

POLICY GSS01 Delivering Sustainable Growth

The Council will create the conditions for sustainable growth to deliver the homes, jobs, retail floorspace and community facilities to meet Barnet's identified needs. Infrastructure is key to supporting growth, including investment in transport, education, health and open spaces.

Employment growth between 2021 and 2036 will create more than 27,000 new jobs, many within the Brent Cross Growth Area where permission has been granted for 395,000 m² (net) of office space and 56,600m² (net) retail at an enhanced Brent Cross Shopping Centre which will be integrated into a new Metropolitan Town Centre.

Elsewhere, up to 67,00m² of office floorspace will be distributed across Barnet's town centres.

Major new public transport infrastructure is delivered at the new Brent Cross West station and West London Orbital, with potential for Crossrail 2 subject to confirmation.

New homes will be directed to the following locations:

- a) Growth Areas (23,300 homes):
 - Brent Cross Cricklewood Opportunity Area – 9,500 homes (Policy GSS02)
 - Brent Cross West– 1,800 homes (Policy GSS03)
 - Cricklewood Town Centre – 1,400 homes (Policy GSS04)
 - Edgware Town Centre – 5,000 homes (Policy GSS05)
 - Colindale Opportunity Area – 4,100 homes (Policy GSS06)
 - Mill Hill – 1,500 homes (Policy GSS07)
- b) District Town Centres – 5,400 homes (Policy GSS08)
- c) Existing and Major new public transport infrastructure (1,650 homes) (Policy GSS09):
 - London Underground and Network Rail stations and environs, including car parks – 450 homes
 - New Southgate Opportunity Area (potentially supported by Crossrail 2) - 250 homes
 - West London Orbital (WLO) support further intensification around the stations at Cricklewood, Hendon and Brent Cross West - 950 homes
- d) Estate renewal and infill (including Grahame Park) – 4,400 homes (Policy GSS10)
- e) Major thoroughfares – 3,350 homes (Policy GSS11)

- f) Other large sites including land at Middlesex University in Hendon and car parks – 2,800 homes (Policy GSS12)

Housing growth will come forward on small sites (5,100 homes) that are not designated in the Local Plan. This figure, based on previous trends for delivery from small sites, contributes towards meeting the overall housing target for the Borough. Small sites must be delivered in suitable locations that take account of planning designations and environmental restrictions, including avoiding areas at most risk of flooding. The Council will produce a Sustainable Design Guidance SPD that sets out area wide design codes for small site development⁷.

Where there is a compelling case to secure economic and social benefits in the public interest, the Council will be prepared to use its compulsory purchase powers to facilitate site assembly.

In ensuring the delivery of sustainable growth the Local Plan has allocated land for development as set out in Annex 1 – Schedule of Proposals. All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site proposals. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site.

4.9 Brent Cross Growth Area

- 4.9.1 Brent Cross Cricklewood is Barnet's largest and most significant area of regeneration. It is identified as an Opportunity Area in the London Plan with an indicative capacity of 9,500 new homes and 26,000 new jobs. The Council seeks comprehensive redevelopment of the area to provide thousands of new homes and jobs and transform supporting infrastructure.
- 4.9.2 The Brent Cross Cricklewood Opportunity Area covers 151 hectares, with proposals including a new commercial quarter and Metropolitan Town Centre, incorporating and connected to Brent Cross Shopping Centre. The Opportunity Area sits in close proximity to Growth Areas at Cricklewood Town Centre and Brent Cross West as well as the Staples Corner Growth Area in LB Brent.
- 4.9.3 Support for regeneration at Brent Cross Cricklewood has long been embedded in local and regional policy. The area was first identified as an Opportunity Area in the 2004 London Plan and the Council adopted the 'Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework' as Supplementary Planning Guidance (SPG) in 2005. The SPG establishes a series of strategic principles for the comprehensive redevelopment of the area. Policy support has continued through the Unitary Development Plan (UDP) (2006) and Local Plan Core Strategy (2012).