

DS/EK/DP6081

17th June 2024

Planning Policy Team,
6th Floor,
2 Bristol Avenue,
Colindale,
London, NW9 4EW

Via email to: forward.planning@barnet.gov.uk

Dear Sir/Madam,

**PROPOSED MAIN MODIFICATIONS TO THE LOCAL PLAN (MAY 2024)
SUBMISSION OF WRITTEN REPRESENTATIONS**

On behalf of our client, Sanprine Ltd, we submit the following written representations to the London Borough of Barnet ('LBB') Proposed Main Modifications to the Local Plan (May 2024).

Our client is the freeholder of Balfour House, 741 High Road, London N12 0EE ('the Site'), a strategic site within North Finchley Town Centre which is subject to a draft site allocation within the draft Local Plan. Our client therefore has a keen interest in the direction of emerging Local Plan policy and draft site allocations.

Site Allocation 61 - Tally Ho Triangle

The Site falls within draft site allocation Site 61, referred to as Tally Ho Triangle. It is noted that the Main Modifications proposes to reclassify the context type from 'Central' to 'Urban', and proposes to reduce the indicative residential capacity from 281 to 205 dwellings accordingly. Whilst the rationale for the reclassification of the context type is understood, the proposed reduction in indicative residential capacity has not been adequately justified, nor does it reflect LBB's ambitions (as required by the London Plan) to optimise the development potential of well located brownfield sites. It is therefore suggested that the original indicative residential capacity of 281 dwellings is reinstated.

Our client supports the amendment to the site allocation removing reference to specific percentages for proposed uses (70% residential; 30% commercial). The replacement text, which states '*Residential led mixed use development with commercial town centre uses, community, leisure, transport infrastructure and public car parking*' provides the necessary flexibility required to respond to the needs of the local area, whilst recognising the importance of prioritising delivery of new homes.

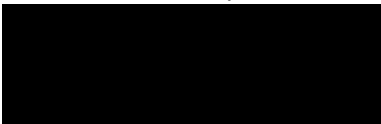


With regards to the main modifications to the site requirements and development guidelines text, our client supports that deletion of the reference to focusing delivery of taller buildings to the southern part of the site. This introduces much needed flexibility for future proposals, and allows for height and massing to respond instead to site specific matters such as townscape and amenity impacts. The addition of text requiring proposals for tall buildings to be assessed against the requirements of Policy CDH04 is acknowledged.

Overall, whilst our client is encouraged by a number of the proposed amendments to Site Allocation 61 which allow for a greater degree of flexibility for future proposals on the Site, we are concerned that the proposed reduction to the indicative residential capacity is not reflective of LBB's wider ambitions to maximise the delivery of new homes in the borough, particularly on suitably located brownfield sites. We therefore respectfully request that the previous figure of 281 homes is reinstated.

We trust our comments will be acknowledged in progressing the draft Local Plan, and we would welcome the opportunity to further engage in the plan making process in the future. Should you have any queries please contact David Shiels or Eleanor Hulm of this office.

Yours faithfully



DP9 Ltd