwick Manor House 15. Hendon 16. Mill Hill 17. Monken Hadley Common 18. Totteridge and Whetstone 19. Watling Street.
Conservation Areas	<ol style="list-style-type: none"> 1. The Burroughs, Hendon, 1983 2. Church End, Finchley, 1979 3. Church End, Hendon, 1983 4. College Farm, Finchley, 1989 5. Cricklewood Railway Terraces, 1998 6. Finchley Garden Village, 1978 7. Golders Green Town Centre, 1998 8. Hampstead Garden Suburb, 1968 9. Hampstead Village (Heath Passage), 1994 10. Mill Hill, 1968 11. Monken Hadley, 1968 12. Moss Hall Crescent, 1974 13. Totteridge, 1968 14. Watling Estate, Burnt Oak, 1998 15. Wood Street, Barnet, 1969 16. Glenhill Close, Finchley, 2001
Locally Listed Buildings	<u>Over 1,250</u> 1,221

The National Planning Policy Framework (NPPF) and the London Plan both include policies and regulations to protect Archaeological Priority Areas (APAs) from overdevelopment, particularly with tall buildings.

3.2.21.1 Conserving Heritage - National Planning Policy Framework (NPPF)

The NPPF provides a comprehensive framework for conserving and enhancing the historic environment. Key sections relevant to protecting Archaeological Priority Areas include:

- **Section 16: Conserving and Enhancing the Historic Environment**
 - **Paragraph 189:** This paragraph emphasises the need to identify and assess the significance of any heritage assets that might be affected by a development. It specifically mentions the importance of desk-based assessments and field evaluations for archaeological sites.
 - **Paragraph 194:** It states that any harm to, or loss of, the significance of a designated heritage asset (including archaeological sites) should require clear and convincing justification.
 - **Paragraph 195:** When a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

3.2.21.2 Conserving Heritage - The London Plan

The London Plan includes specific policies aimed at protecting heritage assets, including Archaeological Priority Areas, from inappropriate development. Relevant policies include:

- **Policy HC1: Heritage conservation and growth**
 - **Policy HC1(A):** It requires boroughs to develop and implement local policies that conserve the significance of heritage assets and their settings. This includes identifying and protecting APAs.
 - **Policy HC1(C):** Development proposals affecting heritage assets and their settings should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.
- **Policy D9: Tall buildings**
 - **Policy D9(C):** This policy states that proposals for tall buildings should address their visual, functional, environmental, and cumulative impacts, including the potential effect on the significance of heritage assets. It specifically requires an assessment of the impact of tall buildings on the character and heritage significance of areas.
 - **Policy D9(D):** It ensures that tall building locations are carefully managed and that their height, scale, massing, and footprint are appropriate to their context, particularly concerning heritage assets.

3.2.22 The validity of Edgware Growth Area SPD

The Edgware Growth Area SPD 2021 is an expansion of the Barnet local plan 2012. This will be replaced by the new Draft Plan making the SPD document invalid. If the SPD is to provide further guidance, then relevant parts should be included within the development.

3.2.23 Conclusion

We are disappointed that the emphasis is on building dwellings to densities that will be the highest in the UK and exceeds Hong Kong without any thought for the provision of a good environment and public services for residents and the public and excludes any recognition that the existence of Edgware as a town centre is based on the shops and public transport. The existence of Edgware as a shopping centre cannot be relegated to a poor second or not at all.

In conclusion, the proposed Edgware Growth Area policy GSS05 is contentious and raises significant concerns across various dimensions. Key issues include the potential loss of a central community hub with essential services, inadequate provisions for car parking leading to potential accessibility issues, and the fundamental misclassification of Edgware as a Major Town Centre rather than a District Centre. These factors not only threaten the social fabric and convenience of Edgware but also challenge the sustainability and character of the area, contrary to local planning guidelines and community interests. A more inclusive and design-led approach, engaging with the local community, is essential to address these concerns and ensure any future developments align with the true suburban identity and needs of Edgware.

4 Proposed Modifications (Question 4: Please set out the modification(s) you consider is/are necessary to make the Main Modification legally compliant and sound with respect to the matters you have identified in Question 3 above.)

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Local Plan legally compliant or 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.

MM20 POLICY GSS05 Edgware Growth Area - MM 20

Our proposed modifications are highlighted in red.

MM	Original	Proposed modifications	Notes
MM2 0 Intro	<p>POLICY GSS05 Edgware Growth Area Edgware Town Centre is identified as an opportunity for regeneration and intensification, supported by high existing PTALs reflecting its potential to become an Integrated Transport Hub. The Town Centre can be used far more effectively to support growth and enable the recovery from the Covid-19 pandemic. The Council will support planning proposals that optimise residential density on suitable sites while delivering improvements to the amenity of the area. <u>To deliver growth and regeneration at Edgware Growth Area, the Council will support proposals which optimise the use of land and site capacity through a design-led approach (London Plan Policy D3), provide infrastructure and jobs, while improving the amenity of the area and the overall offer of the town centre.</u></p>	<p>POLICY GSS05 Edgware Growth Area Edgware Town Centre is identified as an opportunity for regeneration, supported by high existing PTALs reflecting its potential to become an Integrated Transport Hub. The Town Centre can be used far more effectively to support growth and enable the recovery from the Covid-19 pandemic. The Council will support planning proposals that optimise residential density on suitable sites while delivering improvements to the amenity of the area. <u>To deliver growth and regeneration at Edgware Growth Area, the Council will support proposals through an infrastructure-led approach design-led approach (London Plan Policy D3), provide infrastructure and jobs, while improving the amenity of the area and the overall offer of the town centre.</u></p>	<p>3.1.2 Must adopt Infrastructure first approach instead of design led approach.</p>

A. Level of Development

To deliver growth and regeneration at Edgware Town Centre, the Council will seek the following from development proposals:

- a) Approximately ~~5,000~~ 4,740 new homes, with provision for uplift through the design-led approach
- b) Improved leisure options such as a new cinema, swimming pool and new eating-out options;
- c) Appropriate location-based floorspace for community, retail and office uses; other main town centre uses including offices that are proportionate to supporting proposed housing growth and the vitality and viability of Edgware Major Town Centre. Improved public realm, including new public spaces;
- d) Transformation of the relationship between the rail and bus stations and the wider town centre to improve the pedestrian experience for pedestrians and cyclists and reduce congestion;
- e) Retain existing levels of employment and pursue opportunities for new jobs.

A. Level of Development

To deliver growth and regeneration at Edgware Town Centre, the Council will seek the following from development proposals:

- a) Approximately a maximum ~~5,000~~ 4,740 763 new homes
- b) Improved leisure options such as a new cinema, swimming pool and new eating-out options;
- c) Appropriate location-based floorspace for community, light industrial/creative industries retail and office use and other main town centre uses including office to support the vitality and viability of Edgware Town Centre. Improved public realm, including new public spaces;
- d) Transformation of the relationship between the rail and bus stations and the wider town centre to improve the pedestrian experience for pedestrians and cyclists and reduce congestion;
- e) Retain existing levels of employment and actively pursue and develop opportunities for new additional jobs.

[3.2 Edgware Growth Area and the excessive housing target of 4,740 should be reduced to 763 dwellings](#)

[3.1.1 Lack of employment opportunities in GSS05 incompatible with Policy BSS01 Spatial Strategy for Barnet](#)

[3.2.12 Inadequate car parking spaces impact the viability of Edgware as a Town Centre](#)

[3.2.10 Site 27 - Lost of Broadwalk Shopping Mall](#)

MM	Original	Proposed modifications	Notes
		<p>f) <u>a enclosed shopping mall at least to the equivalent of Broadwalk shopping centre (11761 sq meters which excludes Sainsburys) and to ensure continuity of trading throughout any construction</u></p> <p>g) <u>car parking provision that will support an increased number of shoppers and visitors as well as making provision for residents of housing development.</u></p> <p>h) <u>any development must comply with the Equality Act 2010 to the satisfaction of organisations representing the 9 protected characteristics.</u></p> <p>i) <u>Excludes Deans Brook Nature Reserve so that it continue its is present state with no public access</u></p> <p>j) <u>The first priority before any development starts will be to improve the main road junctions within Edgware to provide significant improvement.</u></p>	<p>3.2.11 Broadwalk as a Social Hub stated by Barnet Council</p> <p>3.2.12 Inadequate car parking spaces impact the viability of Edgware as a Town Centre</p> <p>3.2.4 Site 28 - Deans Brook Nature Reserve land is unsuitable for development</p> <p>3.1.2 Must adopt Infrastructure first approach instead of design led approach.</p>

B. Development Proposals and Infrastructure Requirements

Development proposals (in accordance with NPPF and CIL Regulations and/or any equivalent relevant legislation or regulations) will be required through detailed design, planning conditions and/ or contributions secured through planning obligations / legal agreements to deliver or contribute to the following infrastructure :

- a) Improved flood risk resilience for the Growth Area and surrounding communities with provision of flood risk infrastructure and restored rivers;
- b) Interchange improvements. Bus operations and the function of the bus station must be protected or re-provided as part of any redevelopment. London Underground infrastructure and operations must also be maintained, and
- c) Deliver improvements to streets and the public realm, including new public spaces, additional town centre cycle parking and station cycle parking, in line with the Healthy Streets Approach.

B. Development Proposals and Infrastructure Requirements

Development proposals (in accordance with NPPF and CIL Regulations and/or any equivalent relevant legislation or regulations) will be required through detailed design, planning conditions and/ or contributions secured through planning obligations / legal agreements to deliver or contribute to the following infrastructure :

- a) Improved flood risk resilience for the Growth Area and surrounding communities with provision of flood risk infrastructure and restored rivers;
- b) Interchange improvements. Bus operations and the function of the bus station must be protected or re-provided as part of any redevelopment. A new bus station must have facilities that exceed those provided at present. London Underground infrastructure and operations must also be maintained at all times.

[3.2.2 Site 28 - Edgware bus station land is unsuitable for development](#)

[3.2.18 Open space deficiency in Edgware Town Centre](#)

MM	Original	Proposed modifications	Notes
		<p>c) <u>Deliver improvements to streets and the public realm, including new public spaces, additional town centre cycle parking and station cycle parking, in line with the Healthy Streets Approach.</u></p> <p>d) <u>Public service provision such as school place, nursery places and NHS and social care provision. This should be within 400 meters of the development. Staffing costs for an agreed period should be included.</u></p>	
	<p><u>C. Planning Framework</u> The Council has prepared a more detailed planning framework Supplementary Planning Document for this area, working in conjunction with LB Harrow. <u>This planning framework will help to provide more detailed guidance for the Edgware Growth Area and the development sites within.</u></p>	<p><u>C. Planning Framework</u> The Council has prepared a more detailed planning framework Supplementary Planning Document for this area, working in conjunction with LB Harrow. <u>This planning framework will help to provide more detailed guidance for the Edgware Growth Area and the development sites within.</u></p>	

MM	Original	Proposed modifications	Notes
	<p>4.18 Edgware Growth Area</p> <p>4.18.1 Edgware has evolved from a small market town into a major town centre and <u>has become</u> a well-known suburban hub of North London. The centre is situated in the north-west corner of Barnet and <u>with extends into</u> a small part <u>extending into</u> of Harrow. Edgware has a long and proud history. The town centre is popular, diverse and valued, providing extensive shopping, cafes, restaurants and services for communities in both boroughs and beyond.</p>	<p>4.18 Edgware Growth Area</p> <p>4.18.1 Edgware has evolved from a small market town into a thriving town centre and <u>has become</u> a well-known suburban hub of North London. The centre is situated in the north-west corner of Barnet and <u>with extends into</u> a small part <u>extending into</u> of Harrow. Edgware has a long and proud history. The town centre is popular, diverse and valued, providing extensive shopping, cafes, restaurants and services for communities in both boroughs and beyond.</p>	

MM	Original	Proposed modifications	Notes
	<p>4.18.4 Edgware is identified in the <u>London Plan town centres hierarchy as Barnet's only Major Centre and is also highlighted in the Growth Strategy</u> as one of Barnet's main town centres; a location prioritised for improving its offer due to its larger scale and economic gravity, in particular as employment hubs for small to medium businesses in comparison to other Barnet town centres. <u>To deliver growth and regeneration in Edgware Town Centre, the Council will support proposals which optimise the use of land and site capacity through a design-led approach (London Plan Policy D3). This should include taking account of the relationship with the settings of the Grade II listed Railway Hotel and the Watling Estate Conservation Area to ensure accordance with Policy CDH08.</u></p>	<p>4.18.4 Edgware is identified in the <u>London Plan town centres hierarchy as Barnet's only Major Centre and is also highlighted in the Growth Strategy</u> as one of Barnet's main town centres; a location prioritised for improving its offer due to its larger scale and economic gravity, in particular as employment hubs for small to medium businesses in comparison to other Barnet town centres. <u>To deliver growth and regeneration of Edgware Town Centre, the Council will support proposals which optimise the use of land and site capacity through a design-led approach (London Plan Policy D3). This should include taking account of the relationship with the settings of the Grade II listed Railway Hotel and the Watling Estate Conservation Area and Canons Park Estate Conservation Area, Edgware to ensure accordance with Policy CDH08.</u></p>	<p>3.2.19 Risk to Edgware's Heritage in Barnet and Harrow</p> <p>3.2.20 Risk to adjacent Conservation Area</p>

MM	Original	Proposed modifications	Notes
	<p>4.18.9A <u>Edgware Town Centre is in effect surrounded by floodplains particularly on the eastern and southern boundaries by the Edgwarebury Brook, Deans Brook and Edgware Brook flowing into the Silk Stream. There are also two confluences with the Edgwarebury Brook and Deans Brook joining south of Brook Avenue and the Edgware Brook meeting the Deans Brook south of Deansbrook Road. Given these key features development proposals should aim to achieve a reduction in flood risk from all sources, river restoration and enhancement and the improvement of or planning contributions towards strategic flood infrastructure where necessary.</u></p>	<p>4.18.9A <u>Edgware Town Centre is in effect surrounded by floodplains particularly on the eastern and southern boundaries by the Edgwarebury Brook, Deans Brook and Edgware Brook flowing into the Silk Stream. There are also two confluences with the Edgwarebury Brook and Deans Brook joining south of Brook Avenue and the Edgware Brook meeting the Deans Brook south of Deansbrook Road. Given these key features development proposals must achieve a reduction in flood risk from all sources, river restoration and enhancement and the improvement of or planning contributions towards strategic flood infrastructure where necessary.</u></p>	<p>3.2.5 Site 28's Flood risk</p>

MM	Original	Proposed modifications	Notes
	<p>4.18.12 <u>In order for Edgware to become an integrated transport hub, bus operations and the function of the bus station must be protected or re-provided as part of any redevelopment.</u> London Underground infrastructure and operations must also be maintained. While the public transport linkages are good, the bus and rail stations integration with the town centre and surrounding areas could be improved. The bus access in particular conflicts with pedestrians. The public realm is generally poor, being crowded, clustered and noisy. There is very limited public outdoor space for sitting or socialising. <u>There is a need to transform the relationship between the rail and bus stations and the wider town centre to improve the experience for pedestrians and cyclists and reduce congestion in line with the Healthy Streets Approach.</u></p>	<p>4.18.12 <u>In order for Edgware to continue as an integrated transport hub, bus operations and the function of the bus station must be protected or re-provided as part of any redevelopment.</u> London Underground infrastructure and operations must also be maintained at all times. While the public transport linkages are good, the bus and rail stations integration with the town centre and surrounding areas could be improved. The bus access in particular conflicts with pedestrians. The public realm is generally poor, being crowded, clustered and noisy. There is very limited public outdoor space for sitting or socialising. <u>There is a need to transform the relationship between the rail and bus stations and the wider town centre to improve the experience for pedestrians and cyclists and reduce congestion in line with the Healthy Streets Approach.</u></p>	<p>3.2.2 Site 28 - Edgware bus station land is unsuitable for development</p>

5 Declaration of consent

The personal information you provide on this form will be processed in accordance with General Data Protection Regulations 2018 (GDPR). The information you provide will only be used for the purposes of the preparation of the Local Plan as required by the Planning and Compulsory Purchase Act 2004 (as amended), and may be used by the Council to contact you if necessary, regarding your submission. Your name, name of organisation, and comments, will be made available for public inspection when displaying and reporting the outcome of the statutory consultation stage and cannot be treated as confidential. You will not be asked for any unnecessary information and we will not publish any personal data beyond what is stated in this declaration.

Your details will be kept in accordance with the Council's Privacy Notice, until the Local Plan is adopted plus a further five years to evidence that a fair and transparent process has been followed. Processing is kept to a minimum and data will only be processed in accordance with the law. We will take all reasonable precautions to protect your personal data from accidental or deliberate loss or unauthorised disclosure.

The Council's Privacy Notice can be viewed at

<https://www.barnet.gov.uk/your-council/policies-plans-and-performance/privacy-notices>

The legal basis which enables the Council to process your data for this purpose is consent from the data subject (you) under Article 6, paragraph (a) of the GDPR. Information provided will be stored in accordance with the Council's retention and disposal guidelines.

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 Edwin Solomon, Canons Park Estate Limited, Over a thousand residents

Date 18 June 2024

6 Appendix: Original Main Modifications - MM 20 Policy GSS05 Edgware Growth Area

<p>M M 20</p>	<p>Chapter 4 – Growth & Spatial Strategy</p> <p>Policy GSS05 And consequential changes to supporting text</p> <p>Para 4.18.1, 4.18.4 & 4.18.9A</p>		<p>Clarification that Council supports proposals that optimise residential density on suitable sites in accordance with design-led approach,</p> <p>Clarification that Council is seeking approximately' 4,740 new homes with any uplifts as part of design-led approach. This includes removal of windfall expectations given constrained capacity beyond planning permissions and proposed allocations.</p> <p>Clarification of support for proposals that address location-based requirements for appropriate floorspace for community, retail, other main town centre uses, including offices, that are proportionate to supporting the proposed housing growth and the viability and vitality of the Town Centre.</p> <p>Clarification that development ensures improved flood risk resilience for Growth Areas and</p>
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POLICY GSS05 Edgware Growth Area

Edgware Town Centre is identified as an opportunity for regeneration and intensification, supported by high existing PTALs reflecting its potential to become an Integrated Transport Hub. ~~The Town Centre can be used far more effectively to support growth and enable the recovery from the Covid-19 pandemic. The Council will support planning proposals that optimise residential density on suitable sites while delivering improvements to the amenity of the area.~~ To deliver growth and regeneration at Edgware Growth Area, the Council will support proposals which optimise the use of land and site capacity through a design-led approach (London Plan Policy D3), provide infrastructure and jobs, while improving the amenity of the area and the overall offer of the town centre.

A. Level of Development

~~To deliver growth and regeneration at Edgware Town Centre, the Council will seek the following from development proposals:~~

- k) Approximately 5,000 4,740 new homes, with provision for uplift through the design-led approach
- l) Improved leisure options such as a new cinema, swimming pool and new eating-out options;
- m) Appropriate location- based floorspace for community, retail and office uses; other main town centre uses including offices that are proportionate to supporting proposed housing growth and the vitality and viability of Edgware Major Town Centre. Improved public realm, including new public spaces;
- n) Transformation of the relationship between the rail and bus stations and the wider town centre to improve the pedestrian experience for pedestrians and cyclists and reduce congestion;
- o) Retain existing levels of employment and pursue opportunities for new jobs.

B. Development Proposals and Infrastructure Requirements

surrounding communities with provision of flood risk infrastructure and restored rivers.

Clarification on requirements of Strategic Transport Plan relating to maintaining operations associated with rail and bus stations.

Clarification of requirement to improve experience of and linkages for pedestrians and cyclists, together with new requirement to deliver improvements to the streets and public realm in line with Healthy Streets Approach.

Clarification on relationship with Policy CDH08

Development proposals (in accordance with NPPF and CIL Regulations and/or any equivalent relevant legislation or regulations) will be required through detailed design, planning conditions and/ or contributions secured through planning obligations / legal agreements to deliver or contribute to the following infrastructure :

- e) Improved flood risk resilience for the Growth Area and surrounding communities with provision of flood risk infrastructure and restored rivers;
- f) Interchange improvements. Bus operations and the function of the bus station must be protected or re-provided as part of any redevelopment. London Underground infrastructure and operations must also be maintained, and
- g) Deliver improvements to streets and the public realm, including new public spaces, additional town centre cycle parking and station cycle parking, in line with the Healthy Streets Approach.

C. Planning Framework

The Council has prepared a more detailed planning framework Supplementary Planning Document for this area, working in conjunction with LB Harrow. This planning framework will help to provide more detailed guidance for the Edgware Growth Area and the development sites within.

4.18 Edgware Growth Area

4.18.1 Edgware has evolved from a small market town into a **major town centre** and has become a well-known suburban hub of North London. The centre is situated in the north-west corner of Barnet and with extends into a small part extending into of Harrow. Edgware has a long and proud history. The town centre is popular, diverse and valued, providing extensive shopping, cafes, restaurants and services for communities in both boroughs and beyond.

4.18.4 Edgware is identified in the **London Plan town centres hierarchy as Barnet's only Major Centre and is also highlighted in the Growth Strategy** as ~~one of Barnet's main town centres~~, a location prioritised for improving its offer due to its larger scale and economic gravity, in particular as employment hubs for small to medium businesses in comparison to other Barnet town centres. To deliver growth and regeneration in Edgware Town Centre, the Council will support proposals which optimise the use of land and site capacity through a design-led approach (London Plan Policy D3). This should include taking account of the relationship with the settings of the Grade II listed Railway Hotel and the Watling Estate Conservation Area to ensure accordance with Policy CDH08.

4.18.9A **Edgware Town Centre is in effect surrounded by floodplains particularly on the eastern and southern boundaries by the Edgwarebury Brook,** Deans Brook and Edgware Brook flowing into the Silk Stream. There are also two confluences with the Edgwarebury Brook and Deans Brook joining south of Brook Avenue and the Edgware Brook meeting the Deans Brook south of Deansbrook Road. Given these key features development proposals should aim to achieve a reduction in flood risk from all sources, river restoration and enhancement and the improvement of or planning contributions towards strategic flood infrastructure where necessary.

4.18.12 In order for Edgware to become an integrated transport hub, bus operations and the function of the bus station must be protected or re-provided as part of any redevelopment. London Underground infrastructure and operations must also be maintained. While the public transport linkages are good, the bus and rail stations integration with the town centre and surrounding areas could be improved. The bus access in particular conflicts with pedestrians. The public realm is generally poor, being crowded, clustered and noisy. There is very limited public outdoor space for sitting or socialising. There is a need to transform the relationship between the rail and bus stations and the wider town centre to improve the experience for pedestrians and cyclists and reduce congestion in line with the Healthy Streets Approach.

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<p>Ref:</p> <p>(For official use only)</p>

Preserve Edgware’s

Heritage - MM51 (Policy

CDH08 Barnet’s Heritage)

Representation relating to Main Modifications 51 concerning the preservation of Edgware’s Heritage

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Representations Form

PART B - Your representation

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

1 Question 1: To which Main Modification does your representation relate?

Representations must be made on a specific Main Modification (MM) or Policies Map change

MM Number ___ MM51 (Policy CDH08 Barnet's Heritage) _____ Policy
___ Related to CDH08 _____ Paragraph ___ All _____

Figure/Table _____ Policies Map change _____

2 Question 2: Do you consider that the Main Modification 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"/> |

3 Explanation (Question 3: Please give details of why you consider the Main Modifications 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.

Continue on a separate sheet if necessary

3.1 Risk to Edgware's Heritage in Barnet and Harrow

Edgware consists of 5 wards, 2 of which are in Harrow so whilst a small part of the borough of Harrow the portion of Edgware in Harrow is a very significant part of Edgware. The Borough boundary actually dissects Edgware's High Street and historic center.

The London Plan wrongly classifies Edgware as a Major Center. However in no way could the town be classified by anyone's metrics as even close to Major if not including the Harrow portion of Edgware. It is inequitable to take a pick and mix approach to Edgware's Harrow assets. The Harrow side of Edgware has 2 conservation areas yards from the borough boundary that are afforded no protection despite being integral parts of Edgware and containing some of Edgware's oldest surviving buildings and covered by an archaeological priority designation. It contains Edgware's war memorial to its dead.

Location of this list entry and nearby places that are also listed. Use our [map search](#) to find more listed places.



The Canons Park Estate conservation area is deemed an outstanding area. The Key View down the Canons Drive which is home to one of the finest tree collections in the country would be decimated by tall buildings. The below picture illustrates how the clusters of tall buildings, proposed by Ballymore who follows Barnet's Edgware Policy GSS05, can have a significant detrimental impact to Canons Park Estate conservation area.

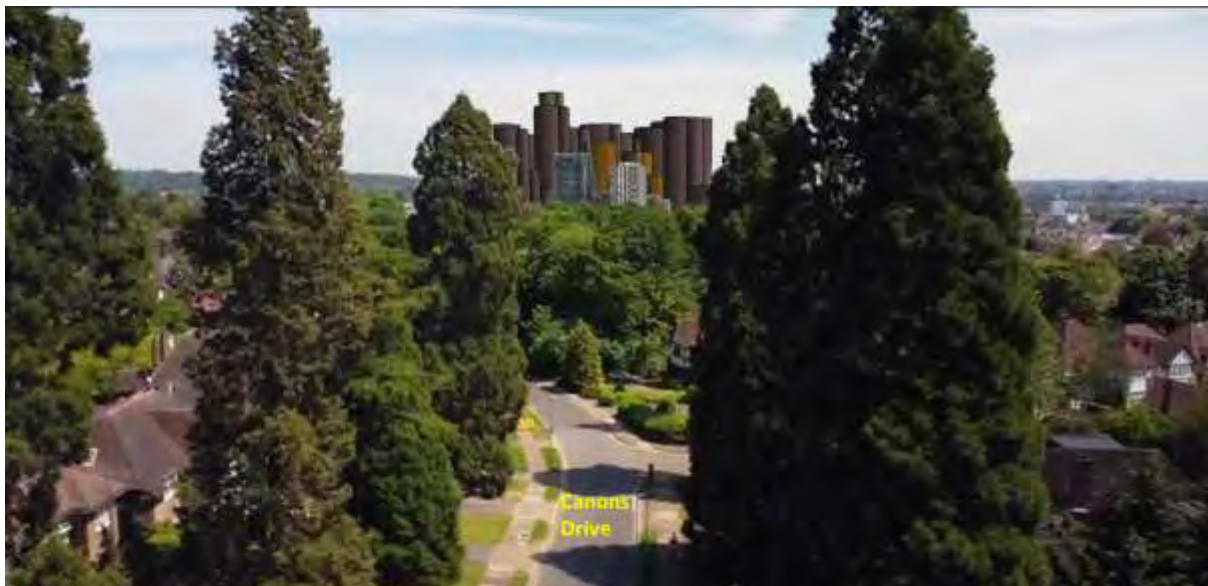


Figure: view of the Edgware Tall Builds by Ballymore from Canons Drive



Yet is excluded from any consideration. Harrow has not agreed on the tall building strategy for Edgware which is a joint town.

Barnet and Harrow created a joint SPD historically, in no way should any development strategy of a town artificially divided by a borough line not be a jointly agreed strategy. Barnet's local plan in respect of Edgware must be agreed fully and jointly with Harrow. There must be an inclusive vision that ensures balanced growth throughout the town whilst preserving the unique character and historical significance of the town much of which is situated on the Harrow side of the boundary. CDH08 must take into account all neighbouring designated heritage assets with equal care and consideration.

Causing divisions in community identity and preventing the integration of heritage conservation can not be justified on the grounds of artificial borough boundaries that show no respect to the history and heritage of a town.

The NPPF emphasises the enhancing and conserving of the historic environment, it also charges that "any" heritage that may be affected by a proposal be identified and assessed, not simply those limited to borough lines. The London Plan 2021 stipulates that development proposals affecting heritage assets and their settings should conserve their significance, by being sympathetic to form, scale, materials

and architectural detail policy HC1. Historic England guidance stipulates this as part of planning.

3.2 Risk to adjacent Conservation Area

Next to site 28 is the Watling Estate Conservation Area and nearby the Canons Park Estate Conservation Area. It is stated in the site description that **“Proposals must carefully consider the context of the adjacent Watling Estate Conservation Area, to ensure that the significance of nearby heritage assets are conserved or enhanced, and the relationship with surrounding low-rise suburban housing.”**

As a result, high density highrise buildings using the highest density matrix of 405 u/ha should not be allowed next to the Conservation Areas.





Figure: view of the GSS05 Edgware Growth Area Policy implementation by Ballymore from Watling Estate Conservation Area



Figure: View of the GSS05 Edgware Growth Area Policy implementation by Ballymore from Canons Drive Estate Conservation Area

Edgware has many heritage sites. Building highrise so near to so many heritage buildings poses a risk to the heritage assets of both Barnet and Harrow.

According to NPPF, Paragraph 190: Conserving and Enhancing the Historic Environment

"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment..."

The proximity of Site 28 to the Watling Estate Conservation Area and other heritage sites necessitates careful consideration to ensure that the significance of these heritage assets is not compromised by inappropriate development.

According to the London Plan, Policy HC1: Heritage conservation and growth

"C. Development proposals affecting heritage assets, and their settings, should conserve their significance."

Site 28 is near conservation areas. High-density development would risk the character of these heritage sites, contrary to the policy's aim to conserve heritage significance.

Save Our Edgware produced a video illustrating the inappropriateness of building nearly 4000 homes in the Edgware Town Centre so close to the Conservation Areas.

<https://www.youtube.com/watch?v=thggysBG42U>

3.3 Heritage - Edgware, Edgwarebury and Burnt Oak are in Archaeological Priority Areas

Edgware is in Archaeological Priority Areas. It should be protected from overdevelopment.

In Barnet Policy CDH08, it states that

"There are also two Scheduled Monuments, at Brockley Hill in Edgwarebury and at the Manor House in Finchley, five prehistoric, four Roman and thirty mediaeval sites containing archaeological remains of more than local importance. These have been grouped into nineteen 'Local Archaeological Priority Areas' (APAs) as listed in Table 11 and shown on the Policies Map."

Table 12 11 - Barnet's Designated and Non-designated Heritage Assets

Listed Buildings	Over 670 654 entries
Battlefield Site	Battle of Barnet 1471
Registered Parks and Gardens	5 registered historic parks and gardens; St Marylebone Cemetery, Stephens House and Gardens Avenue House Garden , Golders Green Crematorium, St Pancras Cemetery and Hoop Lane Jewish Cemetery.
Scheduled Monuments	Brockley Hill Romano – British Pottery, Edgware Manor House Moated Site, East End Road, Finchley
Archaeological Priority Areas	Burnt Oak Edgware Edgwarebury and Scratchwood Watling Street
Conservation Areas	14. Watling Estate, Burnt Oak, 1998
Locally Listed Buildings	Over 1,250 1,221

The National Planning Policy Framework (NPPF) and the London Plan both include policies and regulations to protect Archaeological Priority Areas (APAs) from overdevelopment, particularly with tall buildings.

3.3.1 Conserving Heritage - National Planning Policy Framework (NPPF)

The NPPF provides a comprehensive framework for conserving and enhancing the historic environment. Key sections relevant to protecting Archaeological Priority Areas include:

- **Section 16: Conserving and Enhancing the Historic Environment**
 - **Paragraph 189:** This paragraph emphasises the need to identify and assess the significance of any heritage assets that might be affected by a development. It specifically mentions the importance of desk-based assessments and field evaluations for archaeological sites.
 - **Paragraph 194:** It states that any harm to, or loss of, the significance of a designated heritage asset (including archaeological sites) should require clear and convincing justification.
 - **Paragraph 195:** When a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent unless it can be

demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

3.3.2 Conserving Heritage - The London Plan

The London Plan includes specific policies aimed at protecting heritage assets, including Archaeological Priority Areas, from inappropriate development. Relevant policies include:

- **Policy HC1: Heritage conservation and growth**
 - **Policy HC1(A):** It requires boroughs to develop and implement local policies that conserve the significance of heritage assets and their settings. This includes identifying and protecting APAs.
 - **Policy HC1(C):** Development proposals affecting heritage assets and their settings should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.
- **Policy D9: Tall buildings**
 - **Policy D9(C):** This policy states that proposals for tall buildings should address their visual, functional, environmental, and cumulative impacts, including the potential effect on the significance of heritage assets. It specifically requires an assessment of the impact of tall buildings on the character and heritage significance of areas.
 - **Policy D9(D):** It ensures that tall building locations are carefully managed and that their height, scale, massing, and footprint are appropriate to their context, particularly concerning heritage assets.

o

4 Proposed Modifications (Question 4: Please set out the modification(s) you consider is/are necessary to make the Main Modification legally compliant and sound with respect to the matters you have identified in Question 3 above.)

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Local Plan legally compliant or 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.

4.1 Proposed Modification table

MM	Original	Proposed modifications	Notes
<p>MM 51</p> <p>Introduction</p>	<p>Designated Heritage Assets Great weight will be placed on the conservation of the Borough's designated heritage assets, including listed buildings and conservation areas, when considering the impact of development proposals. Any harm to, or loss of, the designated heritage asset will require clear and convincing justification. Substantial harm to, or loss of, designated heritage assets will not be permitted unless it can be demonstrated that substantial public benefits will be achieved that outweigh such harm or loss.</p> <p>Where less than substantial harm will result from a development proposal, this harm will need to be balanced against any public benefits that emanate from the proposal.</p>	<p>Designated Heritage Assets Great weight will be placed on the conservation of the Borough's designated heritage assets, including listed buildings and conservation areas, when considering the impact of development proposals. Any harm to, or loss of, the designated heritage asset will require clear and convincing justification. Substantial harm to, or loss of, designated heritage assets will not be permitted unless it can be demonstrated that substantial public benefits will be achieved that outweigh such harm or loss.</p> <p>Where less than substantial harm will result from a development proposal, this harm will need to be balanced against any public benefits that emanate from the proposal.</p>	<p>reinstate</p>

<p>MM51 A</p>	<p>A. Conservation Areas The Council will seek to preserve or enhance In exercising the Council's duties set out in section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention will be paid to the desirability of preserving or enhancing the character and appearance of conservation areas when assessing development proposals. <u>Great weight will be given to the asset's conservation.</u> Conservation area character appraisals and, where applicable, conservation area-based design guidance will be used in the assessment of planning applications.</p> <p>The following criteria will be applied to <u>development in conservation areas:</u></p> <p>i) the loss or substantial demolition of, a building that makes a positive contribution to the character or appearance of a conservation area, including a locally listed building</p> <p>a) <u>development resulting in substantial harm to or loss of the significance of the designated heritage asset will be resisted,</u></p>	<p>Should reinstate the previous version</p> <p>A. Conservation Areas</p> <p><u>Conservation Areas The Council will seek to preserve or enhance the character and appearance of its conservation areas when assessing development proposals. Conservation area character appraisals and where applicable, conservation area-based design guidance will be used in the assessment of planning applications. The following criteria will be applied:</u></p> <p><u>i) the loss or substantial demolition of, a building that makes a positive contribution to the character or appearance of a conservation area, including a locally listed building, will be resisted.</u></p> <p><u>ii) the impact of development outside a conservation area, but which has a harmful impact on its character or appearance, including its setting, will be resisted.</u></p> <p><u>iii) the impact of development on trees, landscaping and open space, including gardens, that contributes to the character or</u></p>	<p>Should reinstate the previous version</p> <p>The modifications water down the commitment to protect heritage assets. MM should be reverted to the previous version.</p>
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unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the relevant criteria within the NPPF apply.

b) where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

c) ii) the above criteria a) and b), will also be applied where impact of development either inside or outside a conservation area (within its setting), but which has a harmful impact on its character, or appearance or significance, including its setting, will be resisted where there would be adverse effects to buildings, iii) the impact of development on trees, landscaping and or open space, including gardens, that contributes positively to its significance. to the character or appearance of a conservation area will be opposed.

appearance of a conservation area will be opposed

iv) proposals should have regard to the local historic context and character

v)

vi) proposals should retain architectural detailing, traditional features, including shopfronts, which contribute positively to the appearance of a building or an area

vii) in exceptional circumstances, where the loss of any heritage asset is permitted, the Council will require the submission of a contract of works to ensure the new development will proceed immediately after the loss has occurred

d) ~~iv)~~ proposals should have regard to the local historic context and character, including the appearance, scale, mass and height of buildings, use of materials, patterns of development and the layout of buildings and spaces. v)-vi)

e) proposals should retain architectural detailing, traditional features, including shopfronts, which contribute positively to the character, appearance and significance of a building or an area conservation area.

~~vii) in exceptional circumstances, where the loss of any heritage asset is permitted, the Council will require the submission of a contract of works to ensure the new development will proceed immediately after the loss has occurred~~

<p>MM51</p> <p>B</p>	<p>B.</p> <p>Statutory Listed Buildings</p> <p><u>In exercising the Council’s duties as set out in sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the conservation of Barnet’s statutory listed buildings will be given a high priority of importance great weight (the more important the asset, the greater the weight should be). when assessing applications. Special regard will be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In accordance with national policy, Any harm to, or loss of, the significance of listed buildings will require clear and convincing justification.</u></p> <p>The following criteria <u>approach</u> will be applied:</p> <p>i) Resist any where there is harm to, or loss of significance of a listed building, including from its whole or partial demolition, extensions or alterations that are inappropriate in design, scale or material, ii) Resist harmful alterations to the interior or exterior, or changes to curtilage features iii) Resist extensions or additions that are inappropriate in design, scale or material or any other iii) Resist any</p>	<p>a.</p> <p><u>where resulting in substantial harm to the significance of the designated heritage asset the proposal will be resisted, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss (or all of the relevant criteria within the NPPF apply).</u></p> <p>b.</p> <p><u>where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</u></p>	<p>b) should not be added.</p>
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harm to, or loss of, its significance, from development within its setting of a listed building, including tall buildings³⁰;

- a. where resulting in substantial harm to the significance of the designated heritage asset the proposal will be resisted, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss (or all of the relevant criteria within the NPPF apply).
- b. where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

<p>MM51</p> <p>E</p>	<p>E. Locally Listed Buildings and Other Non-Designated Local Heritage Assets</p> <p>The Council will protect <u>conserve</u> Locally Listed Buildings <u>local non-designated heritage assets</u> and their settings in <u>accordance with a manner appropriate to their significance.</u> Therefore, and in accordance with national policy, <u>the effect on the significance of a non-designated heritage asset will be taken into account in determining an application.</u> There is a presumption in favour of their retention and their loss will be normally be resisted.</p> <p><u>When considering applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss, taking into account any public benefits that might result.</u> Development proposals, including external alterations and extensions, are encouraged to take opportunities to <u>should conserve, better</u> reveal and enhance the significance of these non-designated heritage assets and their settings.</p>	<p>When considering applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss, taking into account any public benefits that might result.</p> <p>There is a presumption in favour of their retention and their loss will be normally be resisted</p>	<p>Reject</p> <p>There is no definition of the metrics of judgement.</p> <p>Reinstate previous version</p>
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<p>MM51</p> <p>F</p>	<p>F. Archaeology</p> <p>Archaeological remains will be protected, conserved <u>in a manner appropriate to their significance. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation will be required. particularly in the identified Areas of Special Significance, by requiring that</u> This should include acceptable measures are to be taken proportionate to the significance of the heritage asset to preserve <u>conserve</u> them and their setting, including physical preservation, where considered appropriate. Where dDevelopment which impacts substantially on archaeological assets of national importance, which are of demonstrably equivalent significance to scheduled monuments, will be resisted it will be subject of consideration relative to the approach to heritage assets in the NPPF.</p> <p>Scheduled monuments and other undesignated assets which are demonstrably</p>	<p><u>Archaeology</u></p> <p><u>Archaeological remains will be protected, particularly in the identified Local Areas of Special Significance, by requiring that acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where considered appropriate. Development which impacts substantially on archaeological assets of national importance will be resisted. Scheduled monuments and other undesignated assets which are demonstrably of national archaeological importance, which hold, or potentially hold, evidence of past human activity, should be preserved in situ. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, the Council will require developers to consult with GLAAS and if appropriate HADAS and submit an appropriate desk-based assessment together with, where necessary, a field evaluation.</u></p>	<p>Reinstate the previous version. Do not make changes.</p> <p>Edgware, Edgwarebury and Burnt Oak are in Archaeological Priority Areas</p>
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~~of national archaeological importance, which hold, or potentially hold, evidence of past human activity, should be preserved in situ. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest,~~ The Council will require developers to consult with GLAAS and if appropriate HADAS the Greater London Archaeological Advisory Service (GLAAS) and, where relevant, the Hendon and District Archaeological Society (HADAS)¹, including and submit submission of an appropriate desk-based assessment together with, where necessary, a field evaluation. Archaeological Priority Areas (APAs) are identified in Table 11. As part of any application, development proposals within these areas will need to provide detail in consultation with GLAAS of how they will investigate, catalogue and where possible preserve the remains in situ or in a museum.

<p>Non-Designated Heritage Assets When assessing the impact of a proposal on a non-designated heritage asset, the effect on its significance will be taken into account when determining the application. A balanced judgement will be required, having regard to the scale of any harm or loss and any public benefits that might result.</p> <p>The Council may identify any potential non-designated heritage asset as a consideration of development proposals.</p> <p>Heritage at Risk The Council will work with Historic England, asset owners, developers and other stakeholders to find solutions to buildings, sites and places on the Heritage at Risk Register.</p> <p>Archaeological Interest The Council will protect remains of archaeological importance in accordance with their significance. Assets of national archaeological importance should be preserved in situ. Where a site on which development is proposed includes, or has the potential to include, heritage assets with</p>	<p><u>Non-Designated Heritage Assets</u> <u>When assessing the impact of a proposal on a non-designated heritage asset, the effect on its significance will be taken into account when determining the application. A balanced judgement will be required, having regard to the scale of any harm or loss and any public benefits that might result.</u></p> <p><u>The Council may identify any potential non-designated heritage asset as a consideration of development proposals.</u></p> <p><u>Heritage at Risk</u> <u>The Council will work with Historic England, asset owners, developers and other stakeholders to find solutions to buildings, sites and places on the Heritage at Risk Register.</u></p> <p><u>Archaeological Interest</u> <u>The Council will protect remains of archaeological importance in accordance with their significance. Assets of national archaeological importance should be preserved in-situ. Where a site on which development is proposed includes, or has</u></p>	<p>reinstate</p>
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archaeological interest, the Council will require developers to consult with GLAAS and if appropriate HADAS and submit an appropriate desk based assessment and, where necessary, a field evaluation.

the potential to include, heritage assets with archaeological interest, the Council will require developers to consult with GLAAS and if appropriate HADAS and submit an appropriate desk-based assessment and, where necessary, a field evaluation.

<p>MM 51 6.23.2</p>	<p>6.23.2 National planning policy distinguishes between designated and non-designated heritage assets. Table 42 <u>11</u> lists Barnet's heritage assets (including Statutory Listed Buildings, Battlefield Sites, Registered Parks and Gardens, Scheduled Monuments, <u>Local Areas of Special Archaeological Significance</u> and Conservation Areas) and non-designated heritage assets (local heritage assets <u>locally listed buildings</u>)²⁹ <u>including APAs and locally listed buildings</u>). These assets are an irreplaceable resource and the Council will therefore assess proposals based on a presumption that the heritage asset should be conserved while looking for opportunities to enhance a heritage asset's significance. The Council recognises that well-designed development can make a positive contribution to and better reveal the significance of heritage assets. The Council takes a proactive approach to conserving its heritage assets in a number of ways. These include: the publication of Conservation Area Character Appraisals; working with Conservation Area Advisory Committees; working with Historic England to remove heritage at risk assets from the register; the <u>maintenance</u></p>	<p><u>Local Areas of Special Archaeological Significance</u></p>	<p>reinstate</p>
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establishment of a Local Heritage List; and the
~~production of Design Guidance and Codes~~
creation of Design Guidance.

<p>MM51 6.23.3</p>	<p><u>6.23.3 In determining applications for planning permission that affect heritage assets or their settings, the NPPF requires, amongst other things, that local planning authorities take into account the desirability of sustaining and enhancing the significance of such heritage assets, and of putting them to viable uses consistent with their conservation; and consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality.</u></p>	<p>6.23.3 In determining applications for planning permission that affect heritage assets or their settings, the NPPF requires, amongst other things, that local planning authorities take into account the desirability of sustaining and enhancing the significance of such heritage assets, and of putting them to viable uses consistent with their conservation; and consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality.</p>	<p>Reject</p> <p>There is an inherent potential conflict of interest and no details of how that can be arbitrated. Many heritage assets have been lost due to short term objectives and vision throughout the country. The presumption must be to retain. Long term benefits must be given weight.</p>
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MM51	<p>6.24 Designated Heritage Assets</p>	<p>;; or, in the case that development would result in substantial harm to or total loss of the significance of the asset, it is demonstrated that the nature of the asset prevents all reasonable uses of the site; no viable use of the asset itself can be found in the medium term through appropriate marketing that will enable its conservation; conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.</p>	<p>Reject.</p>
6.14	<p>6.24.1 <u>In accordance with the NPPF great weight will be placed on the conservation of the Borough’s designated heritage assets when considering the impact of development proposals.</u> The Council will not permit harm to a designated heritage asset unless the public benefits, which can include heritage benefits, of the proposal outweigh the harm; <u>or, in the case that development would result in substantial harm to or total loss of the significance of the asset, it is demonstrated that the nature of the asset prevents all reasonable uses of the site; no viable use of the asset itself can be found in the medium term through appropriate marketing that will enable its conservation; conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.</u> More detailed guidance on public benefits is set out in National Planning Practice Guidance (NPPG). Harm to, or loss of, a designated heritage asset requires clear and</p>	<p>;; or, in the case that development would result in substantial harm to or total loss of the significance of the asset, it is demonstrated that the nature of the asset prevents all reasonable uses of the site; no viable use of the asset itself can be found in the medium term through appropriate marketing that will enable its conservation; conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.</p>	<p>Lack of viability is often argued by developers who then make above industry standard profits in the long run. Independent assessment must be provided.</p>

convincing justification. In determining applications affecting heritage assets the Council will take into consideration the scale of the harm and the significance of the asset.

MM 51	<p>6.25 Conservation Areas</p>	<p>The Council will manage changes in a way that ensures the distinctive characters of conservation areas is retained and all new development makes a positive contribution to the conservation areas in particular that it preserves or enhances the special character or appearance of that area. The character of each a-conservation areas derives from a combination of factors, which include the such as built form and scale of its historic buildings and density, the pattern of development, the overall landscape including the topography, trees and open space.</p>	<p>Reinstate</p>
6.25.1	<p>6.25.1 The Council has adopted a series of conservation area character appraisals which serve as a material consideration when assessing planning applications for development in conservation areas. <u>Design guidance has also been produced for some conservation areas and provides advice on repairs, alterations, extensions, outbuildings, landscaping, works to trees and gardens. Applications are determined in the light of the guidance provided.</u> The Council will manage changes in a way that ensures the distinctive characters of conservation areas is retained and all new development makes a positive contribution to the conservation areas in particular that it preserves or enhances the special character or appearance of that area. The character of each a-conservation areas derives from a combination of factors, which include the such as built form and scale of its historic buildings and density, the pattern of development, the overall landscape including the topography, trees and open space. In addition, characteristic materials, architectural detail and historic uses are</p>	<p>The Council will manage changes in a way that ensures the distinctive characters of conservation areas is retained and all new development makes a positive contribution to the conservation areas in particular that it preserves or enhances the special character or appearance of that area. The character of each a-conservation areas derives from a combination of factors, which include the such as built form and scale of its historic buildings and density, the pattern of development, the overall landscape including the topography, trees and open space.</p>	<p>Do not agree the water down of commitment</p>

significant. The design of new development should identify and respond to such elements. Design and Access Statements must include an assessment of the historic local context and character and clarify how new proposals have been informed by it and respond to it.

<p>MM51 6.25.2</p>	<p>6.25.2 Barnet's conservation areas can also be impacted by development which takes place outside of the conservation area but may be visible from within it as part of its setting. This can include high or bulky buildings, which can have a detrimental impact on areas that may be some distance away, as well as development that may be-sit alongside a conservation area. The Council will oppose <u>critically appraise</u> development which outside conservation areas, including in neighbouring boroughs, that it considers could cause <u>harms the significance of to the character, appearance or setting of any a conservation area in accordance with the NPPF and any other relevant guidance produced by the Council (including Conservation Area Design Guidance).</u></p>	<p>6.25.2 Barnet's conservation areas can also be impacted by development <u>which takes place</u> outside of the conservation area but may be visible from within it <u>as part of its setting.</u> This can include high or bulky buildings, which can have a detrimental impact on areas that may be some distance away, as well as development that may be-sit alongside a conservation area. The Council will oppose critically appraise development which <u>outside conservation areas, including in neighbouring boroughs, that it considers could cause harms the significance of to the character, appearance or setting of any a</u> conservation area <u>in accordance with the NPPF and any other relevant guidance produced by the Council (including Conservation Area Design Guidance).</u></p>	<p>Reinstate the original text</p> <p>The borough should look to work in collaboration with neighbouring boroughs. No community or town should be divided by arbitrary borough lines. Councils and planning should lead the way in showing collaboration. Neighbour relationships are important in all contexts.</p>
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<p>MM46</p> <p>B, iii</p>	<p><u>B. Proposals for Tall and Very Buildings must adequately address all the criteria in London Plan Policy D9C, including in terms of acceptable cumulative visual, environmental and functional impacts including siting, microclimate, wind turbulence, noise, daylight and sunlight, reflective glare, aviation, navigation and electronic communication or broadcast interference; will be assessed in accordance with the visual, functional, environmental and cumulative impacts set out in London Plan Policy D9 Tall Buildings. Particular attention will be given to assessing the following:</u></p> <p><u>i. how the building relates to its surroundings, both in terms of how the top affects the skyline and how its base fits in with the streetscape, and integrates within the existing urban fabric, contributing to pedestrian permeability and providing an active street frontage where appropriate;</u></p> <p><u>ii. how the building responds to topography, with no adverse impact on longer range Locally Important Views (as shown in Map 4), as well as mid range and intermediate views</u></p> <p><u>iii. the buildings contribution to the character of the area. Proposals should</u></p>	<p>In Site Description section:</p> <p><u>Edgware is identified as a location where tall buildings of 8 storeys or more may be appropriate within the boundaries of the Town Centre.</u></p> <p><u>Edgware is identified as a District Town Centre in a Suburban setting. Tall buildings of 8 storeys or more are not appropriate within the boundaries of the Town Centre. Development must take account of the surrounding suburban areas, local heritage, listed buildings and conservation areas.</u></p> <p><u>Particular attention will be given to assessing the following:</u></p> <p><u>i. how the building relates to its surroundings, both in terms of how the top affects the skyline and how its base fits in with the streetscape, and integrates within the existing urban fabric, contributing to</u></p>	<p><u>REdware is a District Town Centre in a Suburban setting. Barnet council has wrongly assigned Edgware Town centre to be central .</u></p> <p><u>Reinstate</u></p> <p><u>Good practice and all development should meld well into their environment.</u></p>
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take account of, and avoid harm to, the significance of Barnet's and neighbouring boroughs heritage assets and their settings.

pedestrian permeability and providing an active street frontage where appropriate;
ii. how the building responds to topography, with no adverse impact on longer range Locally Important Views (as shown in Map 4), as well as mid range and intermediate views
iii. the buildings contribution to the character of the area

. Proposals should take account of, and avoid harm to, the significance of Barnet's and neighbouring boroughs heritage assets and their settings

Reinstate

The concept that neighbouring boroughs' heritage assets should not be given equal respect is unacceptable.

R	<p>6.25.6 The use of Article 4 Directions to remove permitted development rights will be considered where the character and appearance of a conservation area is <u>believed considered</u> to be under threat by the loss or alteration of traditional architectural details. <u>gradual erosion of its character and appearance through inappropriate development.</u></p>		
	<p>6.26.3 The setting of a listed building is not fixed and may change as the asset and its surroundings evolve. The setting itself is not designated and its importance depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. New development can impact on the setting of listed buildings and any adverse impact should be avoided <u>will require clear and convincing justification</u>. Historic England has produced guidance on managing change within the setting of heritage assets and proposals will <u>be</u> expected to be in line with this guidance.</p>	<p><u>will require clear and convincing justification</u></p>	<p>Remove</p> <p>Heritage assets should be protected providing a gateway to justifying their diminution is not appropriate.</p>

<p>6.32 6.31 Heritage at Risk</p> <p>6.32.1 6.31.1 Barnet's Heritage at Risk Register is updated <u>annually by Historic England and reported</u> through the Authorities Monitoring Report. The Council will work with Historic England, asset owners, developers and other stakeholders to find solutions to buildings, sites and places on the Heritage at Risk Register. Developers considering the redevelopment of sites containing buildings on the Register must work with the Council and Historic England to determine the best course of action to retain and restore the historic asset.</p>	<p>Developers considering the redevelopment of sites containing buildings on the Register must work with the Council and Historic England to determine the best course of action to retain and restore the historic asset.</p>	<p>Retain Seems best practice and optimal.</p>
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~~6.33.1~~ 6.32.1 Barnet has many historic, locally significant buildings and other assets which make a positive contribution to the distinctiveness of local areas, including conservation areas. The NPPF identifies such buildings and structures as non-designated heritage assets. Barnet has a Local Heritage List which identifies buildings of historic or architectural interest. The Council may identify any ~~potential~~-non-designated heritage asset ~~when considering development proposals as part of the decision-making process on planning applications (see NPPG para: 039 Reference ID: 18a-040-20190723).~~ The non-designated heritage asset will be identified by applying the adopted criteria for the selection of local heritage assets as found on the Council's website. The effect of an application on the significance of a non-designated heritage asset will be taken into account in determining the application, in accordance with the NPPF. These NPPF requirements mean that the conservation of a building or site on a local heritage list as a heritage asset is a material consideration when determining the outcome of a planning application. Planning applications can be

refused on the grounds of harm to a local heritage asset. The legitimacy and weight within the planning system of local heritage lists is increased when the list has been prepared in accordance with defined selection criteria and has been subject to public consultation. In considering applications that affect these non-designated heritage assets, the Council will have regard to the significance of the asset and the scale of any harm or loss. There is a presumption in favour of retaining all Locally Listed Buildings as well as any building which makes a positive contribution to the character or appearance of a Conservation Area.

There is a presumption in favour of retaining all Locally Listed Buildings as well as any building which makes a positive contribution to the character or appearance of a Conservation Area.

Retain
There should always be a presumption to retain heritage assets.

<p>6.32.2 The Council will need to be satisfied that all efforts have been made to continue the present use or to find the compatible alternative uses before considering demolition as a viable option, including marketing the property for the sole purpose of its ongoing use. Prior to considering the <u>demolition of a non-designated heritage asset, it is expected that efforts are made to continue its use or find alternative uses that are consistent with its conservation.</u> In line with the NPPF a deteriorated condition as a result of deliberate neglect of or damage to a heritage asset will not be a factor considered in any decision. The <u>Council LPA</u> will assess proposals for demolition by taking into consideration both the condition of the existing building (particularly if it is beyond repair and its continued use is unviable), <u>the harm to its significance, balanced against</u> and the merits of the alternative proposals for the site <u>including public benefits, which could include heritage benefits.</u></p>	<p><u>2</u> The Council will need to be satisfied that all efforts have been made to continue the present use or to find the compatible alternative uses before considering demolition as a viable option, including marketing the property for the sole purpose of its ongoing use</p>	<p>Retain</p> <p>Why would it not be all efforts</p>
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<p><u>6.28-6.33 Archaeological Priority Areas and Scheduled Monuments</u></p> <p>6.28-1 <u>6.33.1</u> Archaeological remains, above and below ground level, and Scheduled Monuments, are important surviving evidence of Barnet's past and once removed are lost forever. Due to the long history of human habitation across Barnet there are archaeological sites and areas, that are designated, undesignated and yet to be discovered; therefore, all applications that have the potential to impact upon archaeological heritage assets should be supported by an archaeological desk-based assessment. The aim of the assessment is to identify the scale and significance of the archaeological impact. An archaeological field evaluation may also be necessary. The Council will consult with Historic England and the Greater London Archaeology Advisory Service (GLAAS) on the implications of development proposals in <u>APAs</u> Archaeological Priority Areas. GLAAS holds further information on archaeological sites in Barnet. When considering proposals which have the potential to impact on archaeological</p>	<p>It may also be appropriate for Hendon and District Archaeology Society (HADAS) to be consulted.</p>	<p>Retain</p> <p>Provides clarity as to who should be consulted.</p>
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remains, the Council will have regard to the NPPF. It may also be appropriate for ~~Hendon and District Archaeology Society (HADAS)~~ to be consulted.

4.2 The 2021 version of the CDH08 Barnet Heritage can better protect Barnet's heritage

Policy CDH08 Barnet's Heritage

The Council will ensure that Barnet's heritage assets (designated and non-designated), including its conservation areas, statutory listed buildings, scheduled monuments, registered historic parks and gardens, archaeological remains, locally listed buildings and registered historic battlefield are conserved and enhanced in a manner appropriate to their significance. These assets are an irreplaceable resource which greatly contribute to the Borough's distinctive character and should continue to be enjoyed by present and future generations.

Designated Heritage Assets

Great weight will be placed on the conservation of the Borough's designated heritage assets, including listed buildings and conservation areas, when considering the impact of development proposals. Any harm to, or loss of, the designated heritage asset will require clear and convincing justification. Substantial harm to, or loss of, designated heritage assets will not be permitted unless it can be demonstrated that substantial public benefits will be achieved that outweigh such harm or loss.

Where less than substantial harm will result from a development proposal, this harm will need to be balanced against any public benefits that emanate from the proposal.

Conservation Areas

The Council will seek to preserve or enhance the character and appearance of its conservation areas when assessing development proposals. Conservation area character appraisals and where applicable, conservation area-based design guidance will be used in the assessment of planning applications.

The following criteria will be applied:

- i) the loss or substantial demolition of, a building that makes a positive contribution to the character or appearance of a conservation area, including a locally listed building, will be resisted.
- ii) the impact of development outside a conservation area, but which has a harmful impact on its character or appearance, including its setting, will be resisted.
- iii) the impact of development on trees, landscaping and open space, including gardens, that contributes to the character or appearance of a conservation area will be opposed

Continue on a separate sheet if necessary

Please note:

In your representation you should summarise succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s).

Declaration of consent

The personal information you provide on this form will be processed in accordance with General Data Protection Regulations 2018 (GDPR). The information you provide will only be used for the purposes of the preparation of the Local Plan as required by the Planning and Compulsory Purchase Act 2004 (as amended), and may be used by the Council to contact you if necessary, regarding your submission. Your name, name of organisation, and comments, will be made available for public inspection when displaying and reporting the outcome of the statutory consultation stage and cannot be treated as confidential. You will not be asked for any unnecessary information and we will not publish any personal data beyond what is stated in this declaration.

Your details will be kept in accordance with the Council's Privacy Notice, until the Local Plan is adopted plus a further five years to evidence that a fair and transparent process has been followed. Processing is kept to a minimum and data will only be processed in accordance with the law. We will take all reasonable precautions to protect your personal data from accidental or deliberate loss or unauthorised disclosure.

The Council's Privacy Notice can be viewed at <https://www.barnet.gov.uk/your-council/policies-plans-and-performance/privacy-notices>

The legal basis which enables the Council to process your data for this purpose is consent from the data subject (you) under Article 6, paragraph (a) of the GDPR. Information provided will be stored in accordance with the Council's retention and disposal guidelines.

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 __Edwin Solomon, Canons Park Estate Limited, Over a thousand residents_____

Date __18 June 2024_____

5 Appendix: M 51 Policy CDH08 Barnet's Heritage and MM46 Policy CDH04 Tall Buildings

5.1 MM 51 Policy CDH08 Barnet's Heritage

<p>MM5 1</p> <p>Chapter 6 Character, Design & Heritage</p> <p>Policy CDH08 And consequential changes to supporting text</p> <p>Paras 6.23.1 to 6.23.3, Section 6.24, Paras 6.24.1, 6.25.1 to 6.25.6, 6.26.1, 6.26.3, 6.28.1, 6.28.2, 6.32.1, 6.32.2, Section 6.33, Para 6.33.1 & Table 11 as renumbered</p>	<p>Policy CDH08 Barnet's Heritage</p> <p>In accordance with national policy, tThe Council will ensure that Barnet's <u>designated</u> heritage assets (designated and non-designated), including its conservation areas, statutory listed buildings, scheduled monuments, registered historic parks and gardens, archaeological remains, locally listed buildings registered historic battlefield, <u>and its non-designated heritage assets (referred to in Barnet as local heritage assets)</u> are conserved and enhanced in a manner appropriate to their significance. These assets are an irreplaceable resource which greatly contribute to the Borough's distinctive character and should continue to be enjoyed by present and future generations.</p> <p>Designated Heritage Assets</p> <p>Great weight will be placed on the conservation of the Borough's designated heritage assets, including listed buildings and conservation areas, when considering the impact of development proposals. Any harm to, or loss of, the designated heritage asset will require clear and convincing justification. Substantial harm to, or loss of, designated heritage assets will not be permitted unless it can be demonstrated that substantial public benefits will be achieved that outweigh such harm or loss.</p> <p>Where less than substantial harm will result from a development proposal, this harm will need to be balanced against any public benefits that emanate from the proposal.</p>	<p>Comprehensive redraft to ensure CDH08 aligns with NPPF approaches to the historic environment.</p> <p>setting out clear procedures for designated and non-designated heritage assets, including consideration of the potential impact of a proposed development on the significance of designated heritage assets and the approaches where a proposal would result in substantial or less than substantial harm.</p> <p>ensuring that CDH08 is positively prepared, justified, effective, consistent with national policy and in general conformity with the London Plan revisions relating to:</p> <p>Consistency in terminology for archaeological assets of heritage interest, and clarification in respect of decision making for Barnet's Archaeological Priority Areas (APAs) and the roles of 'GLAAS' and 'HADAS' as potential consultees for applications.</p>
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A. Conservation Areas

~~The Council will seek to preserve or enhance~~ In exercising the Council's duties set out in section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention will be paid to the desirability of preserving or enhancing the character and appearance of conservation areas when assessing development proposals. Great weight will be given to the asset's conservation. Conservation area character appraisals and, where applicable, conservation area-based design guidance will be used in the assessment of planning applications.

The following criteria will be applied to development in conservation areas:

~~i) the loss or substantial demolition of, a building that makes a positive contribution to the character or appearance of a conservation area, including a locally listed building~~

a) development resulting in substantial harm to or loss of the significance of the designated heritage asset will be resisted, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the relevant criteria within the NPPF apply.

b) where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

~~c) ii) the above criteria a) and b), will also be applied where impact of development either inside or outside a conservation area (within its setting), but which has a harmful impact on its character, or appearance or significance, including its setting, will be resisted where there would be adverse effects to buildings. iii) the impact of development on trees, landscaping and or open space, including gardens, that contributes positively to its significance. to the character or appearance of a conservation area will be opposed.~~

Accordance with the Council's duties at sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Deletion of requirement for contracts of works to be secured so development proceeds within specific timescales as there is insufficient justification for this.

~~d) iv)~~ proposals should have regard to ~~the~~ local historic context and character, including the appearance, scale, mass and height of buildings, use of materials, patterns of development and the layout of buildings and spaces. ~~v) vi)~~

e) proposals should retain architectural detailing, traditional features, including shopfronts, which contribute positively to the character, appearance and significance of a ~~building or an area~~ conservation area.

~~vii) in exceptional circumstances, where the loss of any heritage asset is permitted, the Council will require the submission of a contract of works to ensure the new development will proceed immediately after the loss has occurred~~

B. Statutory Listed Buildings

In exercising the Council's duties as set out in sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, ~~the~~ conservation of Barnet's statutory listed buildings will be given a ~~high priority of importance~~ great weight (the more important the asset, the greater the weight should be). ~~when assessing applications.~~ Special regard will be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In accordance with national policy, ~~Any~~ harm to, or loss of, the significance of listed buildings will require clear and convincing justification.

The following ~~criteria~~ approach will be applied: ~~i) Resist any~~ where there is harm to, or loss of significance of a listed building, including from its whole or partial demolition, extensions or alterations that are inappropriate in design, scale or material. ~~ii) Resist harmful alterations to the interior or exterior, or changes to curtilage features~~ iii) Resist extensions or additions that are inappropriate in design, scale or material or any other ~~iii) Resist any~~ harm to, or loss of, its significance, from development within ~~its~~ the setting of a listed building, including tall buildings³⁰.

a) where resulting in substantial harm to the significance of the designated heritage asset the proposal will be resisted, unless it can be demonstrated that the substantial harm or total loss is

necessary to achieve substantial public benefits that outweigh that harm or loss (or all of the relevant criteria within the NPPF apply).

- b) where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

C. Registered Parks and Gardens

Development proposals within Registered Parks and Gardens should respect their special historic character and aesthetic qualities, whilst avoiding any adverse impact on their setting or on key views within or outside the designated sites. In accordance with national policy, Any harm to, or loss of, their significance, from alterations, destruction, or from development within its-~~their~~ setting, ~~should~~ will require clear and convincing justification. Substantial harm to Grade II Registered Parks or Gardens should be exceptional, and wholly exceptional for Grade II* Registered Parks or Gardens, and the respective approaches to heritage assets in the NPPF will be followed in circumstances where a proposed development would lead to substantial harm to (or total loss of significance), or would lead to less than substantial harm to its significance.

D. Registered Historic Battlefield

The site of the Battle of Barnet (1471) is of great historical importance and will be protected from development, both above and below ground. If a proposal, ~~that~~ would result in harm to its significance it will be considered relative to the approach to heritage assets in the NPPF.

E. ~~Locally Listed Buildings and Other Non-Designated~~ Local Heritage Assets

The Council will ~~protect~~ conserve ~~Locally Listed Buildings~~ local non-designated ~~heritage assets~~ and their settings in ~~accordance with~~ a manner appropriate to their significance. Therefore, and in accordance with national policy, the effect on the significance of a non-designated heritage asset

will be taken into account in determining an application. There is a presumption in favour of their retention and their loss will be normally be resisted. When considering applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss, taking into account any public benefits that might result. Development proposals, including external alterations and extensions, are encouraged to take opportunities to should conserve, better reveal and enhance the significance of these non-designated heritage assets and their settings.

F. Archaeology

Archaeological remains will be protected, conserved in a manner appropriate to their significance. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation will be required. particularly in the identified Areas of Special Significance, by requiring that This should include acceptable measures are to be taken proportionate to the significance of the heritage asset to preserve conserve them and their setting, including physical preservation, where considered appropriate. Where dDevelopment which impacts substantially on archaeological assets of national importance, which are of demonstrably equivalent significance to scheduled monuments, will be resisted it will be subject of consideration relative to the approach to heritage assets in the NPPF.

Scheduled monuments and other undesignated assets which are demonstrably of national archaeological importance, which hold, or potentially hold, evidence of past human activity, should be preserved in situ. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, tThe Council will require developers to consult with GLAAS and if appropriate HADAS the Greater London Archaeological Advisory Service (GLAAS) and, where relevant, the Hendon and District Archaeological Society (HADAS)¹.

¹ HADAS (Hendon and District Archaeological Society) was founded in 1961 with one aim: to find and prove, on the ground, the Saxon origins of Hendon. Since that time the Society has expanded in area, today encompassing the whole of the London Borough of Barnet and excavation and research now covers all archaeological periods

~~including and submit submission of an~~ appropriate desk-based assessment together with, where necessary, a field evaluation. Archaeological Priority Areas (APAs) are identified in Table 11. As part of any application, development proposals within these areas will need to provide detail in consultation with GLAAS of how they will investigate, catalogue and where possible preserve the remains in situ or in a museum.

~~Non-Designated Heritage Assets~~

~~When assessing the impact of a proposal on a non-designated heritage asset, the effect on its significance will be taken into account when determining the application. A balanced judgement will be required, having regard to the scale of any harm or loss and any public benefits that might result.~~

~~The Council may identify any potential non-designated heritage asset as a consideration of development proposals.~~

~~Heritage at Risk~~

~~The Council will work with Historic England, asset owners, developers and other stakeholders to find solutions to buildings, sites and places on the Heritage at Risk Register.~~

~~Archaeological Interest~~

~~The Council will protect remains of archaeological importance in accordance with their significance. Assets of national archaeological importance should be preserved in situ. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, the Council will require developers to consult with GLAAS and if appropriate HADAS and submit an appropriate desk-based assessment and, where necessary, a field evaluation.~~

6.23 Barnet's Heritage

6.23.1 The Council takes a positive approach to the conservation and enhancement of the historic environment and recognises the wide benefits it can bring to the local economy, character, and distinctiveness of the Borough. Barnet's historic environment significantly contributes to the Borough and its sense of place and therefore all new development should respect its ~~the~~ character and distinctiveness.

~~of Barnet's historic environment.~~ The historic environment is reflected in the designation of 16 conservation areas, the majority of which are supported by conservation area character appraisals. Barnet has over 650 statutory listed building entries on the National Heritage List. The Borough has 5 Registered Parks and Gardens on Historic England's Register of Parks and Gardens. The Borough also has London's only Registered Historic Battlefield, the site of the Battle of Barnet (1471), which is of national significance and lies to the north of Chipping Barnet. There are also two Scheduled Monuments, at **Brockley Hill in Edgwarebury** and at the Manor House in Finchley, five prehistoric, **four Roman and thirty medieval sites containing archaeological remains of more than local importance**. These have been grouped into nineteen 'Local Archaeological Priority Areas' (APAs) as listed in Table 11 and shown on the Policies Map. In addition ~~to these heritage assets~~ the Council maintains a Local Heritage List consisting of over ~~1200~~ 1250 non-designated heritage assets.

6.23.2 National planning policy distinguishes between designated and non-designated heritage assets. Table ~~42~~ 11 lists Barnet's heritage assets (including Statutory Listed Buildings, Battlefield Sites, Registered Parks and Gardens, Scheduled Monuments, ~~Local Areas of Special Archaeological Significance~~ and Conservation Areas) and non-designated heritage assets (local heritage assets ~~locally listed buildings~~)²⁹ including APAs and locally listed buildings). These assets are an irreplaceable resource and the Council will therefore assess proposals based on a presumption that the heritage asset should be conserved while looking for opportunities to enhance a heritage asset's significance. The Council recognises that well-designed development can make a positive contribution to and better reveal the significance of heritage assets. The Council takes a proactive approach to conserving its heritage assets in a number of ways. These include: the publication of Conservation Area Character Appraisals; working with Conservation Area Advisory Committees; working with Historic England to remove heritage at risk assets from the register; the maintenance establishment of a Local Heritage List; and the ~~production of Design Guidance and Codes~~ creation of Design Guidance.

6.23.3 In determining applications for planning permission that affect heritage assets or their settings, the NPPF requires, amongst other things, that local planning authorities take into account the desirability of sustaining and enhancing the significance of such heritage assets, and of putting them to viable uses

consistent with their conservation; and consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality.

6.24 Designated Heritage Assets

6.24.1 In accordance with the NPPF great weight will be placed on the conservation of the Borough's designated heritage assets when considering the impact of development proposals. The Council will not permit harm to a designated heritage asset unless the public benefits, which can include heritage benefits, of the proposal outweigh the harm; **or, in the case that development would result in substantial harm to or total loss of the significance of the asset, it is demonstrated that the nature of the asset prevents all reasonable uses of the site; no viable use of the asset itself can be found in the medium term through appropriate marketing that will enable its conservation; conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.** More detailed guidance on public benefits is set out in National Planning Practice Guidance (NPPG). Harm to, or loss of, a designated heritage asset requires clear and convincing justification. ~~In determining applications affecting heritage assets the Council will take into consideration the scale of the harm and the significance of the asset.~~

6.25 Conservation Areas

6.25.1 The Council has adopted a series of conservation area character appraisals which serve as a material consideration when assessing planning applications for development in conservation areas. Design guidance has also been produced for some conservation areas and provides advice on repairs, alterations, extensions, outbuildings, landscaping, works to trees and gardens. Applications are determined in the light of the guidance provided. The Council will manage changes in a way that ensures the **distinctive characters of conservation areas is retained** and **all new development makes a positive contribution to the conservation areas in particular that it preserves or enhances the special**

character or appearance of that area. The character of each a-conservation areas derives from a combination of factors, which include the ~~such as~~ built form and scale of its historic buildings ~~and density~~, the pattern of development, the overall landscape including the topography, trees and open space. In addition, characteristic materials, architectural detail and historic uses are significant. The design of new development should identify and respond to such elements. Design and Access Statements must include an assessment of the historic local context and character and clarify how new proposals have been informed by it ~~and respond to it~~.

6.25.2 Barnet's conservation areas can also be impacted by development which takes place outside of the conservation area but may be visible from within it as part of its setting. This can include high or bulky buildings, which can have a detrimental impact on areas that may be some distance away, as well as development that may be sit alongside a conservation area. The Council will ~~oppose~~ critically appraise development which outside conservation areas, including in neighbouring boroughs, that it considers could cause ~~harms the significance of to the character, appearance or setting of any a~~ conservation area in accordance with the NPPF and any other relevant guidance produced by the Council (including Conservation Area Design Guidance).

6.25.3 ~~The loss of traditional uses can erode the character of an area. It is essential therefore that traditional uses are not displaced by redevelopment proposals for change of use. A change in traditional patterns of use can erode the character of an area. It is essential therefore that uses contributing to the character of a conservation area are not displaced by redevelopment proposals, including changes of use. Public houses and local shops are of particular importance to the character of conservation areas, especially when they are located in historic buildings. The Council will seek to protect traditional uses of buildings these, and other uses where viable, under policies GSS08, TOW01, TOW02, TOW03 and CHW04.~~

6.25.4 When considering applications for the demolition of buildings that are locally listed or are considered to make a positive contribution to the area, the Council will consider ~~take into account~~ the significance of the building and its contribution to the conservation area. Proposals for the demolition of buildings and facadism will often have a harmful effect on the significance of a conservation area. The Council will resist the total or substantial demolition of such buildings, including proposals for facadism, unless significant public benefits, which should include heritage benefits, are shown that outweigh the ease for retention. Applicants will be required to have regard to national and local plan policies and any other relevant ~~supplementary~~ guidance produced by the Council in order to justify the demolition of a building that is considered to make a positive contribution to a conservation area. All planning applications proposing ~~total or substantial~~ demolition within conservation areas must clearly demonstrate that effective measures will be taken to ensure the structural stability of all retained fabric during demolition and re-building. The Council must be satisfied that any approved development, following the loss of a heritage asset, will proceed within an agreed timespan. Where the loss of any heritage asset is permitted, the Council may seek the submission of a contract of works to ensure the new development will proceed immediately after the loss has occurred.

6.25.5 The loss of historic architectural details can erode the character and appearance of a conservation area. Proposals for alterations should normally be undertaken in materials matching that of the original. Where traditional architectural features have been lost, re-instatement of such elements will be considered provided sufficient evidence exists for an accurate replacement.

6.25.6 The use of Article 4 Directions to remove permitted development rights will be considered where ~~the character and appearance of~~ a conservation area is believed considered to be under threat by the ~~loss or alteration of traditional architectural details.~~ gradual erosion of its character and appearance through inappropriate development.

6.26 Statutory Listed Buildings

6.26.1 Barnet's statutory listed buildings and structures make a significant contribution to the Borough's architectural legacy. They provide places for people to live and work in, are often cherished local landmarks, some of which contribute to their local areas as visitor attractions and make important and valued contributions to the character and appearance of the Borough. The ~~Borough Council~~ has a duty to ~~preserve~~ conserve such assets for both present and future generations and such buildings will be protected under ~~such~~ relevant policies ~~as~~ set out in the NPPF.

6.26.3 The setting of a listed building is not fixed and may change as the asset and its surroundings evolve. The setting itself is not designated and its importance depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. New development can impact on the setting of listed buildings and any adverse impact ~~should be avoided~~ will require clear and convincing justification. Historic England has produced guidance on managing change within the setting of heritage assets and proposals will be expected to be in line with this guidance.

~~6.29~~ 6.28 Registered Parks and Gardens

~~6.29.1~~ 6.28.1 Barnet has five Registered Parks and Gardens

- Golders Green Crematorium (Ggrade I);
- East Finchley Cemetery (Ggrade II*);
- St Pancras and Islington Cemetery (Ggrade II*);
- Stephens House and Gardens ~~Avenue House Grounds~~ (Ggrade II); and
- Hoop Lane Jewish Cemetery (Ggrade II).

~~6.29.2~~ 6.28.2 These sites are considered to have historical significance as they have been skilfully planned with surroundings reflecting the landscaping fashions of their day. The emphasis for their recognition is on 'designed' landscapes, rather than on planting or botanical importance. Development in

the immediate surrounds of these Registered Parks and Gardens should be designed in a manner that does not detract or harm their significance or which includes their setting.

~~6.32~~ 6.31 Heritage at Risk

~~6.32.1~~ 6.31.1 Barnet's Heritage at Risk Register is updated annually by Historic England and reported through the Authorities Monitoring Report. The Council will work with Historic England, asset owners, developers and other stakeholders to find solutions to buildings, sites and places on the Heritage at Risk Register. ~~Developers considering the redevelopment of sites containing buildings on the Register must work with the Council and Historic England to determine the best course of action to retain and restore the historic asset.~~

Non designated heritage assets

~~6.33~~ 6.32 Local Heritage List

~~6.33.1~~ 6.32.1 Barnet has many historic, locally significant buildings and other assets which make a positive contribution to the distinctiveness of local areas, including conservation areas. The NPPF identifies such buildings and structures as non-designated heritage assets. Barnet has a Local Heritage List which identifies buildings of historic or architectural interest. The Council may identify any ~~potential~~ non-designated heritage asset ~~when considering development proposals as part of the decision-making process on planning applications (see NPPG para: 039 Reference ID: 18a-040-20190723)~~. The non-designated heritage asset will be identified by applying the adopted criteria for the selection of local heritage assets as found on the Council's website. The effect of an application on the significance of a non-designated heritage asset will be taken into account in determining the application, in accordance with the NPPF. These NPPF requirements mean that the conservation of a building or site on a local heritage list as a heritage asset is a material consideration when determining the outcome of a planning

application. Planning applications can be refused on the grounds of harm to a local heritage asset. The legitimacy and weight within the planning system of local heritage lists is increased when the list has been prepared in accordance with defined selection criteria and has been subject to public consultation. In considering applications that affect these non-designated heritage assets, the Council will have regard to the significance of the asset and the scale of any harm or loss. There is a presumption in favour of retaining all Locally Listed Buildings as well as any building which makes a positive contribution to the character or appearance of a Conservation Area.

6.32.2 The Council will need to be satisfied that all efforts have been made to continue the present use or to find the compatible alternative uses before considering demolition as a viable option, including marketing the property for the sole purpose of its ongoing use. Prior to considering the demolition of a non-designated heritage asset, it is expected that efforts are made to continue its use or find alternative uses that are consistent with its conservation. In line with the NPPF a deteriorated condition as a result of deliberate neglect of or damage to a heritage asset will not be a factor considered in any decision. The Council LPA will assess proposals for demolition by taking into consideration both the condition of the existing building (particularly if it is beyond repair and its continued use is unviable), the harm to its significance, balanced against and the merits of the alternative proposals for the site including public benefits, which could include heritage benefits.

6.28 6.33 Archaeological Priority Areas and Scheduled Monuments

~~6.28.1~~ 6.33.1 Archaeological remains, above and below ground level, and Scheduled Monuments, are important surviving evidence of Barnet's past and once removed are lost forever. Due to the long history of human habitation across Barnet there are archaeological sites and areas, that are designated, undesignated and yet to be discovered; therefore, all applications that have the potential to impact upon archaeological heritage assets should be supported by an archaeological desk-based assessment. The aim of the assessment is to identify the scale and significance of the archaeological impact. An archaeological field evaluation may also be necessary. The Council will consult with Historic England and ~~the Greater London Archaeology Advisory Service (GLAAS)~~ on the implications of development

proposals in APAs Archaeological Priority Areas. GLAAS holds further information on archaeological sites in Barnet. When considering proposals which have the potential to impact on archaeological remains, the Council will have regard to the NPPF. It may also be appropriate for ~~Hendon and District Archaeology Society~~ (HADAS) to be consulted.

Table 42 11 - Barnet's Designated and Non-designated Heritage Assets

Listed Buildings	Over 670 654 entries
Battlefield Site	Battle of Barnet 1471
Registered Parks and Gardens	5 registered historic parks and gardens; St Marylebone Cemetery, <u>Stephens House and Gardens</u> , Avenue House Garden , Golders Green Crematorium, St Pancras Cemetery and Hoop Lane Jewish Cemetery.
Scheduled Monuments	Brockley Hill Romano – British Pottery, Edgware Manor House Moated Site, East End Road, Finchley
Archaeological Priority Areas	<ol style="list-style-type: none"> 1. Barnet Gate and Totteridge Fields 2. Burnt Oak 3. Child's Hill 4. Chipping Barnet 5. Copthall 6. Cricklewood 7. East Barnet 8. East Finchley 9. Edgware 10. Edgwarebury and Scratchwood 11. Finchley 12. Friern Barnet 13. Galley Lane 14. Halliwick Manor House 15. Hendon 16. Mill Hill

			<ul style="list-style-type: none"> 17. Monken Hadley Common 18. Totteridge and Whetstone 19. Watling Street. 	
		<p>Conservation Areas</p>	<ul style="list-style-type: none"> 1. The Burroughs, Hendon, 1983 2. Church End, Finchley, 1979 3. Church End, Hendon, 1983 4. College Farm, Finchley, 1989 5. Cricklewood Railway Terraces, 1998 6. Finchley Garden Village, 1978 7. Golders Green Town Centre, 1998 8. Hampstead Garden Suburb, 1968 9. Hampstead Village (Heath Passage), 1994 10. Mill Hill, 1968 11. Monken Hadley, 1968 12. Moss Hall Crescent, 1974 13. Totteridge, 1968 14. Watling Estate, Burnt Oak, 1998 15. Wood Street, Barnet, 1969 16. Glenhill Close, Finchley, 2001 	
		<p>Locally Listed Buildings</p>	<p><u>Over 1,250</u> 4,224</p>	

5.2 Previous Policy CDH08 Barnet's Heritage

Policy CDH08 Barnet's Heritage

The Council will ensure that Barnet's heritage assets (designated and non-designated), including its conservation areas, statutory listed buildings, scheduled monuments, registered historic parks and gardens, archaeological remains, locally listed buildings and registered historic battlefield are conserved and enhanced in a manner appropriate to their significance. These assets are an irreplaceable resource which greatly contribute to the Borough's distinctive character and should continue to be enjoyed by present and future generations.

Designated Heritage Assets

Great weight will be placed on the conservation of the Borough's designated heritage assets, including listed buildings and conservation areas, when considering the impact of development proposals. Any harm to, or loss of, the designated heritage asset will require clear and convincing justification. Substantial harm to, or loss of, designated heritage assets will not be permitted unless it can be demonstrated that substantial public benefits will be achieved that outweigh such harm or loss.

Where less than substantial harm will result from a development proposal, this harm will need to be balanced against any public benefits that emanate from the proposal.

Conservation Areas

The Council will seek to preserve or enhance the character and appearance of its conservation areas when assessing development proposals. Conservation area character appraisals and where applicable, conservation area-based design guidance will be used in the assessment of planning applications.

The following criteria will be applied:

- i) the loss or substantial demolition of, a building that makes a positive contribution to the character or appearance of a conservation area, including a locally listed building, will be resisted.
- ii) the impact of development outside a conservation area, but which has a harmful impact on its character or appearance, including its setting, will be resisted.
- iii) the impact of development on trees, landscaping and open space, including gardens, that contributes to the character or appearance of a conservation area will be opposed
- iv) proposals should have regard to the local historic context and character
- v)
- vi) proposals should retain architectural detailing, traditional features, including shopfronts, which contribute positively to the appearance of a building or an area
- vii) in exceptional circumstances, where the loss of any heritage asset is permitted, the Council will require the submission of a contract of works to ensure the new development will proceed immediately after the loss has occurred

Statutory Listed Buildings

The conservation of Barnet's statutory listed buildings will be given a high priority of importance when assessing applications. Any harm to, or loss of, the significance of listed buildings will require clear and convincing justification.

The following criteria will be applied:

- i) Resist any harm to, or loss of significance, from whole or partial demolition, extension or alteration
- ii) Resist harmful alterations to the interior or exterior, or changes to curtilage features
- iii) Resist extensions or additions that are inappropriate in design, scale or material
- iii) Resist any harm to, or loss of, its significance, from development within its setting, including tall buildings³⁰

Registered Parks and Gardens

Development proposals within Registered Parks and Gardens should respect their special historic character and aesthetic qualities, whilst avoiding any adverse impact on their setting or on key views within or outside the designated sites. Any harm to, or loss of, their significance, from alterations, destruction, or from development within its setting, should require clear and convincing justification. Substantial harm to Grade II Registered Parks or Gardens should be exceptional, and wholly exceptional for grade II* Registered Parks or Gardens.

Registered Historic Battlefield

The site of the Battle of Barnet (1471) is of great historical importance and will be protected from development, both above and below ground, that would result in harm to its significance.

Archaeology

Archaeological remains will be protected, particularly in the identified Local Areas of Special Significance, by requiring that acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where considered appropriate. Development which impacts substantially on archaeological assets of national importance will be resisted.

Scheduled monuments and other undesignated assets which are demonstrably of national archaeological importance, which hold, or potentially hold, evidence of past human activity, should be preserved in situ. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, the Council will require developers to consult with GLAAS and if appropriate HADAS and submit an appropriate desk-based assessment together with, where necessary, a field evaluation.

Locally Listed Buildings and Other Non-Designated Heritage Assets

The Council will protect Locally Listed Buildings and their settings in accordance with their significance. There is a presumption in favour of their

retention and their loss will be normally be resisted. Development proposals, including external alterations and extensions should conserve, reveal and enhance the significance of these non-designated heritage assets and their settings.

Non-Designated Heritage Assets

When assessing the impact of a proposal on a non-designated heritage asset, the effect on its significance will be taken into account when determining the application. A balanced judgement will be required, having regard to the scale of any harm or loss and any public benefits that might result.

The Council may identify any potential non-designated heritage asset as a consideration of development proposals.

Heritage at Risk

The Council will work with Historic England, asset owners, developers and other stakeholders to find solutions to buildings, sites and places on the Heritage at Risk Register.

Archaeological Interest

The Council will protect remains of archaeological importance in accordance with their significance. Assets of national archaeological importance should be preserved in-situ. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, the Council will require developers to consult with GLAAS and if appropriate HADAS and submit an appropriate desk-based assessment and, where necessary, a field evaluation.