

Statement of Common Ground between

The London Borough of Barnet (“LBB”)

and

Ballymore Group and Transport for London

March 2023

Sites 27 - Edgware Town Centre and Site 28 - Edgware Underground & Bus Stations

J. Introduction

- 1.1 Ballymore Group and Transport for London (“TTL Properties Limited — TTLP” — the recently established property development arm of Transport for London (TfL)), are in a Joint Venture (“JV”) to bring the Broadwalk Shopping Centre (“BSC”) and TfL landholdings around Edgware Station forward for redevelopment (“The site”).
- 1.2 The JV is engaged in pre-application discussions with LBB and a Planning Performance Agreement (“PPA”) is in place. A planning submission is targeted for Summer 2023. Pre-application discussions with Greater London Authority (GLA) are also underway.
- 1.3 This Statement of Common Ground (“SoCG”) between LBB and the JV addresses planning matters specific to Site Allocations 27 & 28 in the Draft Local Plan. These Sites are subject to allocations in the Draft Regulation 19 Local Plan. The Draft Allocations are set out in full at Appendix 1.
- 1.4 The purpose of this SoCG is to identify areas of agreement and disagreement between LBB and the JV with regards to the Draft Local Plan. The document is intended to be ‘live’ and updated as circumstances change / agreement occurs between the parties on any outstanding issues.
- 1.5 The Inspectors are currently consulting on a series of Examination documents seeking to address the Inspectors’ Action Lists as published on the Examination website by the Council both during and after the Examination in Public hearing sessions. The Examination documents are as follows:
 - EXAM11;
 - EXAM13 to EXAM19;
 - EXAM21;
 - EXAM23 to EXAM40; and
 - EXAM42 to EXAM137.
- 1.6 The JV support the council’s efforts to address outstanding matters from the Examination in Public. In relation to Sites 27 and 28, the additional information included in the Examination documents is supported, particularly in terms of the residential capacity of site allocations as noted in EXAM 75.

2. *Adopted Edgware Growth Area SPD*

2.1. The Edgware Growth Area SPD was adopted by LBB in June 2021. The SPD identifies the BSC and Edgware Bus Station and Depot as key sites for comprehensive redevelopment to deliver a significant quantum of new housing as well as a wide range of town centre uses, (Paragraph 5.14). The SPD supports the comprehensive redevelopment of both sites to reflect Edgware's status as a major town centre.

3. *Emerging Policy GGS05 - Edgware Growth Area*

3.1 The site is located within Edgware Growth Area, as defined by Policy GSS05 of the Regulation 19 Draft Local Plan. Policy GSS05 identifies Edgware Town Centre as having the opportunity for regeneration and intensification due to its existing transport links and high level of accessibility. Policy GSS05 seeks to deliver 5,000 new homes, improved leisure options, appropriate floorspace for community, retail and office uses, improved public realm, improved transport and pedestrian experience, alongside the retention of existing levels of employment and the delivery of new opportunities for new jobs.

3.2 Site Allocations 27 & 28 establish the principle of a significant scale of development to help deliver the quantum of housing, employment and infrastructure sought by the Draft Local Plan as a whole (Policies: GSS01, GSS05, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CDH08, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECY01, ECY02, ECY03, ECC02, TRC01, TRC03).

3.3 The emerging masterplan vision for the two sites seeks to deliver the Site Allocation requirements, in addition to supporting the wider ambition for town centre regeneration, as outlined in the adopted Edgware Growth Area SPD.

4. *The Site Allocations*

2.1 The site comprises Site Allocations 27 and 28 in LBB's Regulation 19 Draft Local Plan.

2.2 Site Allocation 27 (Edgware Town Centre) is located within Edgware Growth Area and is allocated for the delivery of 2,379 residential units and a mix of town centre uses including commercial (retail and office), entertainment, community and car parking.

2.3 Site Allocation 28 (Edgware Underground & Bus Stations) is also located within the Edgware Growth Area and is allocated for the delivery of 2,316 residential units and a mix of town centre uses including commercial and transport infrastructure. A Site of Borough Importance for Nature Conservation ("SINC") covers the south eastern part of the Site Allocation.

2.4 Together, Site Allocations 27 and 28 comprise the total site area which is identified as having the potential to deliver 4,695 homes, in addition to a range of non-residential uses. Both sites benefit from high transport accessibility levels and are identified as being suitable for tall and very tall buildings.

5. *Policy CDH04 – Tall Buildings*

4.1 Policy CDH04 of the Regulation 19 Draft Local Plan states that tall buildings (8 to 14 storeys (26 to 46 metres above ground level)) may be appropriate in strategic locations in the Borough, including Edgware Growth Area (Policy GSS05).

4.2 Policy CDH04 also recognises that tall buildings of 15 storeys or more ('Very Tall') may be permitted in Opportunity Areas or Growth Areas.

4.3 Sites 27 and 28 are located in Edgware Growth Area and are therefore considered a suitable strategic location for tall and very tall buildings.

8. Areas of Agreement

5.1 The following areas are agreed between LBB and the JV:

Strategic Matters:

- The London Plan (2021) identifies a London-wide need for the delivery of 66,000 additional homes every year for at least 20 years (GLA SHMA). Notwithstanding, the London Plan has a housing target of approximately 520,000 homes over a ten year period and therefore falls short of the 66,000 annual target identified in the GLA SHMA.
- The London Plan sets out a ten year target for net housing completions of 23,640 homes for LBB (2019/20 –2028/29);
- Table 13: Barnet's Town Centre Hierarchy in the Regulation 19 Draft Local Plan places Edgware at the top of the town centre hierarchy. It is agreed by LBB and the JV that Edgware is well suited to deliver a significant quantum of residential development as Barnet's only major town centre;
- Paragraph C of Barnet's Spatial Strategy (Policy BSS01) within the Regulation 19 Draft Local Plan directs new homes to well connected, sustainable sites in Growth Areas such as Edgware Town Centre (Policy GSS01 and GSS05); and
- In the Regulation 19 Draft Local Plan Foreword, LBB acknowledge the '*challenging housing targets which continue to increase*'. LBB and the JV recognise that the housing delivery target for Barnet may increase following a review of the London Plan 2021.

Site Specific matters

- Site Allocations 27 and 28 are identified as having a development timeframe of 6-10 years. The JV plan to submit a planning application in 2023, with a view to begin development in 2025. The first phase of the development is expected to be completed in 2029/30. Both sites are therefore 'deliverable'.
- Site Allocations 27 and 28 have not been subject to any third party representations throughout the Regulation 18, Regulation 19, Regulation 22 and Regulation 24 Draft Local Plan consultation periods. No objections have been made in regard to either Site Allocation.
- The adopted Edgware Growth Area SPD outlines a vision for the growth and regeneration of Edgware Town Centre through the development of '*extensive areas of brownfield and underused land*' (Paragraph 1.26), including Sites 27 and 28 (See Figure 31 below); and



Figure 3J - Assessed Development Potential by Segment

- The Regulation 19 Draft Local Plan identifies Sites 27 and 28 as being suitable for tall and very tall buildings as stated in Policy CDH04, due to their location in Edgware Growth Area (Policy GSS05).

7. Areas of Disagreement

6.1 There are no areas of disagreement.

8. Governance Arrangements

7.1 This SoCG will be kept up-to-date and will form a key part the Local Plan review and implementation of adopted and emerging policies.

9. Signatories

8.1 Both signatories agree that this statement is an accurate representation of areas of agreement and disagreement between the two parties.

Signed: _____

Name: SIMON BURN

Position: Projects Director, Ballymore

Date: 26/04/23

Signed: _____

Name: Neeru Kareer

Position: Assistant Service Director Planning

Date: 27.04.2023

Signed: _____

Name: Peter Elliott

Position: Head of Property Development, TTLP

Date: 26/04/23

Appendix 1 - Site Allocations 27 & 28

Note: These below Site Allocations are from the Regulation 19 Draft Local Plan, dated June 2021, and have been subject to changes as a result of the Examination in Public. Further changes may be proposed through the Main Modifications.

Site No. 27 Edgware Town Centre (Edgware Growth Area)

Site Address: Station Rd, Edgware, HA8



Ward: Edgware
 PTAL 2019: 6B
 PTAL 2031: 6A

Owners/Mg: Private, Council and TfL
 Site source: Edgware Town Centre PPPPPP



Development use/s: Retail, Offices, Men's Wear, and car parking.

Development timeframe: 6-10 years
 Planning designations: Town Centre; Archaeological Priority Area

Relevant planning applications: 16/0112/FUL (approved) at 120-124 Station Road for retail units and residential units; 17/433S/F-UL (approved) at 30 High Street for residential units; 19/6776/FUL (refused) land to be used for residential units.

Site description: The site is within Edgware Town Centre and includes Primary Retail Frontages. It encompasses the Broadwalk Shopping Centre (with roof car parking), a supermarket and associated car parking, to the north and west the site faces onto Station Road and AS Edgware Road with retail premises in mid-20th Century buildings. The site also includes some office and residential uses. To the south is a mosque and a primary school, along with low-rise housing. To the east are the bus and railway stations. The Grade II listed Railway Hotel - a local landmark building - is close to the north western part of the site. Public transport accessibility is high. Edgware is identified as a strategic location for tall buildings of 8 storeys or more. Tall buildings may be appropriate within the boundaries of the Town Centre.

Applicable Draft Local Plan policies: GS501, GS505, GS512, HO11, HO12, HO13, HO14, HO15, HO16, HO17, HO18, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECV01, ECV02, ECV03, ECC02, TRC01, TRC03



Proposed uses/ allocation (as a function of floor space): 75% residential floorspace with 25% mixed uses of town centre commercial and office, entertainment, community and car park

Indicative residential capacity: 2,379

Justification: The site is highly accessible by public transport and includes large areas of brownfield land, surface car parking and warehouse buildings. Intensification is an opportunity to improve the quality of the built environment and deliver benefits for the local area while providing new housing and town centre uses.

Site requirements and development guidance: The site's high accessibility, town centre context and potential for rail buildings support a high density of redevelopment. Proposals must consider existing site uses including retail, offices and residence. Car parking requirements must be assessed and re-provided as needed. Proposals must consider the site context which includes the Grade II listed Railway Hotel, the existing character of station Road and the High Street, Edgware Primary School to the south, and adjacent low-rise suburban housing. Proposals must be subject to an archaeological assessment. The scale of development is likely to require upgrades to the wastewater network, development and the Council should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan to ensure development does not outpace delivery of essential network upgrades. The potential risk of surface water flooding must be considered. The emerging Edgware Growth Area SPO provides further guidance.

Site No. 28	Edgware Underground & Bus Stations (Edgware Growth Area)		
Site Address:	Station Rd, Edgware, HA8 7AW		
	Ward	Edgware	
	PTAL 2019:	6B	
	PTAL 2031:	6A	
		6.1	

	Site source:	Call for Sites and Edgware Town Centre Framework (2013)	
	Context type:	Central	
	Existing or most recent site use/s:	Transport operations	
	Development timeframe:	6-10 years	
	Planning designations:	Town Centre; Site of Borough Importance for Nature Conservation	
	Relevant planning applications:	None	
Site description:	<p>The northern part is within Edgware Town Centre, facing onto the main shopping street, including Primary Shopping Frontage. The site encompasses Edgware Station, platforms and tracks, the bus garage with parking and access, along with areas of open land to the south and east. To the west is the Broadwalk Shopping Centre, classified as Primary Retail Frontage, with associated car parking. To the south and east is low-rise suburban housing, with the Watling Street Conservation Area adjacent to part of the site. Public transport accessibility is high for the northern and western elements of the site. The culverted Deans Brook runs through part of the site, and flood risk zone levels 2 and 3 overlaps the north eastern boundary of the site in some places. There is also some surface water flood risk. A Site of Borough Importance for Nature Conservation covers the south eastern parts of the site. Edgware is a strategic location for tall buildings of 8 storeys or more. Tall buildings may be appropriate within the boundaries of the Town Centre.</p>		
Applicable Draft Local Plan policies:	<p>GSS01, GSS05, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CDH08, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECY01, ECY03, ECC02, ECC02A, TRC01, TRC02, TRC03</p>		
Proposed uses/ allocation (as a proportion of floorspace):		70% residential floorspace with 30% mixed uses of town centre commercial (retail and office) and transport infrastructure	
Indicative residential capacity:		2,317	