

Colindale

Area Action Plan



March 2010

Local Development Framework





Contents

Abbreviations used in this Area Action Plan:

AAP – Area Action Plan

BFL – Building for Life

BFP – Barnet Finance Plan

CABE – Commission for Architecture and the Built Environment

CHP – Combined heat and power

CIL – Community Infrastructure Levy

CLG – Communities and Local Government

DPD – Development Plan Document

dph – dwellings per hectare

FRA – Flood Risk Assessment

GAF – Growth Area Funding

GOL – Government Office for London

GLA – Greater London Authority

LDF – Local Development Framework

LUL – London Underground Limited

MOL – Metropolitan Open Land

NLSA – North London Strategic Alliance

NLWP – North London Waste Plan

PCT – Primary Care Trust

PPG – Planning Policy Guidance

PPS – Planning Policy Statement

RICS – Royal Institute of Chartered Surveyors

RSS – Regional Spatial Strategy

SFRA – Strategic Flood Risk Assessment

SPD – Supplementary Planning Document

SPG – Supplementary Planning Guidance

SUDS – Sustainable Drainage Systems

TfL – Transport for London

UDP – Unitary Development Plan

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Foreword



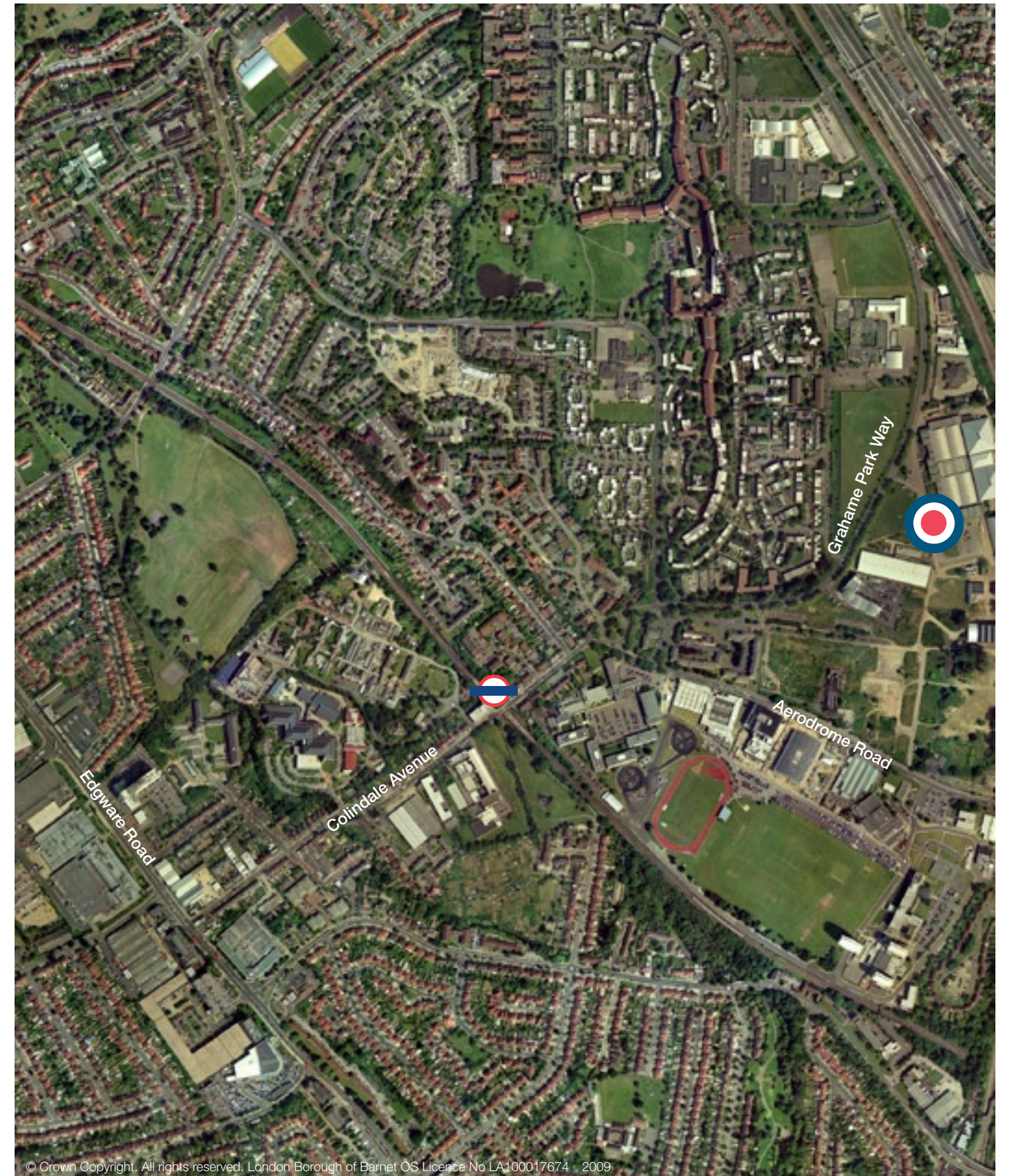
As a successful city-suburb of a world class city, Barnet plays a major role in London's success, attracting people to the city with the necessary skills to enable it to compete effectively at a global level. Whilst recognising current economic conditions are uncertain, over the long term, Barnet remains London's fastest growing outer London borough and has a prosperous future.

Our Three Strands Approach to planning, development and regeneration: Protect, Enhance and Grow, establishes a borough-wide strategy to protect our most important open and green spaces, enhance our existing centres and quality residential suburban neighbourhoods and plans for growth in appropriate brownfield locations and areas in need of regeneration and renewal. Colindale, located in the west of the Borough, has an important role in all of these priorities, especially Strand 3: Growth, as Barnet's largest housing-led regeneration area.

Colindale is already identified in the London Plan and Barnet's adopted Unitary Development Plan as an area that could support significant new development with new housing and jobs. Our aim is to ensure that growth in Colindale is focused around an accessible and attractive new neighbourhood centre that serves the everyday needs of local people combined with an exciting transport gateway interchange at Colindale Underground Station. It is essential that Colindale provides the full range of community and education services that are so important for communities to flourish. New areas of housing will be linked to existing neighbourhoods by an improved network of streets and quality green open spaces.

The Council, with its partners, has prepared this Area Action Plan to provide a comprehensive but flexible long term strategy to manage change and deliver high quality sustainable development in Colindale.

Councillor Melvin Cohen
Cabinet Member for Planning and Environmental Protection



Aerial photograph of Colindale

Preface

About this AAP Submission Document

The London Borough of Barnet, in partnership with the Greater London Authority, Transport for London, local strategic partners and key landowners in the Colindale area has prepared this Area Action Plan (AAP) for the Colindale area to guide development and change over the next 10-15 years. The area is identified in the Mayor's London Plan as an Opportunity Area and this AAP demonstrates how the planned growth together with the necessary infrastructure to support this growth will be delivered. The AAP will form part of the emerging Barnet Local Development Framework which will, over time, replace the Unitary Development Plan (adopted in May 2006) and help to deliver Barnet Council's Three Strands Approach for successful city-suburbs through protection, enhancement and sustainable growth.

Colindale will make the single largest housing and affordable housing contribution to the Borough over the next 10-15 years and one of the biggest in North London with approximately 10,000 new homes, of which nearly 5,000 already have planning permission and hundreds are under way or completed.

The Colindale AAP is a statutory planning document which forms part of the Barnet Local Development Framework (LDF). It provides policies and guidance which will be used in the consideration of development proposals in Colindale and will be a material consideration in the determination of planning applications in the AAP area. The AAP will be subject to monitoring and review.



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Bird's eye view looking at the construction of Beaufort Park, the RAF Museum and Grahame Park Estate