

GREATER**LONDON**AUTHORITY

Our reference: MGLA171024-3139

8 November 2024

Thank you for your request for information which the Greater London Authority (GLA) received on 13 October 2024. Your request has been considered under the Environmental Information Regulations (EIR) 2004/

You requested:

Financing of Edgware growth area; Supplementary Planning Document (SPD)

Please send me the report and papers relating the financing to Barnet and Harrow councils to produce a supplementary planning document for edgware growth area.

Our response to your request is as follows:

The funding allocation for Edgware Town Centre SPD - Joint bid with Harrow was £175,000. The funding was divided equally between the two boroughs.

Please find attached the information submitted via our Open Projects System under the Homebuilding Capacity Fund.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA171024-3139.

Yours sincerely

Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

P14500 Edgware Town Centre SPD – OPS screens – 6 Nov 2024

<div>← PROJECT OVERVIEW</div>		Proposal details	
		London Borough of Barnet	
Assess Version 1 Approved on 10/07/2019		Project ID: P14500	
		NEXT BLOCK ➤	
Project title			
Edgware Town Centre SPD			
Bidding Arrangement			
London Borough of Barnet			
Organisation name			
London Borough of Barnet			
Programme selected			
Homebuilding Capacity Fund (HCF)			
Project type selected			
Homebuilding Capacity Fund (HCF)			
Enter a brief project description			
Edgware Town Centre SPD, prepared jointly with London Borough of Harrow.			
<p>The SPD will deliver up to 4,000 new homes on difficult to develop, public (TfL) and private sector land in Edgware Major Town Centre. The majority of redevelopment opportunity is in Barnet (3,600 new homes) with the remainder in Harrow (400 new homes). A pro-active planning approach is required to achieve this level of development. Benefits include not only unlocking land for 4,000 new homes, but also providing a planning framework for the redevelopment of a significant area of TfL land.</p> <p>The advantage of a SPD, would set a cross-borough development strategy for the town centre to maximise development and allow for site assembly (both major and small sites) through CPO if necessary. The number of different land-owners in the area, their level of interest and timescales for development, requires Barnet and Harrow to take a proactive lead in an area with significant growth potential.</p>			
Confirm the main contact (optional)			
<div></div>			
Confirm email address of the main contact (optional)			
<div></div>			

<div>← PROJECT OVERVIEW</div>		Proposal type	
		London Borough of Barnet	
Assess Version 1 Approved on 10/07/2019		Joint proposals must only be submitted by the single lead accountable body. If your Council is not the accountable body, the proposal will be rejected	
		Project ID: P14500	
← PREVIOUS BLOCK		NEXT BLOCK ➤	
Is this a joint proposal with one or more other councils?			
Yes			
Is your council the single lead accountable body for the proposal?			
Yes			
List which other councils form part of the joint proposal			
London Borough of Harrow			

Provide an outline of the proposal and identify how it will accelerate housing delivery

Edgware is designated as a Major Centre in the Local Plan straddling the Barnet Harrow administrative areas. The centre focuses around a shopping centre (owned and managed by ASI) with traditional high street shopping surrounding it. The centre benefits from being located on a major transport hub (tube and bus) and is classified as PTAL 6. However, evidence shows that in recent years the centre has started to fall into decline with major anchor stores moving out (most recently M&S) and the surrounding high street offer becoming less attractive. Public realm is poor and much of the centre is blighted by surface-level car-parking. As also evidence in the Harrow Core Strategy (2012).

Two major land-owners have indicated that they would like to bring forward development in the area to modernise the shopping centre and enhance and widen the retail and leisure offer along with new housing development. However, these have not come to fruition, in part due to lease-holder issues, but also due to the interface of the land-holdings with adjoining sites.

Rather than a fragmented and piecemeal approach to development which does not maximise the opportunity for new housing-led, mixed-use development with associated regeneration benefits, it is Barnet and Harrow's preference to accelerate development through an SPD. An SPD would establish the parameters and scale of development appropriate to this major town centre and ensure that land is used efficiently, whilst ensuring that the environment is protected and enhanced. Importantly, it would also provide powers to progress complex site-assembly and create an environment where development could start to come forward in the town centre.

Outline how the proposal meets one or more of the funding priorities outlined in Section 2 of the prospectus

Does this proposal meet priority 1: delivering a new generation of council homes?

No

Does this proposal meet priority 2: increasing housing supply by supporting more development on small sites?

Yes

Outline how the proposal meets the funding priority 2

There are a number of small sites in the town centre which due to the nature and character of surrounding buildings cannot be progressed in isolation of each other. An SPD would allow for site-assembly to proceed and give clear guidance to land-owners on the scale and type of development which could be delivered on their land.

Does this proposal meet priority 3: proactive planning in areas with significant growth potential?

Yes

Outline how the proposal meets the funding priority 3

Increased housing in Edgware meets key policies in the draft London Plan, including Policies GG2, H2, SD6, SD7 and SD8.

Barnet's emerging Local Plan (Reg 18 report to be approved for consultation in Spring 2019), which sets a target of up to 3,600 new homes in Edgware.

Priority 3 allows for the development of master-plans or SPDs for areas that have been identified as having growth potential. Edgware is identified in both the draft London Plan and Barnet's emerging Local Plan as an area of growth. The SPD will increase housing capacity in and around a major town centre and a transport node. This could not be achieved without strong planning guidance in place for intensification of housing development and powers to bring all the individual sites together, some of which are land-locked and to maximise development.

Does this proposal meet priority 4: ensuring optimal density of new residential developments?

No

Value for money

London Borough of Barnet

Assess Version 1 Approved on 10/07/2019

Project ID: **P14500**

[< PREVIOUS BLOCK](#)[NEXT BLOCK >](#)

How have you ensured that cost estimates are realistic and achievable without compromising the quality of the proposal?

The total cost will be £250,000, equating to £62.50 per unit (for 4,000 new homes).

Adopted planning guidance will provide planning certainty for the GLA family (TfL) as a major land-owner in the area.

Consultants will be commissioned to prepare the SPD. Barnet will lead on the management of the project. The cost of the SPD is itemised below:

£140,000 - Planning Consultants to prepare SPD and associated documentation, including Sustainability Appraisal, Equalities Impact Assessment and Consultation Station for two London Boroughs.

£40,000 - Transport Consultants to prepare High Level Transport Assessment and Parking Assessment of the centre.

£10,000 - Consultation, including publicity material and statutory notices.

£25,000 - London Borough of Harrow, to provide Consultants with relevant information, inform preparation of the SPD, support consultation and progress SPD through Committee process to adoption as well as cover cost of joint working.

£35,000 - London Borough of Barnet, to commission and manage Consultants to prepare a SPD which meets statutory requirements and progress SPD through Committee process to adoption as well as cover cost of joint working.

These cost estimates are based on the final cost of the North Finchley SPD which was completed and adopted by Barnet Council in February 2018. The estimated cost of the Edgware SPD is therefore considered realistic.

The GLA will not fund costs that can be capitalised to a project, funded through other means or that form part of business-as-usual expenditure (see paragraphs 26 to 29 in the prospectus). Justify why this proposal is consistent with these requirements.

The costs within the proposal cannot be capitalised.

Attempts to fund the SPD through other means (i.e. land-owners) has not been possible due to the number of land-owners in the area and their timescales for bringing sites forward. Given the Council's other commitments to preparing a new Local Plan (Reg 18 to go to Committee in Spring 2019 for approval to consult), preparation of SPDs do not form part of planning expenditure in 2019/20 or 2020/21.

A separate bid through Public Practice has been made for town centre support. If this bid is successful, it would be expected that the position would support delivery of the Edgware SPD.

In assessing the cost of this bid against other bidders, the SPD will deliver a higher number of units than could be expected if development comes forward in a piece-meal approach. Not all bids will be delivering capacity for 4,000 new homes, equating to the Fund contributing £62.50 to each new home. This represents value for money.

[← PROJECT OVERVIEW](#)

Active Version 6 Approved on 19/02/2021
[View History](#)

Project ID: **P14500**

NEXT BLOCK ➤

[< PROJECT OVERVIEW](#)

Budget

London Borough of Barnet

Active Version 15 Approved on 26/05/2021

View History

Set out the activities/milestones which will be delivered as part of the proposal

Project ID: **P14500**

[< PREVIOUS BLOCK](#)

[NEXT BLOCK >](#)

Budget Details

Add spend to the table below.

View mode

All activity

PROFILES AND ACTIVITY	GLA REVENUE CONTRIBUTION £	APPLICANT REVENUE CONTRIBUTION £	EVIDENCE
Project Total:	0	0	

Key proposal outputs

Output 1: Describe the output, how it will be delivered and the delivery timescale

Scoping Report (September 2019)

Consultants will prepare a Scoping Report for the town centre. This will form the evidence base to the SPD, containing key information relevant to the centre on matters such as:

- the vibrancy and vitality of the centre;
- mix of uses;
- vacancy rates;
- footfall;
- catchment area profile;
- relevant planning policies;
- characterisation study;
- transport assessment;
- potential development sites;
- appropriate mix of new uses to be supported in centre; and
- issues to be taken forward in the SPD.

Early consultation will take place as part of the preparation of the Scoping Report and include the establishment of a Project Board (to meet monthly and include key town centre stakeholders and land-owners).

Output 2: Describe the output, how it will be delivered and the delivery timescale

Draft SPD (February 2020)

The draft SPD will be prepared in accordance with statutory requirements and will require to be signed-off by both London Boroughs of Barnet and Harrow before being taken through the respective Borough's committee processes for approval to proceed with public consultation.

The SPD will include:

- design and public realm strategy;
- height strategy for the centre;
- transport plan;
- detailed design guidance for up to six sites within the Centre (to be agreed at the end of the Scoping Report stage);
- identify areas where complex site assembly may be needed and arrangements for pursuing this approach;
- recommendations for delivering the proposals contained in the SPD along with any S106 required to mitigate the impact of development.

The draft SPD will require to be accompanied by Sustainability Appraisal, Equalities Impact Assessment and Consultation Statement.

Preparation of the draft SPD will have been informed by the Project Board and consultation with the community.

Output 3: Describe the output, how it will be delivered and the delivery timescale

Final SPD (December 2020)

The final SPD will require to be signed-off by both London Boroughs of Barnet and Harrow before being taken through the respective Borough's committee processes to adopt the SPD.

The final SPD will be accompanied by all the associated documentation as at draft SPD stage, updated where appropriate.

The final SPD will take into account all the comments received in respect of the draft SPD and incorporate changes where appropriate.

Preparation of the draft SPD will have been informed by the Project Board and consultation with the community.

Are there additional outputs?

No

Key proposal outcomes

Outcome 1: Describe the outcome, how it will be delivered and the delivery timescale

Scoping Report (September 2019)

Consultants commissioned by Barnet (as lead authority) in consultation with Harrow, will prepare the Scoping Report. The Consultancy is expected to be multi-disciplinary and include transport expertise as well as planning and urban design. Barnet will meet regularly with the Consultants to ensure the Scoping Report meets statutory requirements and can deliver increased housing growth in Edgware.

A Project Board will be established at the outset of the project to inform preparation of the Scoping Report, draft SPD and final SPD. The Project Board will comprise Barnet and Harrow Planning and Transport Officers as well as key town centre stakeholders and major land-owners. The Project Board will meet on a monthly basis.

In preparing the Scoping Report, the Consultants will be expected to attend monthly Project Board meetings and two Ward Member meetings (one meeting for each Council). Council Officers will undertake all other consultation and report back to the Consultants as appropriate.

Outcome 2: Describe the outcome, how it will be delivered and the delivery timescale

Draft SPD (February 2020)

The Consultants (managed by Barnet) will prepare draft SPD for submission to the two authorities by 31 December 2019. This will then allow Barnet and Harrow to formally approve the draft SPD for public consultation (in accordance with the relevant standing orders).

Along with the draft SPD, the Consultants will also provide the relevant associated documentation.

In preparing the draft SPD, the Consultants will be expected to attend monthly Project Board meetings and two Ward Member meetings (one meeting for each Council). Council Officers will undertake all other consultation and report back to the Consultants as appropriate.

[< PROJECT OVERVIEW](#)

Risks and Issues

London Borough of Barnet

Assess Version 1 Approved on 10/07/2019

Councils must include their top three risks and/or issues

Project ID: **P14500**

[< PREVIOUS BLOCK](#)

[NEXT BLOCK >](#)

Project Risk Rating

Overall Project Risk Rating

AMBER - Moderate risk level

Explanation of Risk Rating

Joint working and capacity of Consultants to progress preparation of the SPD to meet the identified milestones. To mitigate against this, the milestones identified for this SPD will be included in the Barnet and Harrow Local Development Schemes. Monitoring processes are already in place in Barnet (Strategic Planning Operations Board) to ensure that progress in preparing Development Plan Documents meets LDS milestones. The Project Board (set up to inform preparation of the SPD) will, amongst other things, monitor preparation of the SPD against the identified milestones. If slippages become apparent, Barnet and Harrow will consider committing additional resources in the form of Officer support.

Manage Project Risks

A risk is an event which has not yet happened but could have a negative impact on the project if it did occur.

Not provided

Manage Project Issues

An issue is anything which has already occurred and is having a negative impact on the project.

Not provided

Compliance

London Borough of Barnet

Active Version 1 Approved on 08/10/2019

Project ID: **P14500**

[< PREVIOUS BLOCK](#)

Can the council's Borough Solicitor confirm the council has sought legal advice prior to entering into the funding agreement?

Yes

Can the council's Borough Solicitor confirm the council has the power and authority to enter into, observe and perform the terms and obligations on its part under the funding agreement?

Yes

Can the council's Borough Solicitor confirm the council has taken all necessary action, obtained all relevant consents and approvals (statutory/otherwise) to authorise the execution and delivery of the funding agreement and the obligations under it?

Yes

Outcome 3: Describe the outcome, how it will be delivered and the delivery timescale

Final SPD (December 2020)

The Consultants will prepare the final SPD for submission to the two authorities by 31 October 2020. This will then allow Barnet and Harrow to formally adopt the SPD by 31 December 2020.

Along with the final SPD, the Consultants will also provide the relevant associated documentation.

In preparing the final SPD, the Consultants will be expected to attend monthly Project Board meetings and two Ward Member meetings (one meeting for each Council). Council Officers will undertake all other consultation and report back to the Consultants as appropriate.

Are there additional outcomes?

No

Evaluation

How will the proposal be evaluated and lessons shared with the GLA?

The proposal will be evaluated on meeting the project milestones and reported in the respective Authorities AMRs. These are shared with the GLA.