

15 Annex 1 – Schedule of Site Proposals

15.1 Background

- 15.1.1 The Local Plan quantifies the projected level of growth and identifies the supply of sites needed to meet this growth.
- 15.1.2 The sites identified in the Local Plan Schedule of Proposals are derived from the following sources:
- Nominated through the Call for Sites process by landowners and developers seeking to realise development potential. These include public-sector partners such as Transport for London, Middlesex University, the NHS, as well as the Council. The sites have been assessed as suitable for development;
 - Previously identified in the 2006 Unitary Development Plan or 2009 Colindale Area Action Plan but not yet developed;
 - Allocated in other planning documents adopted by the Council, including Supplementary Planning Documents, Town Centre Frameworks and Planning Briefs.
- 15.1.3 As part of the evidence gathering for the Local Plan the Council conducted an extensive call for sites in 2017-18; previous call for sites took place in 2009, 2010 and 2015.
- 15.1.4 To be included sites must be assessed as:
- **Deliverable** i.e. it should be available now and offer a suitable location for the proposed use(s) and a good prospect that proposal will be delivered within next five years.
 - **Developable** i.e. it should be in a suitable location for the proposed use(s) and there should be a reasonable prospect that it will be available for and could be developed within 15 years.
- 15.1.5 This extensive period of information gathering has enabled the Council to move forward with a suite of sites following a robust assessment of those nominated. Reasons for rejection include the following constraints:
- No realistic prospect of the site coming forward for development during the Plan period;
 - It was considered important to retain the existing use on this site;
 - Development would conflict with other Local Plan policies such as protection of Green Belt and Metropolitan Open Land.
- 15.1.6 Physical or environmental factors, such as flood risk (as identified in the 2018 West London Strategic Flood Risk Assessment), or conservation areas, are acknowledged as potentially further restraining development capacity, although these constraints are not absolute.

15.1.7 Sites with an existing planning permission are included in the Housing Trajectory and are not part of this Schedule of Proposals.

15.1.8 The sites set out in the Schedule have the potential to be brought forward for development, subject to a suitable development proposal being submitted to and approved by the Council. The Council will not itself carry out the development.

15.1.9 The Site Selection Background Document sets out the approach that has guided the preparation of an evidence base to support the proposed site proposals. It explains the methodology used for selecting appropriate sites to meet identified housing and other development needs.

15.2 Assessing Indicative Residential Capacity of Sites

15.2.1 For the purposes of the Local Plan, site capacity assessment has been based on the site size and the public transport accessibility level (PTAL), which is used to determine the range of appropriate dwelling densities for residential development, and thus an indicative number of dwellings.

15.2.2 The sustainable residential quality (SRQ) density matrix from the London Plan (2016) was used to provide a standard means of calculating indicative residential capacity. The matrix, which is based on PTALs, is set out below.

Figure 4: Sustainable Residential Quality Density Matrix

Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban:	150-200 hr/ha	150-250 hr/ha	200-350 hr/ha
3.8-4.6 hr/unit	35-55 u/ha	35-65 u/ha	45-90 u/ha
3.1-3.7 hr/unit	40-65 u/ha	40-80 u/ha	55-115 u/ha
2.7-3.0 hr/unit	50-75 u/ha	50-95 u/ha	70-130 u/ha
Urban:	150-250 hr/ha	200-450 hr/ha	200-700 hr/ha
3.8-4.6 hr/unit	35-65 u/ha	45-120 u/ha	45-185 u/ha
3.1-3.7 hr/unit	40-80 u/ha	55-145 u/ha	55-225 u/ha
2.7-3.0 hr/unit	50-95 u/ha	70-170 u/ha	70-260 u/ha
Central:	150-300 hr/ha	300-650 hr/ha	650-1100 hr/ha
3.8-4.6 hr/unit	35-80 u/ha	65-170 u/ha	140-290 u/ha
3.1-3.7 hr/unit	40-100 u/ha	80-210 u/ha	175-355 u/ha
2.7-3.0 hr/unit	50-110 u/hr	100-240 u/ha	215-405 u/ha

Appropriate density ranges are related to setting in terms of location, existing building form and massing, and the index of public transport accessibility (PTAL). The setting can be defined as:

- central – areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800 m walking distance of an International, Metropolitan or Major town centre.
- urban – areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 m walking distance of a district centre or, along main arterial routes
- suburban – areas with predominantly lower density development such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storeys.

15.3 Relationship of Site Proposals to Other Planning Documents

Opportunity Area Planning Frameworks/ Area Action Plans

- 15.3.1 The Local Plan for Barnet includes existing opportunity area planning frameworks for Brent Cross-Cricklewood and Colindale, along with a new opportunity area at New Southgate. These are identified in the London Plan.
- 15.3.2 Brent Cross Cricklewood – The London Plan identifies Brent Cross Cricklewood as an Opportunity Area. The planning framework for Brent Cross Cricklewood is set out in the Area Development Framework adopted as Supplementary Planning Guidance in December 2005. Formerly shown as a Regeneration Area in the 2012 Local Plan, Brent Cross / Cricklewood is now identified as three individual Growth Areas in this Local Plan: Brent Cross, Brent Cross West / Staples Corner and Cricklewood Town Centre.
- 15.3.3 Colindale-Burnt Oak – The London Plan identifies Colindale as an Opportunity Area. The planning framework for Colindale is set out in the Area Action Plan adopted in March 2010. Unimplemented allocations in the AAP remain part of the Local Plan Schedule of Proposals. Formerly shown as a Regeneration Area in the 2012 Local Plan, Colindale is now identified as a Growth Area in this Local Plan.
- 15.3.4 New Southgate – The draft London Plan identifies New Southgate as an Opportunity Area. A planning framework will be produced jointly with the GLA, LB Enfield and LB Haringey. This will assess the development capacity of this area in the light of progress on Crossrail 2.

- 15.3.5 Mill Hill East – The planning framework for Mill Hill East is set out in the Area Action Plan adopted in January 2009. Unimplemented allocations in the AAP remain part of the Local Plan. Formerly an Area for Intensification, Mill Hill East is now identified as a Growth Area in this Local Plan.
- 15.3.6 Town Centre Frameworks – The frameworks provide the basis for managing and promoting positive change in identified town centres. Unimplemented key opportunity sites identified in these documents are a source for the Local Plan Schedule of Proposals, in particular the North Finchley Town Centre Framework SPD (2018), Edgware Town Centre Framework (2013), Finchley Church End Town Centre Strategy (2012) and New Barnet Town Centre Framework (2010).

Growth Areas

- 15.3.7 The Local Plan Growth Areas are shown on Map 2, the Key Diagram.

Town Centres

- 15.3.8 Boundaries of Town Centres were established in the 2012 Local Plan and remain unchanged. Town centre sites are included as those that are within 400 metres of a Town Centre boundary.

Major Thoroughfares

- 15.3.9 Major Thoroughfares are shown in Map 2 of the Local Plan. Major Thoroughfare sites are those that are not within a Growth Area or Town Centre but are located on a Major Thoroughfare.

Estate Renewal and Infill

- 15.3.10 Sites are identified which involve the renewal and infill development of existing housing estates. The residential figures for Estate Renewal are shown on the basis of net increase.

Major Public Transport Infrastructure

- 15.3.11 Major Public Transport Infrastructure sites are identified as within 400 metres of an existing or new public transport hub and which have not otherwise been identified as within Growth Areas, Town Centres or Major Thoroughfares.

North London Waste Plan

15.3.12 To deliver sustainable waste management the North London Waste Plan allocates sites as the principal locations considered suitable for waste facilities. Sites for waste management can also be allocated in the Local Plan.

Neighbourhood Plans

15.3.13 Neighbourhood Plans can allocate sites of local, non-strategic importance. A Neighbourhood Plan at West Finchley is being produced.

Local Plan Policies Map

15.3.14 The Local Plan Policies Map provides the spatial expression of the Council's planning policies. The Changes to the Policies Map document sets out revisions since 2012.

Assessment of Development Proposals on Sites

15.3.15 The Council will apply adopted Local Plan Policy and developer requirements together with the London Plan and national planning guidance when planning proposals come forward on Local Plan sites, including affordable housing obligations. When bringing forward development proposals regard should be had to the Local Plan policies as a whole. Planning applications should also comply with the Council's approved validation requirements.

15.3.16 Proposals on sites over one hectare will require a screening opinion for Environmental Impact Assessment to accompany the submission of any planning applications.

15.4 List of Sites – Summary Table

Site No.	Site	Ward	Address	Indicative Units	Non-residential Uses
1	Church Farm Leisure Centre	Brunswick Park	Burlington Rise, Brunswick Park, EN4 8XE	12	-
2	North London Business Park (Major Transport Infrastructure)	Brunswick Park	Brunswick Park Rd, Brunswick Park, N11 1NP	1,000	A school, multi-use sports pitch, employment and associated car parking.
3	Osidge Lane Community Halls	Brunswick Park	Osidge Lane, Southgate, N14 5DU	16	75% community uses, school access and retained parking

4	Osidge Library & Health Centre	Brunswick Park	Brunswick Park Rd & Osidge Lane, Brunswick Park, N11 1EY	16	50% replacement library and health centre
5	Edgware Hospital (Major Thoroughfare)	Burnt Oak	Edgware Rd, Burnt Oak, HA8 0AD	366	25% hospital continuing in use, with associated car parking
6	Watling Avenue carpark & market (Burnt Oak Town Centre)	Burnt Oak	Barnfield Rd, Burnt Oak, HA8 0AY	229	40% mixed uses (station building, retail and car parking)
7	Beacon Bingo (Cricklewood Growth Area)	Childs Hill	200 Cricklewood Broadway, Cricklewood, NW2 3DU	132	30% leisure uses
8	Broadway Retail Park (Cricklewood Growth Area)	Childs Hill	Cricklewood Lane, Cricklewood, NW2 1ES	1,007	10% mixed uses (retail and community)
9	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	Colindale	Colindeep Lane, Colindale, NW9 6RY	138	-
10	Douglas Bader Park Estate (Estate Regeneration and Infill)	Colindale	Clayton Field, Colindale, NW9 5SE	200	Small quantum of community uses and retail
11	KFC/ Burger King Restaurant (Colindale Growth Area)	Colindale	Edgware Road, NW9 5EB	162	10% A3 to A5 uses
12	McDonald's Restaurant (Colindale Growth Area)	Colindale	157 Colindeep Lane, NW9 6BD	175	10% A3 to A5 uses
13	Public Health England (Colindale Growth Area)	Colindale	61 Colindale Avenue, NW9 5EQ/HT	1,020	5% community uses
14	Sainsburys The Hyde (Major Thoroughfare)	Colindale	Edgware Rd, The Hyde, NW9 6JX	1,309	25% mixed uses (retail, car parking and community)

15	Tesco Coppetts Centre (Major Thoroughfare)	Coppetts	Colney Hatch Lane, Friern Barnet, N11 0SH	397	25% mixed uses (retail, community uses and car parking).
16	45-69 East Barnet Rd (New Barnet Town Centre)	East Barnet	45-69 East Barnet Rd, New Barnet, EN4 8RN	110	30% mixed uses (retail and office)
17	Danegrove Former Playing Field	East Barnet	Park Rd & Cat Hill, New Barnet, EN4 8UD	148	-
18	East Barnet Library	East Barnet	85 Brookhill Rd, New Barnet EN4 8SG	12	50% community use
19	East Barnet Shooting Club (New Barnet Town Centre)	East Barnet	Victoria Rd New Barnet EN4 9SH	43	-
20	Fayer's Building Yard & Church (New Barnet Town Centre)	East Barnet	63-77 East Barnet Rd & 15-17 Margaret Rd, New Barnet, EN4 9NR	25	30% re-provision of community use
21	New Barnet gasholder (New Barnet Town Centre)	East Barnet	Albert Rd, New Barnet, EN4 9SH	190	10% community use
22	Sainsburys (New Barnet Town Centre)	East Barnet	66 East Barnet Rd, New Barnet, EN4 8RQ	199	25% mixed uses (retail, B1 uses and car parking).
23	Bobath Centre (East Finchley Town Centre)	East Finchley	250 East End Rd, East Finchley, N2 8AU	25	75% community uses.
24	East Finchley station carpark (East Finchley Town Centre)	East Finchley	High Rd East, Finchley, N2 0NW	135	30% mixed uses (office and public car parking)
25	East Finchley substation (East Finchley Town Centre)	East Finchley	High Rd, East Finchley, N2 0NL	31	-
26	Park House (East Finchley Town Centre)	East Finchley	16 High Rd, East Finchley, N2 9PJ	44	20% mixed use (replacement community facility)
27	Edgware town centre (Edgware Growth Area)	Edgware	Station Rd, Edgware, HA8	2379	25% retail, office, leisure and community

28	Edgware underground & bus stations (Edgware Growth Area)	Edgware	Station Rd, Edgware, HA8 7AW	2317	30% mixed uses (transport, retail, office and community)
29	Scratchwood Quarry	Edgware	NW7 3JA	-	Waste management
30	Finchley Central Station (Finchley Central Town Centre)	Finchley Church End	Squires Lane/ Nether St/ Crescent St, Finchley N12 (railway verges and airspace above tracks and Finchley Central station)	556	50% mixed uses (transport, retail, offices, car parking)
31	Brentmead Place (Major Thoroughfare)	Golders Green	1-6 Brentmead Place (North Circular Road), Golder's Green, NW11 9JG	46	-
32	Manor Park Road carpark	Golders Green	72-76 Manor Park Rd, East Finchley, N2 0SJ	7	-
33	Bunns Lane Carpark (Mill Hill Broadway Town Centre)	Hale	Bunns Lane, Mill Hill, NW7 2AA	43	50% mixed uses comprising hotel and, re-provision of car parking
34	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	Hendon	The Burroughs, Hendon, NW4 4AU	9	-
35	Egerton Gardens carpark (Middlesex University and The Burroughs)	Hendon	The Burroughs, Hendon, NW4 8BD	23	-
36	Fenella (Middlesex University and The Burroughs)	Hendon	The Burroughs, Hendon, NW4 4BS	60	10% educational uses.
37	Middlesex University Carpark (Middlesex	Hendon	Greyhound Hill, Hendon, NW4 4BT	70	25% for retained replacement car parking

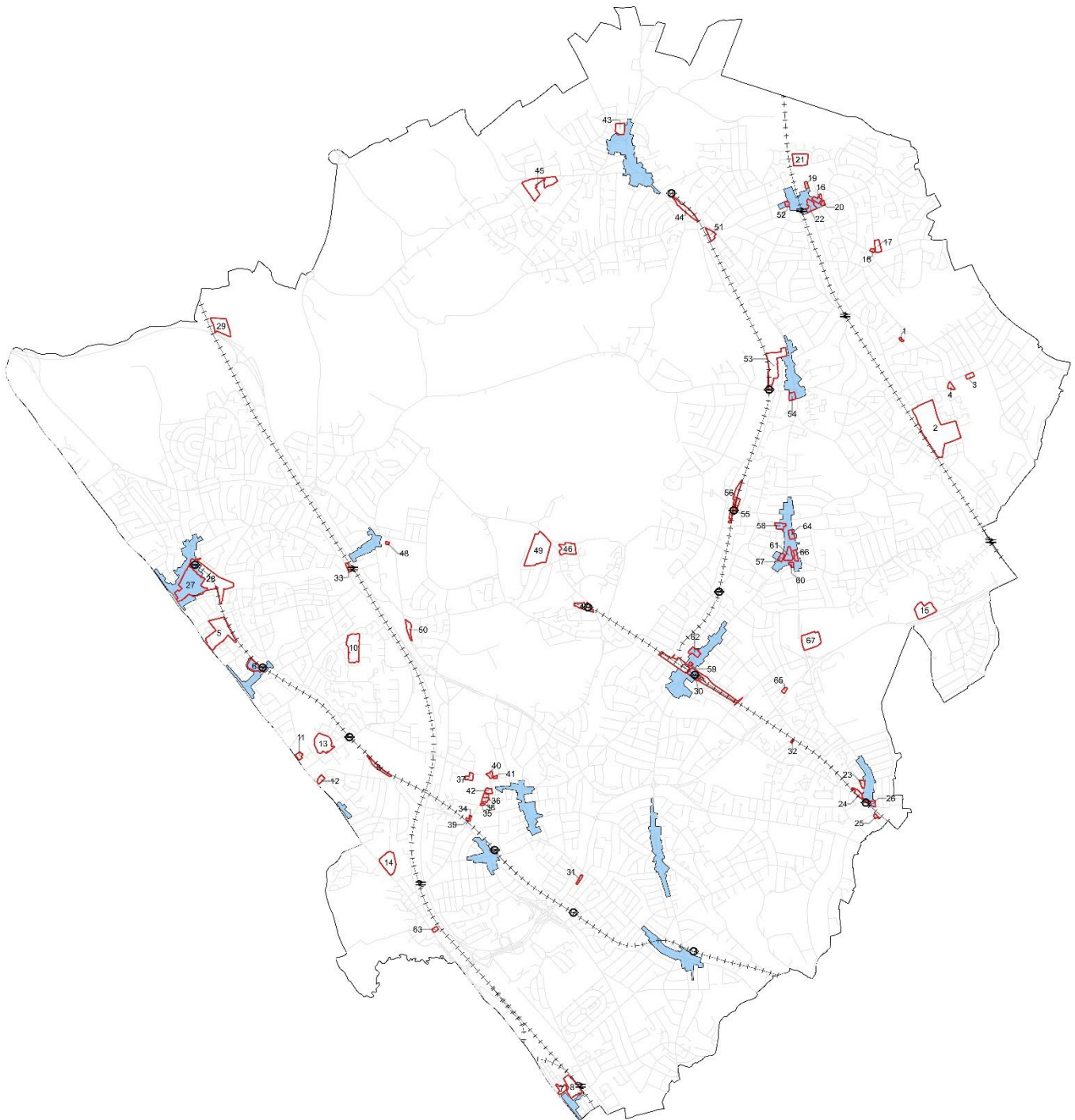
	University and The Burroughs)				
38	Ravensfield House (Middlesex University and The Burroughs)	Hendon	The Burroughs, Hendon, NW4 4BT	84	10% educational uses.
39	The Burroughs carpark (Middlesex University and The Burroughs)	Hendon	The Burroughs, Hendon, NW4 4AR	21	-
40	Meritage Centre (Middlesex University and The Burroughs)	Hendon	28-46 Meritage Centre, Church End Hendon NW4 4JT	36	25% retained community uses
41	PDSA and Fuller St car park (Middlesex University and The Burroughs)	Hendon	The Burroughs, Hendon, NW4 4BE	16	65% retained community uses and housing.
42	Usher Hall (Middlesex University and The Burroughs)	Hendon	The Burroughs, Hendon, NW4 4HE	39	-
43	Army Reserve Depot (Chipping Barnet Town Centre)	High Barnet	St Alban's Rd, Chipping Barnet, EN5 4JX	193	10% mixed uses (community and office)
44	High Barnet Station (Chipping Barnet Town Centre)	High Barnet	Great North Rd, Chipping Barnet, EN5 5P	292	25% mixed uses (public car parking and employment).
45	Whalebones Park	High Barnet	Wood St, Chipping Barnet, EN5 4BZ	149	10% mixed uses (community uses and local green space)
46	IBSA House (Mill Hill East Growth Area)	Mill Hill	The Ridgeway, Mill Hill, NW7 1RN	125	20% B1 uses
47	Mill Hill East Station (Mill Hill East Growth Area)	Mill Hill	Bittacy Hill, Mill Hill, NW7 1BS – airspace above and land adjoining station	127	40% mixed uses (retained rail infrastructure, car parking)
48	Mill Hill Library	Mill Hill	Hartley Avenue, NW7 2HX	19	50% community uses

	(Mill Hill Broadway Town Centre)				
49	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	Mill Hill	The Ridgeway, Mill Hill, NW7 1RS/ 1RL	219	60% retained open Green Belt and community uses
50	Watford Way & Bunns Lane (Major Thoroughfare)	Mill Hill	Adjacent to Watford Way, Mill Hill, NW7 2EX	105	-
51	Great North Road Local Centre (Major Thoroughfare)	Oakleigh	Great North Rd, New Barnet, EN5 1AB	84	60% mixed uses (cinema and public house)
52	Kingmaker House (New Barnet Town Centre)	Oakleigh	15 Station Rd, New Barnet, EN5 1NW	61	10% office use
53	Allum Way (Whetstone Town Centre)	Totteridge	Totteridge & Whetstone station/ High Rd/ Downland Close/ Allum Way, Whetstone, N20	888	20% mixed uses (office, B1c, community and car parking)
54	Barnet House (Whetstone Town Centre)	Totteridge	1255 High Rd, Whetstone, N20 0EJ	139	10% community and office use
55	Woodside Park Station east (Existing Transport Infrastructure)	Totteridge	Woodside Park Rd, Woodside Park, N12 8RT	95	20% re-provision of car parking
56	Woodside Park Station West (Existing Transport Infrastructure)	Totteridge	Station Approach, Woodside Park, N12 8RT	356	-
57	309-319 Ballards Lane (North Finchley Town Centre)	West Finchley	309-319 Ballards Lane, North Finchley, N12 8LY	130	20% mixed uses (retail, office and community)
58	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	West Finchley	811 High Rd & Lodge Lane, North Finchley, N12 8JT	132	30% mixed uses (retail, office and replacement public car parking)

59	Central House (Finchley Central Town Centre)	West Finchley	1 Ballards Lane, Finchley N3 1UX	48	20% retail and office use
60	Finchley House (key site 3) (North Finchley Town Centre)	West Finchley	High Road & Kingsway North Finchley N12 0BT	202	20% mixed uses (office and community)
61	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	West Finchley	High Rd, Ballard's Lane & Kingsway, North Finchley, N12 0GA/ 0GP	281	30% mixed uses (leisure, retail, office, transport, public car parking and community uses)
62	Tesco Finchley (Finchley Central Town Centre)	West Finchley	21-29 Ballard's Lane, Finchley, N3 1XP	170	25% mixed uses (retail, office and car parking)
63	Philex House (Major Thoroughfare)	West Hendon	110-124 West Hendon Broadway, West Hendon, NW9 7DW	48	-
64	744-776 High Rd (North Finchley Town Centre)	Woodhouse	744-776 High Rd, North Finchley, N12 9QG	175	20% retail and office use
65	Barnet Mortuary (former) (Major Thoroughfare)	West Finchley	Dolman Close Finchley N3 2EU	20	-
66	East Wing (key site 4) (North Finchley Town Centre)	Woodhouse	672-708 High Rd North Finchley N12 9PT/9QL	125	30% mixed uses (retail, office and cultural)
67	Great North Leisure Park (Major Thoroughfare)	Woodhouse	High Rd, Friern Barnet, N12 0GL	352	40% mixed uses (sports and leisure, community uses and replacement car parking)
Total Indicative Units				16,632	

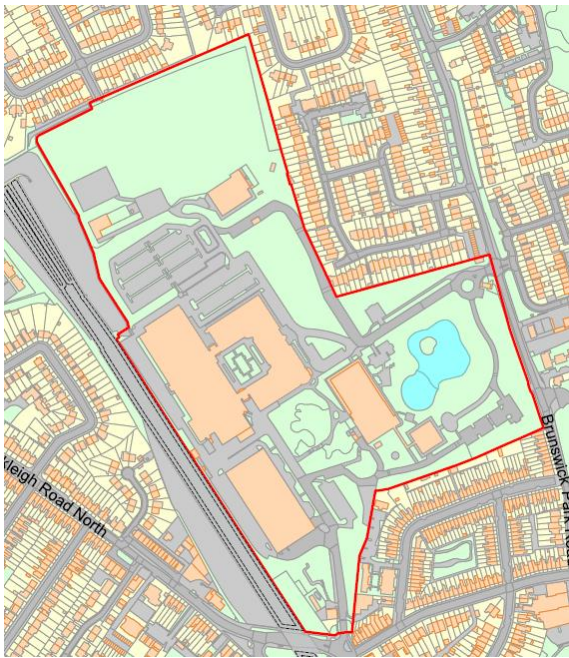
15.5 Borough Site Maps

Key	
	Site Allocations
	Town Centres
	Road
	Train Lines
Train Stations	
	London Underground Station
	Railway Station



Site No. 1	Site Address:
Church Farm Leisure Centre	Burlington Rise, Brunswick Park, EN4 8XE
 Site Map	 Location Map
	Site Size: 0.13 ha PTAL 2019: 1B PTAL projected 2031: 1B Ward: Brunswick Park
Existing or most recent site use/s: swimming pool/ leisure centre	Ownership: Council
Proposed use type/s: residential-only.	Indicative residential capacity: 12
Location type: Urban	Site source: Council assets disposal programme
Applicable Draft Local Plan policies: GSS01, HOU01, HOU02, CDH01, CDH02, CDH03, CDH08, CHW01, CHW02, TRC01, TRC03	Development timeframe: 5-10 years
Site description: The site contains a listed building and the nearby St Mary's Church is also listed. Surrounding buildings are of 2-3 storeys. The site includes a Council-owned public swimming pool and leisure centre (to be replaced in 2019-20 by the new leisure centre in Victoria Recreation Ground, New Barnet). The site adjoins the Mill Hill County Secondary School.	
Initial planning considerations:	

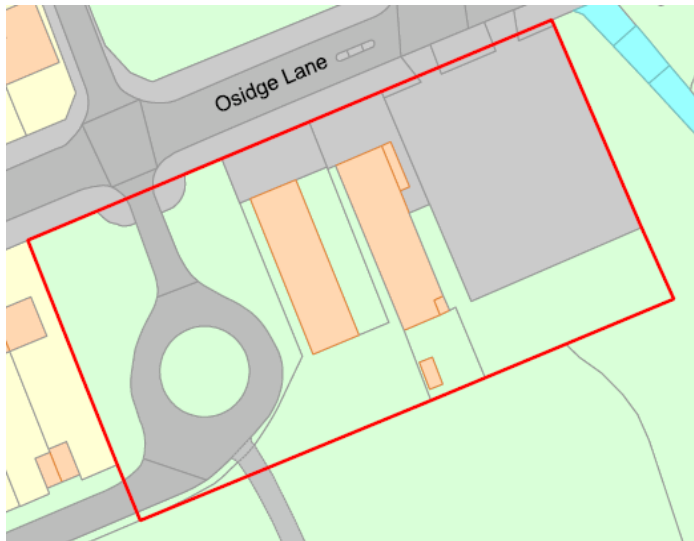
The listed building must be carefully incorporated into redevelopment of the site and proposals must also respect the scale and form of the surrounding buildings, including the nearby listed St Mary's Church. Proposals must not affect the safe running of the neighbouring school.

Site No. 2	Site Address:
North London Business Park (Major Transport Infrastructure)	Brunswick Park Rd, Brunswick Park, N11 1NP
 Site Map	 Location Map
	Site Size: 16.49 ha PTAL 2019: 1B PTAL projected 2031: 1A/1B Ward: Brunswick Park
Existing or most recent site use/s: offices, school	Ownership: Private
Proposed use type/s: Residential-led with a school, multi-use sports pitch, employment and associated car parking.	Indicative residential capacity: 1,000
Location type: Urban	Site source: Call for sites, Planning Brief
Applicable Draft Local Plan policies: GSS01, GSS09, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CHW01, CHW02, ECY01, ECY02, ECY03, TRC01, TRC02, TRC03	Development timeframe: 0-5 years
Site description:	

A large site currently in use for low-rise office buildings, extensive car parking and a secondary school. There are also large areas of green landscaping. The main line railway runs along the western boundary of the site, and on other sides is surrounded by suburban housing.

Initial planning considerations:

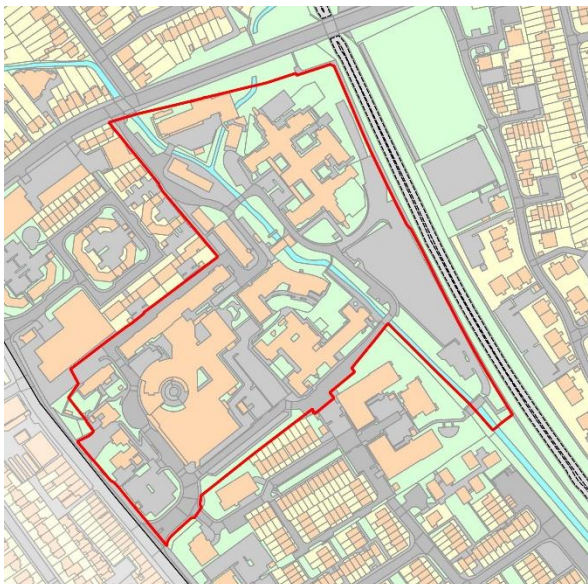
The Council seeks comprehensive redevelopment through a residential led scheme that integrates with the surrounding area. There should also be provision of education, replacement nursery and other community uses; affordable and flexible employment floorspace for SMEs; a replacement sports pitch to serve both the new development and the surrounding area; and provision of a significant quantity of public open space. The scale provides an opportunity for the redevelopment to define the site's own character, and to increase local permeability and integration. The design will need to consider the amenity of surrounding suburban housing. For further information refer to the North London Business Park (2016) Planning Brief.

Site No: 3	Site Address:
Osidge Lane Community Halls	Osidge Lane, Southgate, N14 5DU
 Site Map	 Location Map Site Size: 0.45 ha PTAL (2019): 2 PTAL projected 2031: 2 Ward: Brunswick Park
Existing or most recent site use/s: community facilities, associated carpark, access road to primary school	Ownership: Council

Proposed use type/s: residential with 75% community uses, school access and retained parking	Indicative residential capacity: 16
Location type: Urban	Site source: Council assets disposal programme
Applicable Draft Local Plan policies: GSS01, GSS12, HOU01, HOU02, CDH01, CDH02, CHW01, CHW02, ECC02, ECC04, TRC01, TRC03	Development timeframe: 0-5 years
Site description: The site contains two community halls, parking for Brunswick Park, and an access road to a primary school and for maintenance access to Brunswick Park. The site is close to Pymmes Brook and the northern edge of the site lies partly within Flood Zone 3. The site includes a small area of Metropolitan Open Land(MOL) along the south part of the site. A Site of Importance for Nature Conservation (SINC) is adjacent, and Green Chain which surrounds Pymmes Brook. Buildings on Osidge Lane are low-rise residential dwellings.	
Planning considerations: Evidence must be provided that the community halls are no longer required or will be replaced at a suitable location. The Flood Zone 3 designation means that proposals must be subject to the sequential and exception tests and demonstrate how flood risk will be managed and mitigated. Development must not take place on that part of the site designated as MOL. Vehicular access to the primary school and for Brunswick Park must be maintained, reducing the developable area at the west of the site. Proposed designs must take into consideration the low-rise residential context.	

Site No: 4	Site Address:
Osidge Library & Health Centre	Brunswick Park Rd & Osidge Lane, Brunswick Park, N11 1EY
 Site Map	 Location Map
	Site Size: 0.39 ha PTAL (2019): 1B/ 2 PTAL projected 2031: 1B/ 2 Ward: Brunswick Park
Existing or most recent site use/s: public library and health centre	Ownership: Council
Proposed use type/s: residential, with 50% replacement library and health centre	Indicative residential capacity: 16
Location type: Urban	Site source: Council assets disposal programme
Applicable Draft Local Plan policies: GSS01, HOU01, HOU02, CDH01, CDH02, CHW01, CHW02, TRC01, TRC03	Development timeframe: 0-5 years
Site description: This is a corner site occupied by a library and health centre, along with associated car parking. The site is adjacent to primary school and an aged care facility. It is also adjacent to Brunswick Park which is Metropolitan Open Land. The site includes areas of landscaping and mature trees which provide an attractive frontage towards the road. Surrounding buildings are largely low-rise residential dwellings, although to the south the care home rises to three storeys.	
Planning considerations:	

The health centre and library are essential community infrastructure and any proposal must re-provide either on-site or in a comparable replacement site. Community facilities will need to be provided on the ground floor. Any proposal must take into consideration the low-rise residential nature of surrounding buildings and avoid overlooking the neighbouring primary school. The site's prominent corner location in the local urban context means that a high-quality design should be pursued, including retention of the mature trees as part of a landscaped area.

Site No. 5	Site Address:
Edgware Hospital (Major Thoroughfare)	Edgware Rd, Burnt Oak, HA8 0AD
	
	Site Size: 2.87 ha PTAL 2019: 3 PTAL projected 2031: 3 Ward: Burnt Oak
Existing or most recent site use/s: hospital	Ownership: Public (NHS)
Proposed use type/s: hospital continuing in use, with associated car parking; with 25% of site residential.	Indicative residential capacity: 800
Location type: Urban	Site source: Call for sites

Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CHW01, CHW02, ECC02, ECC06, TRC01, TRC03	Development timeframe: 11-15 years
Site description: NHS hospital on a relatively low-density site, with buildings of 1-2 storeys and large areas of surface car parking. Approximately a third of the site lies within Flood Zone 3a. A Site of Borough Importance for Nature Conservation lies along the Silk Stream. The site is on the A5 Edgware Road which in this section is low-rise in character, with retail and office uses. To the north and south are 3-4 storey residential blocks, while a railway line is to the rear. Colindale Station is within approximately ½ km.	
Initial planning considerations: The hospital will continue in operational use and full unrestricted access must be maintained. The Flood Zone 3 designation means that proposals must be subject to the sequential and exception tests and demonstrate how flood risk will be managed and mitigated. The SINC must be protected designation. This location may be suitable for a tall building; further guidance will be provided by the A5 Height Strategy. Improvements to Silk Stream River Corridor required.	

Site No. 6	Site Address:
Watling Avenue carpark & market (Burnt Oak Town Centre)	Barnfield Rd, Burnt Oak, HA8 0AY
 Site Map	 Location map Site Size: 1.47 ha PTAL 2019: 5 PTAL projected 2031: 5 Ward: Burnt Oak
Existing or most recent site use/s: car park, station building, shopping parade and market.	Ownership: Council
Proposed use type/s: residential with 40% mixed uses (station building, retail and car parking).	Indicative residential capacity: 229
Location type: Urban	Site source: Call for sites, UDP
Applicable Draft Local Plan policies: GSS01, GSS08, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH08, TOW01, TOW02, TOW03, CHW02, ECC02, ECC06, TRC01, TRC03	Development timeframe: 5-10 years

Site description:

The site is predominantly public car parking (227 spaces), with a portion given over to a semi-permanent market. An extensive area to the north of the site is undeveloped and overgrown with trees and shrubs. The southern part of the site lies along Watling Avenue and includes part of Burnt Oak Station and a retail parade of 2-storey, inter-war era buildings, designated as a Primary Retail Frontage. The site is within Burnt Oak Town Centre and the Watling Estate Conservation Area.

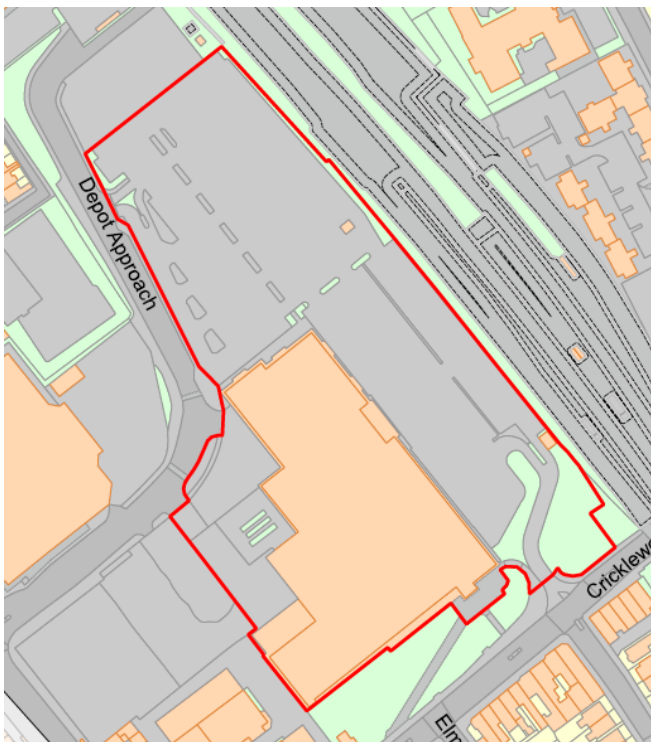
The Silk Stream wraps around the western edge and all of the site is within Flood Zone 3. A Site of Borough Importance for Nature Conservation lies along the watercourse. The Northern Line is along the eastern site boundary, with the Underground and bus routes providing public transport access.

Initial planning considerations:

The Flood Zone 3 designation means that proposals must be subject to the sequential and exception tests and demonstrate how flood risk will be managed and mitigated. Proposals must retain town centre uses along the Primary Retail Frontage. Design proposals must also consider the conservation area status, the designated SINC and ensure protection of the mature trees on the site. Public car parking requirements must be assessed and re-provide as needed. TfL are seeking step-free access at the station and proposals may be required to make a planning contribution towards this. Adjacent to Northern Line therefore noise levels must be mitigated. Improvements to Silk Stream River Corridor required

Site No. 7	Site Address:
Beacon Bingo (Cricklewood Growth Area)	200 Cricklewood Broadway, Cricklewood, NW2 3DU
 Site Map	 Location Map
	Site Size: 0.47 ha PTAL 2019: 5 PTAL projected 2031: 6A Ward: Childs Hill
Existing or most recent site use/s: bingo hall	Ownership: Private
Proposed use type/s: residential with 30% mixed uses (leisure)	Indicative residential capacity: 132
Location type: Central	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS04, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH08, TOW01, TOW02, TOW04, CHW02, TRC01, TRC03	Development timeframe: 0-5 years
Site description: The bingo hall occupies a prominent corner location on Cricklewood Broadway. The site is adjacent to the northern boundary of Cricklewood Town Centre. Cricklewood Broadway is characterised by a diverse range of buildings, including late 19th century frontages of 2-4-storeys with retail and residential uses. The site is close to Cricklewood Station.	
Initial planning considerations: Proposals must support the continuing use of the site as a leisure venue. While tall buildings may be permitted in the Cricklewood Growth Area, the design must be mindful of the local context.	

Preparation of a Cricklewood Masterplan will provide further planning guidance.

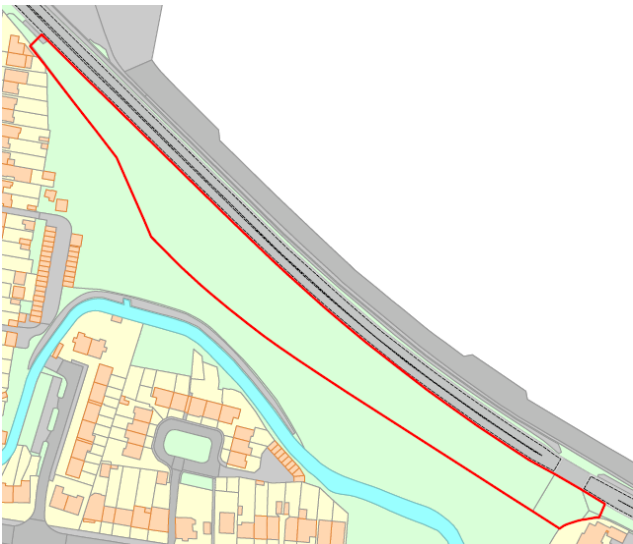
Site No. 8	Site Address:
Broadway Retail Park (Cricklewood Growth Area)	Cricklewood Lane, Cricklewood, NW2 1ES
 Site Map	 Location Map
	Site Size: 2.77 ha PTAL 2019: 5 PTAL projected 2031: 5 Ward: Childs Hill
Existing or most recent site use/s: retail and associated car parking	Ownership: Private
Proposed use type/s: residential-led with 10% mixed uses (retail and community).	Indicative residential capacity: 1,007
Location type: Central	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS04, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CDH08, TOW01, TOW02, CHW01, CHW02, ECY03, TOW02, TRC01, TRC02, TRC03	Development timeframe: 0-5 years

Site description:

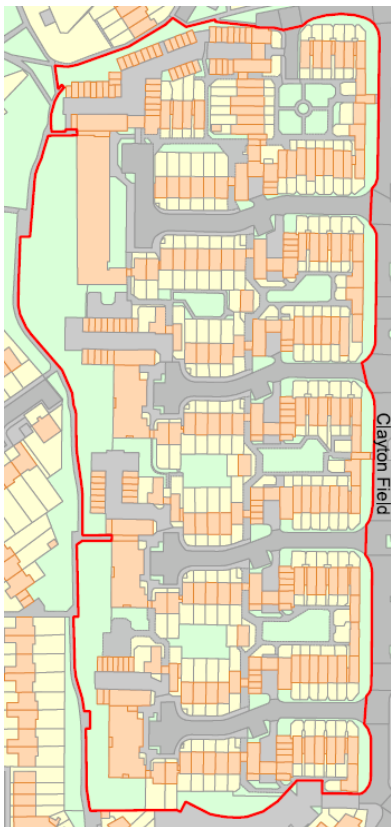
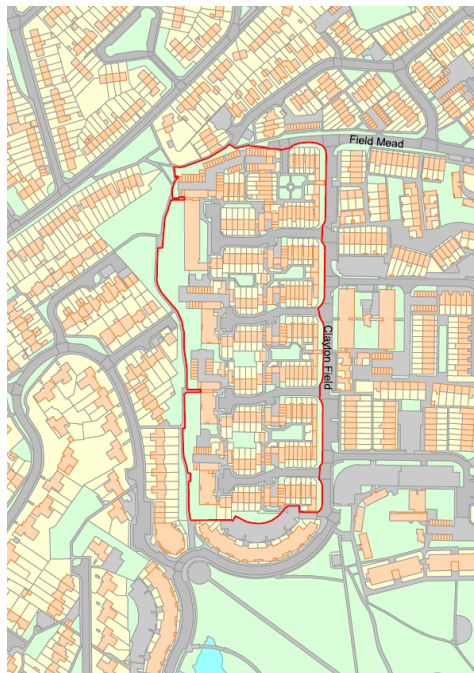
Low-density retail units with extensive car parking, adjacent to Cricklewood Town Centre. The Midland Mainline railway runs along the eastern boundary. Opposite are 2-3 storey early 20th Century buildings in retail and residential use. The Cricklewood Railway Terraces conservation area lies to the north west of the site. Cricklewood Station is adjacent, and the site is highly accessible by public transport.

Initial planning considerations:

The site is suitable for a residential-led scheme along with retail and community uses. Good public transport access, proximity to town centre facilities and the potential for tall buildings entails that significant intensification is the site is possible. Proposals must also take into consideration the conservation area to the north west and low-rise buildings to the south east. Preparation of a Cricklewood Masterplan will provide further planning guidance.

Site No. 9	Site Address:
Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	Colindeep Lane, Colindale, NW9 6RY
 Site Map	 Location Map Site Size: 0.81 ha PTAL 2019: 1A PTAL projected 2031: 2 Ward: Colindale

Existing or most recent site use/s: vacant; surplus railway corridor land.	Ownership: Public (non-Council)
Proposed use type/s: residential-only	Indicative residential capacity: 138
Location type: Urban	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS06, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CHW02, ECC02, ECC06, TRC01, TRC04	Development timeframe: 11-15 years
Site description: The site is thickly wooded and lies adjacent to the embankment for the Northern Line. The Silk Stream means that approximately half of the site is classified as Flood Zone 3. A Site of Borough Importance for Nature Conservation adjoins the site, and which is also crossed by a green chain route along the Silk Stream. The backland location and watercourse make site access difficult.	
Initial planning considerations: The Flood Zone 3 designation means that proposals must be subject to the sequential and exception tests and demonstrate how flood risk will be managed and mitigated. Design proposals must ensure protection of the mature trees and Green Chain and adjoining SINC. Adjacent to Northern Line therefore noise levels must be mitigated. Proposals must demonstrate how sufficient access to public highway will be secured. Improvements to Silk Stream River Corridor required.	

Site No. 10	Site Address:
Douglas Bader Park Estate (Estate Regeneration and Infill)	Clayton Field, Colindale, NW9 5SE
 Site Map	 Location Map Site Size: 4.12 ha PTAL 2019: 1B PTAL projected 2031: 1B Ward: Colindale
Existing or most recent site use/s: residential	Ownership: RSL
Proposed use type/s: residential-led with a small quantum of community facilities and retail.	Indicative residential capacity: 200 (net increase)
Location type: Urban	Site source: LB Barnet Annual Regeneration Report
Applicable Draft Local Plan policies: GSS01, GSS10, HOU01, HOU02, HOU05, CDH01, CDH02, CDH03, CDH04, CDH07, CHW01, CHW02, TRC01, TRC03	Development timeframe: 6-10 years

Site description:

This is a low-rise 1970s-era estate comprising 200 dwellings. The surrounding area is mainly residential. Public transport access is poor.

Initial planning considerations:

Due to high costs and substandard dwellings sizes the owner (Home Group) is seeking extensive redevelopment. Proposals must protect the amenity of existing households while providing sufficient amenity for the new homes. Due to the low PTAL proposals should support transport accessibility improvements.

Site No: 11	Site Address:
KFC / Burger King Restaurant (Colindale Growth Area)	Edgware Road, NW9 5EB
 Site Map	 Location map
	Site Size: 0.44 ha PTAL (2019): 4 PTAL projected 2031: 4 Ward: Colindale
Existing or most recent site use/s: fast food restaurant and take-away with associated parking	Ownership: private
Proposed use type/s: residential with 10% A3 to A5 uses	Indicative residential capacity: 162
Location type: Central	Site source: Colindale Area Action Plan

Applicable Draft Local Plan policies: GSS01, GSS06, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, ECY03, ECC02, CHW02, TRC01, TRC03	Development timeframe: 0-5 years
Site description: The site consists of a fast food restaurant and take away on a low-density site, with the single-storey building surrounded by surface car parking. The site lies on the busy arterial A5/ Edgware Road, along which a significant amount of development and intensification is being undertaken. Surrounding the site along this section of the A5/ Edgware Road are large scale business premises. To the rear is low rise residential housing. Colindale Station is within less than 1km and the A5/ Edgware Road has a high level of bus services.	
Planning considerations: The site lies within the Colindale Growth Area and is a suitable location for tall buildings, although any proposal must take account of the low-rise nature of residential areas to the rear. Residential uses must ensure the future occupants are protected from air and noise pollution arising from the busy A5/ Edgware Road.	

Site No: 12	Site Address:
McDonald's Restaurant (Colindale Growth Area)	157 Colindeep Lane, NW9 6BD
 Site Map	 Location map
	Site Size: 0.48 ha PTAL (2019): 3 PTAL projected 2031: 3 Ward: Colindale

Existing or most recent site use/s: fast food restaurant and take-away with associated parking	Ownership: private
Proposed use type/s: residential with 10% A3 to A5 uses	Indicative residential capacity: 175
Location type: Central	Site source: Colindale Area Action Plan
Applicable Draft Local Plan policies: GSS01, GSS06, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CHW02, ECY03, ECC02, TRC01, TRC03	Development timeframe: 0-5 years
Site description: The site consists of a fast food restaurant and take away on a low-density site, with the single-storey building surrounded by surface car parking. The corner site lies on the busy arterial A5 Edgware Road, along which a significant amount of development and intensification is being undertaken. On the opposite side of the Colindeep Lane junction a tall building has recently been completed. The LB Brent side of the A5/ Edgware Road consists of large-scale business premises. To the east and south is low rise residential housing. Colindale Station is within 1km and the A5 Edgware Road has a high level of bus services.	
Planning considerations: The site lies within the Colindale Growth Area and is a suitable location for tall buildings, although any proposal must take account of the low-rise nature of residential areas to the east and south. Residential uses must ensure the future occupants are protected from air and noise pollution arising from the busy A5 Edgware Road.	

Site No. 13	Site Address:
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Public Health England (Colindale Growth Area)		61 Colindale Avenue, NW9 5EQ/HT	
 Site Map		 Location Map Site Size: 4.77 ha PTAL 2019: 3 PTAL projected 2031: 3 Ward: Colindale	
Existing or most recent site use/s: Research laboratories		Ownership: Department of Health & Social Care (Public Health England)	
Proposed use type/s: residential-led with 5% community		Indicative residential capacity: 1,020	
Location type: Urban		Site source: Call for sites	
Applicable Draft Local Plan policies: GSS01, GSS04, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CHW01, CHW02, ECY01, ECY02, ECY03, ECC02, ECC06, TRC01, TRC02, TRC03		Development timeframe: 6-10 years	
Site description: The Public Health England research laboratories will be moving to a new facility in Harlow which is expected to be operational by 2025. The site lies within the Colindale Growth Area and is adjacent to the recently redeveloped former Colindale Hospital site. Colindale tube station is within 300m. The south east of the site is close to the Silk Stream is within Flood Zone 3.			
Initial planning considerations:			

The site is within a tall building area and has good access to public transport, potentially supporting a higher density of development. Community uses should be provided on site. Proposals must demonstrate how flood risk will be managed and mitigated. Mature trees on the site should be protected and proposals must demonstrate how they will be integrated into the landscape. Improvements to Silk Stream River Corridor required.

Site No. 14	Site Address:
Sainsburys The Hyde (Major Thoroughfare)	Edgware Rd, The Hyde, NW9 6JX
 Site Map	 Location Map Site Size: 3.18 ha PTAL 2019: 2 PTAL projected 2031: 3 Ward: Colindale
Existing or most recent site use/s: supermarket with associated car parking and petrol station.	Ownership: Private
Proposed use type/s: residential with 25% mixed uses (retail, car parking and community).	Indicative residential capacity: 1,309
Location type: Urban	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, TOW01, CHW01, CHW02, ECY03, ECC02, ECC06, TRC01, TRC02 TRC03	Development timeframe: 1-5 years

Site description:

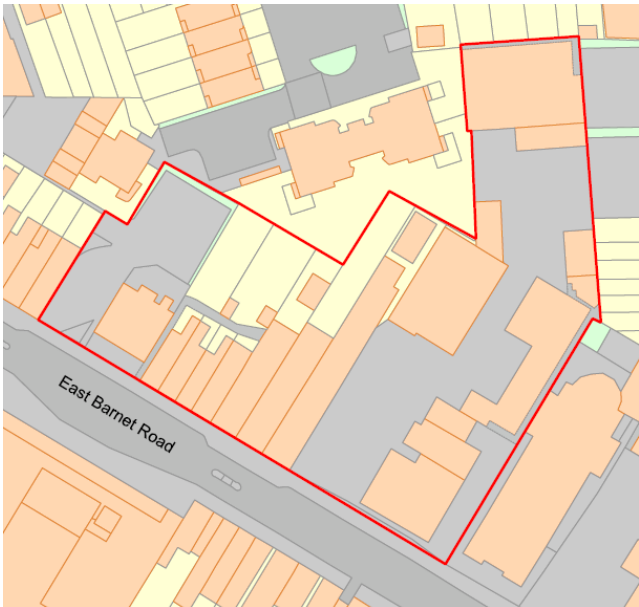
A single-storey out-of-centre supermarket with associated surface carparking and a petrol filling station. The western boundary of the site lies on the busy A5 Edgware Road. To the east is the Silkstream watercourse, along which is a Site of Borough Importance for Nature Conservation. Part of the site lies in Flood Zone 3, with a large part being in Flood Zone 2. Surrounding uses are typically large-scale businesses. Hendon station is within ½ km.

Initial planning considerations:

Development proposals would be expected to follow the relevant policy relating to out of town retail. Car parking requirement must be assessed and re-provided as required. A residential redevelopment of this scale would justify the provision of a small community facility. The design must also mitigate noise and pollution from the Edgware Road. Proposals must manage flood risk and avoid harm to the adjacent Site of Borough Importance for Nature Conservation. Improvements to Silk Stream River Corridor required.

Site No. 15	Site Address:
Tesco Coppetts Centre (Major Thoroughfares)	Colney Hatch Lane, Friern Barnet, N11 0SH
 Site Map  Location map	
Site Size: 3.12 ha PTAL 2019: 2 PTAL projected 2031: 2 Ward: Coppetts	
Existing or most recent site use/s: retail	Ownership: Private

Proposed use type/s: residential with 25% mixed uses (retail, community facilities and car parking).	Indicative residential capacity: 397
Location type: Urban	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, TOW01, CHW01, CHW02, ECY03, ECC02, TRC01, TRC02 TRC03	Development timeframe: 6-10 years
Site description: A large single storey supermarket with extensive associated car parking and a petrol filling station. The site is part of a larger out-of-town retail park with other business units to the west and north east. The site is accessed from the east from Colney Hatch Lane, with the A406 North Circular Road and slip road to the south. Adjacent to the north of the site is Coppetts Wood which is Metropolitan Open Land, a Local Nature Reserve, and a Site of Borough Importance for Nature.	
Initial planning considerations: Development proposals would be expected to follow the relevant policy relating to out of town retail. An assessment must be undertaken of car parking requirements for retained retail; replacement spaces may be required. A residential redevelopment of this scale would justify the provision of a small community facility. Relatively poor access to public transport and local services will affect the level of density achievable at this site. The design must also ensure mitigation of noise and pollution from the North Circular Road and slip roads. Continuing business uses of other parts of the retail park may affect the residential potential, and ideally any proposal would be part of a wider redevelopment masterplan for the entire retail park. Proposals must ensure they avoid harm to the adjacent Coppetts Wood Local Nature Reserve.	

Site No. 16	Site Address:
45-69 East Barnet Rd (New Barnet town centre)	45-69 East Barnet Rd, New Barnet, EN4 8RN
 Site Map	 Location Map
	Site Size: 0.60 ha PTAL 2019: 3 PTAL projected 2031: 4 Ward: East Barnet
Existing or most recent site use/s: retail, public house, light industry, petrol service station and residential	Ownership: mixed
Proposed use type/s: residential-led with 30% mixed uses (retail and B1-uses)	Indicative residential capacity: 110
Location type: Urban	Site source: New Barnet Town Centre Framework 2010
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW02, CHW05, ECY01, ECY02, ECY03, TRC01, TRC03	Development timeframe: 11-15 years
Site description: Located within New Barnet Town Centre, this site has a Primary Frontage which includes a public house, petrol station and a number of small retail outlets with flats/offices above. The rear of the site is small-scale industrial units with areas of hardstanding and car parking. Surrounding buildings are mostly 1-2 storeys in retail use, with a church adjacent to the southern site boundary. To the rear of	

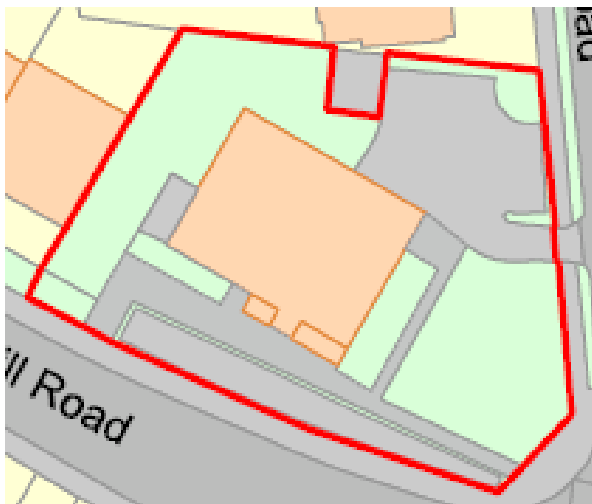
the site has already been redeveloped with 3-storey residential block. The site is close to New Barnet Station.

Initial planning considerations:

Maintain retail uses in the Primary Frontage along East Barnet Road. The high street character should be enhanced, potentially through refurbishing some of the existing buildings – the public house is identified as a character building by the Town Centre Framework. Residential uses can be focused at the rear of the site. Designs must be appropriate to the context of the high street and surrounding area. Further planning guidance is provided by the New Barnet Town Centre Framework (2010) which identifies the site as within Area 2.

Site No. 17	Site Address:
Danegrove Former Playing Field	Park Rd & Cat Hill, New Barnet, EN4 8UD
 Site Map	 Location Map
	Site Size: 0.87 ha PTAL 2019: 2 PTAL projected 2031: 2 Ward: East Barnet
Existing or most recent site use/s: educational use	Ownership: Council
Proposed use type/s: residential-only	Indicative residential capacity: 148
Location type: Urban	Site source: Call for sites

Applicable Draft Local Plan policies: GSS01, HOU01, HOU02, CDH01, CDH02, CDH03, CDH07, CHW01, CHW02, TRC01, TRC03	Development timeframe: 5-10 years
Site description: An open, grassed, gently-sloping area falling westward towards Park Road. Although designated for educational use associated with Danegrove Primary School which occupies two sites nearby, the site is unused. The surrounding area is predominantly low-rise residential with allotments along the eastern boundary. There are mature trees along the site boundaries. East Barnet local centre is within 100m.	
Initial planning considerations: The site is suited to residential development given the nature of surrounding development and the proximity to the East Barnet local centre and availability of several bus routes. A process must be undertaken to establish whether the land can be released from its current use linked to Danegrove School. The design must take account of the existing context of low-rise housing.	

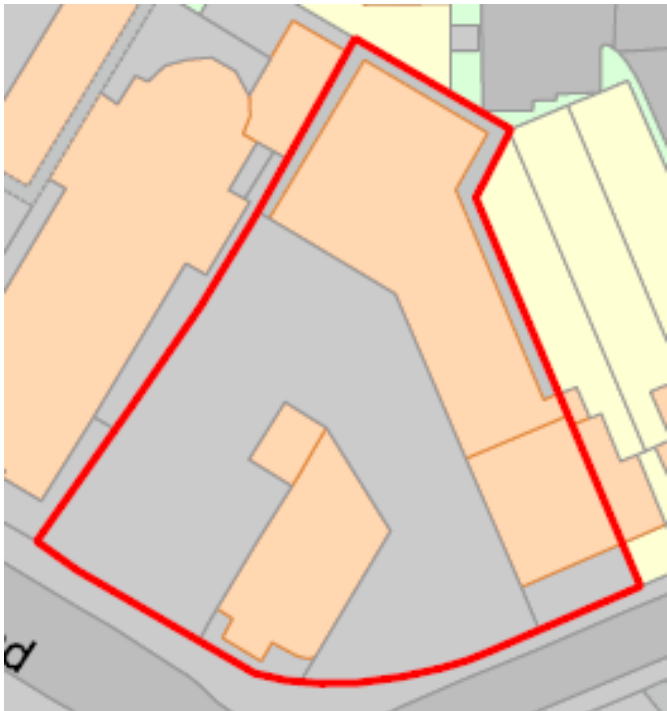
Site No: 18	Site Address:
East Barnet library	85 Brookhill Rd, New Barnet EN4 8SG
 Site Map	 Location Map
	Site Size: 0.16 ha PTAL (2019): 2 PTAL projected 2031: 2 Ward: East Barnet

Existing or most recent site use/s: public library and associated carpark	Ownership: Council
Proposed use type/s: residential with 50% community use	Indicative residential capacity: 12
Location type: Urban	Site source: Council assets disposal programme
Applicable Draft Local Plan policies: GSS01, HOU01, HOU02, CDH01, CDH02, CDH03, CHW01, CHW02, TRC01, TRC03	Development timeframe: 0-5 years
Site description: The site has operated as a public library, but the facility is being relocated to share the new leisure centre building being opened at Victoria Park. The location is on a relatively busy crossroads and is within 220m of the East Barnet Village local centre. Opposite the site are 3-storey blocks of flats with some business uses on the ground floor. Low-rise residential units lie adjacent to the north and west of the site.	
Planning considerations: Retention of a community use may be required. The site contains mature trees which should be retained. Combined with a significant slope across the site and the adjacent low-rise residential units, the design must be mindful of these restrictions and may require differing heights. East Barnet Village provides a range of local amenities and the site is connected to the wider area through several bus routes.	

Site No. 19	Site Address:
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East Barnet Shooting Club (New Barnet Town Centre)		Victoria Rd New Barnet EN4 9SH	
			
Site Map		Location Map	
		Site Size: 0.25 ha PTAL (2019: 3 PTAL projected 2031: 3 Ward: East Barnet	
Existing or most recent site use/s: shooting range		Ownership: Council	
Proposed use type/s: residential-only		Indicative residential capacity: 43	
Location type: Urban		Site source: Council assets disposal programme	
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU04, CDH01, CDH02, CHW01, TOW01, CHW01, CHW02, TRC01, TRC03		Development timeframe: 0-5 years	
Site description: A small building in use as a shooting range. The site is adjacent to New Barnet Town Centre and to the main entrance to Victoria Recreation Ground from New Barnet town centre. Surrounding sites to the north and west are being redeveloped as part of the regeneration of the Victoria Quarter. The site is within 400m of New Barnet Station.			
Initial planning considerations: Highlighted in the New Barnet Town Centre Framework (2010) as part of Opportunity Site 1, the Victoria Quarter. Build-out of several parts of the Victoria Quarter are underway. As a community			

facility there should be an assessment as to the need to replace the functionality and floorspace of the existing facility. For further information refer to the New Barnet Town Centre Framework.

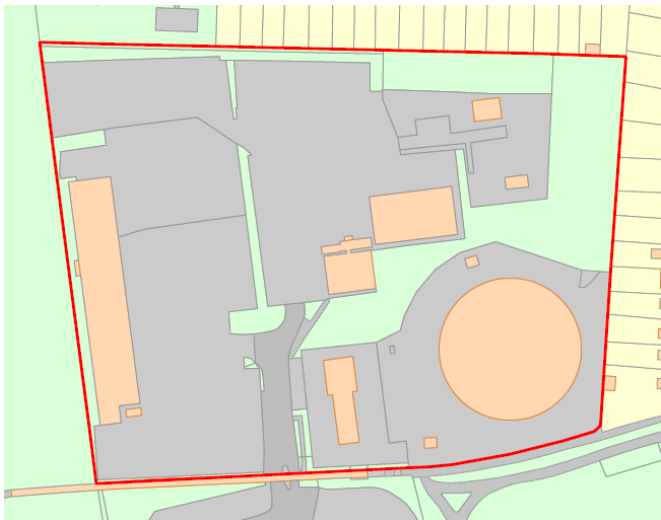
Site No. 20	Site Address:
Fayer's Building Yard & Church (New Barnet Town Centre)	63-77 East Barnet Rd & 15-17 Margaret Rd, New Barnet, EN4 9NR
 Site Map	 Location Map
	Site Size: 0.21 ha PTAL 2019: 3 PTAL projected 2031: 3 Ward: East Barnet
Existing or most recent site use/s: Retail and place of worship	Ownership: Private
Proposed use type/s: residential-led with 30% mixed use (re-provision of community use).	Indicative residential capacity: 25
Location type: Urban	Site source: New Barnet Town Centre Framework
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, CHW01, CHW02, ECY01, ECY03, TRC01, TRC03	Development timeframe: 11-15 years

Site description:

The site consists of a building supplies yard and a church, situated on a corner location within New Barnet Town Centre. Surrounding buildings are largely low-rise in retail and residential use. New Barnet Station is within approximately 300m.

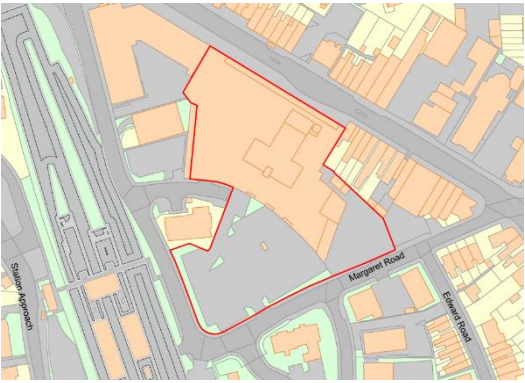
Initial planning considerations:

A residential-led scheme, with retention or re-provision of community uses. Design must be appropriate to the surrounding context. For further guidance refer to Opportunity Site 5 of the New Barnet Town Centre Framework (2010).

Site No. 21	Site Address:	
New Barnet gasholder (New Barnet Town Centre)	Albert Rd, New Barnet, EN4 9SH	
 Site Map	 Location Map	
	Site Size: 2.23 ha PTAL (2019: 1A PTAL projected 2031: 1A Ward: East Barnet	
Existing or most recent site use/s: gasworks (demolished); gasholder (operational)	Ownership: Private	
Proposed use type/s: residential-led with 10% community	Indicative residential capacity: 190	
Location type: Urban	Site source: New Barnet Town Centre Framework	

Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CHW01, CHW02, ECC02, TRC01, TRC03	Development timeframe: 11-15 years
Site description: The site contains an operational gasholder, a Notifiable Installation which is the remaining component of the New Barnet gasworks. The remainder of the gasworks site, running south along the railway towards New Barnet town centre, was demolished several years ago and is being redeveloped (B/04834/14 - residential-led, mixed-use development 305 residential units). To the north and east of the site is a 1930s housing estate, Victoria Recreation Ground and the new leisure centre. To the west is the East Coast Mainline railway. New Barnet Station is within 1km.	
Initial planning considerations: The site is highlighted within the New Barnet Town Centre Framework (2010), being part of Opportunity Site 1. Build-out of several parts of Site 1 are already well underway. This site will not be available for development until the gasholder is decommissioned; due to the nature of the existing use land decontamination will be an important consideration. The Council will seek the advice of the Health and Safety Executive on the redevelopment of the site. Proposals must take into consideration the existing suburban housing to the north and east of the site and ensure there is no loss of amenity in terms of overlooking.	

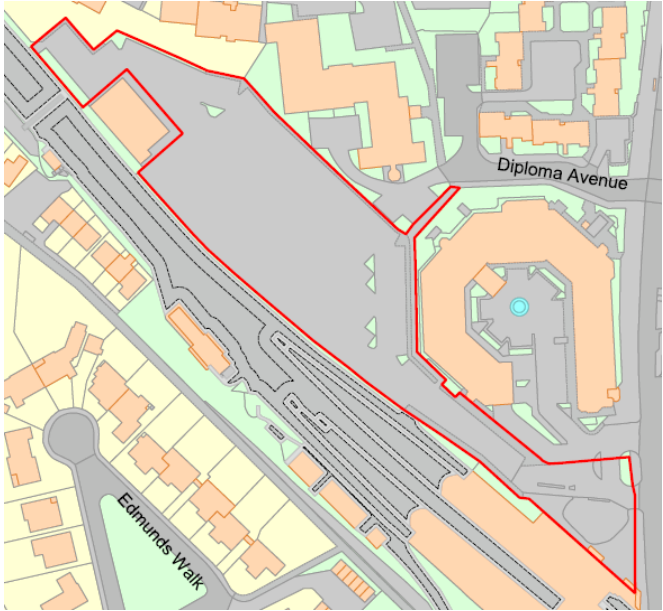
Site No. 22	Site Address:
Sainsburys (New Barnet Town Centre)	66 East Barnet Rd, New Barnet, EN4 8RQ

 Site Map	 Location Map Site Size: 1.02 ha PTAL 2019: 3 PTAL projected 2031: 4 Ward: East Barnet
Existing or most recent site use/s: supermarket with associated car parking	Ownership: Private
Proposed use type/s: residential with 25% retail and car parking	Indicative residential capacity: 199
Location type: Urban	Site source: New Barnet Town Centre Framework
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW02, ECY03, TRC01, TRC03	Development timeframe: 6-10 years
Site description: A largely one storey building within New Barnet Town Centre, containing a supermarket with offices in an additional 2-storey tower above. There is surface car parking to the rear and a roof car park over the supermarket. East Barnet Road is a relatively narrow thoroughfare and the surrounding buildings are mostly 1-2 storeys and in retail B-uses. The rear of the site faces the mainline railway and 3-4 storey residential block. New Barnet station is next to the site.	
Initial planning considerations: Maintain active retail uses along the Primary Retail Frontage and office space above. Design should reflect the surrounding context. Seek to incorporate a new/ improved pedestrian route connecting East Barnet Road to the railway station. For further guidance refer to the New Barnet Town Centre Framework.	

Site No. 23	Site Address:
Bobath Centre (East Finchley Town Centre)	250 East End Rd, East Finchley, N2 8AU
 Site Map	 Location Map
	Site Size: 0.39 ha PTAL 2019: 4 PTAL projected 2031: 4 Ward: East Finchley
Existing or most recent site use/s: Centre for Children with Cerebral Palsy and for Adults with Neurological Disability is vacating the site.	Ownership: Private
Proposed use type/s: residential with 75% as a community facility.	Indicative residential capacity: 25
Location type: Urban	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH07, CDH08, TOW01, CHW01, CHW02, TRC01, TRC03	Development timeframe: 0-5 years
Site description: The site contains a Grade II listed building, while to the rear are non-listed elements of the building and car parking. The site adjoins East Finchley Town Centre. Surrounding buildings are mostly residential and consist of either 2-storey terraces or 3-storey housing blocks. Bus routes are close by and East Finchley Underground Station is within 500 metres.	

Initial planning considerations:

Retention of existing nursery as the community use on the site. Residential development to the rear of the site must protect and enhance the setting of the listed building. Proposals for residential at the rear of the site must also resolve the issue of restricted access.

Site No. 24	Site Address:
East Finchley station carpark (East Finchley Town Centre)	High Rd East, Finchley, N2 0NW
 Site Map	 Location Map
	Site Size: 0.74 ha PTAL 2019: 5 PTAL projected 2031: 5 Ward: East Finchley
Existing or most recent site use/s: public carpark	Ownership: Public (TfL)
Proposed use type/s: residential-led with 30% retail and public car parking	Indicative residential capacity: 135
Location type: Urban	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS08, GSS12, HOU01, HOU02, CDH01, CDH02, CDH04, CDH07, CDH08, TOW01, TOW02, TOW03, CHW01, CHW02, ECC02, TRC01, TRC03	Development timeframe: 11-15 years
Site description:	

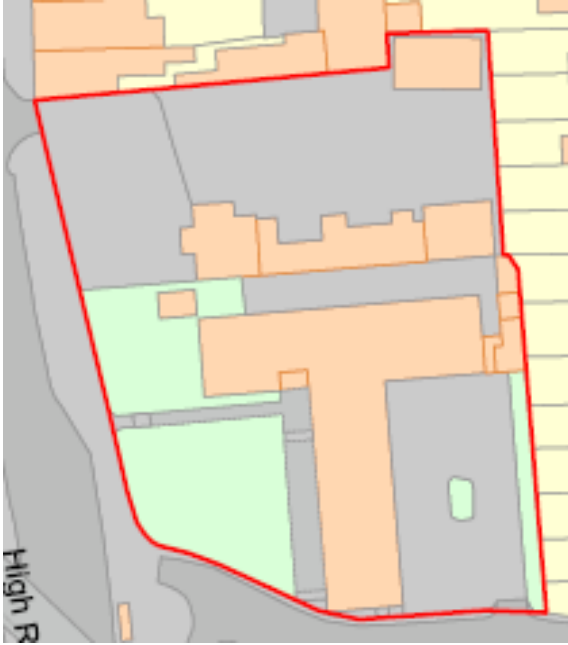
Currently in use as the car park (269 spaces) for the adjacent Underground station. The site lies partly within, and partly adjoining, East Finchley Town Centre. Immediately adjoining the site is the Grade II listed East Finchley Station (including the platforms). Surrounding uses are a mix of office and residential in modern buildings of 3-4 storeys. The site is highly accessible by public transport.

Initial planning considerations:

Site layout is an important consideration due to surrounding residential and transport uses, along with the Grade II listed station building. It might be advantageous to separate the needs of the station users from residents and visitors accessing the residential units. Access to the latter could be through Diploma Avenue, which would also provide a more direct route to the town centre, helping to integrate the new development into the surrounding area. Design proposals must demonstrate both how they will sensitively take account of the neighbouring listed building and how they will mitigate noise for residents from the adjacent tube line, particularly since trains run through the night at weekends. Public car parking requirements must be assessed and re-provided as needed.

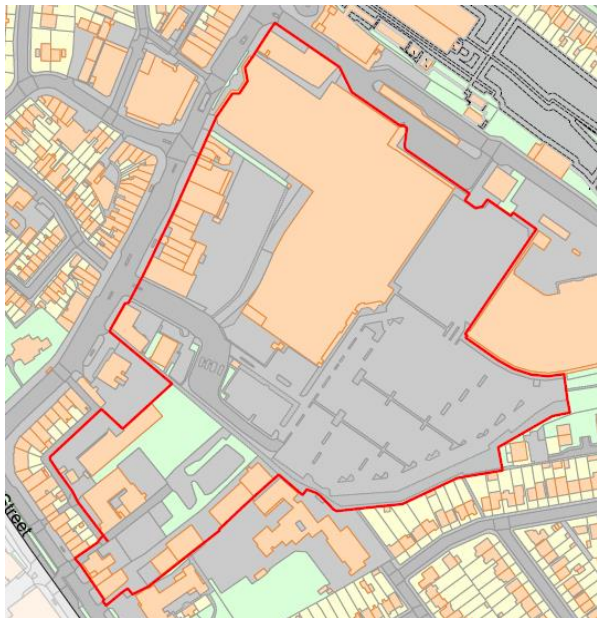
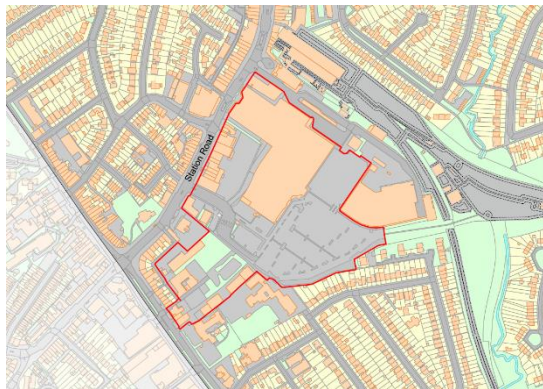
Site No. 25	Site Address:
East Finchley substation (East Finchley Town Centre)	High Rd, East Finchley, N2 0NL

 Site Map	 Location Map Site Size: 0.19 ha PTAL 2019: 4 PTAL projected 2031: 4 Ward: Garden Suburb
Existing or most recent site use/s: vacant (former substation for Northern Line)	Ownership: Public (TfL)
Proposed use type/s: residential-only.	Indicative residential capacity: 31
Location type: Urban	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH04, CDH07, CDH08, TOW01, TOW02, CHW02, ECC02, TRC01, TRC03	Development timeframe: 0-5 years
Site description: The site lies close to the southern boundary of East Finchley Town Centre and opposite the boundary of the Hampstead Garden Suburb conservation area; to the rear is the Underground line embankment, while to the south is a 3-storey office building. The existing building comprises a disused London Underground electricity substation. Public transport access is good. Initial planning considerations: Good access to public transport and town centre facilities can support a relatively high density. Proposals must take account of the adjoining conservation area and should explore the potential of retaining and incorporating the existing building. Noise from passing trains must be mitigated.	
Site No. 26	Site Address:

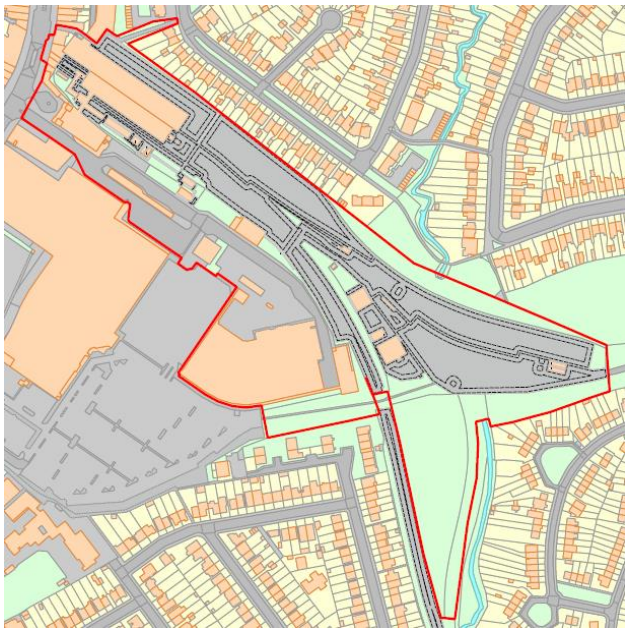
Park House (East Finchley Town Centre)	16 High Rd, East Finchley, N2 9PJ
 Site Map	 Location Map Site Size: 0.34 ha PTAL 2019: 4 PTAL projected 2031: 5 Ward: East Finchley
Existing or most recent site use/s: Community building	Ownership: Council
Proposed use type/s: Residential with 20% mixed use (replacement community facility).	Indicative residential capacity: 44
Location type: Urban	Site source: 2015 call for sites
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH04, CDH07, CDH08, TOW01, TOW02, TOW03, CHW01, CHW02, ECC02, TRC01, TRC03	Development timeframe: 0-5 years
Site description: The site is within East Finchley Town Centre and consists of two storey buildings with outdoor amenity and parking spaces. It is in use as a childcare facility. The Grade II listed East Finchley station lies opposite. To the south is a railway embankment, along with Cherry Tree Wood which is Metropolitan Open Land and an area of Local Importance for Nature Conservation. To the north is a Victorian 3-storey terrace with retail uses, while to the rear of the site is low-rise housing.	

Initial planning considerations:

Design proposals must take a sensitive approach to building massing and height to ensure no loss of amenity for local residents and to be compatible with the surrounding townscape, including East Finchley Station. The community facility must be re-provided and proposals must show how the community will benefit from the redevelopment. The design must mitigate noise from the adjacent railway and road.

Site No. 27	Site Address:
Edgware Town Centre (Edgware Growth Area)	Station Rd, Edgware, HA8
 Site Map	 Location Map
	Site Size: 7.83 ha PTAL 2019: 6A PTAL projected 2031: 6A Ward: Edgware
Existing or most recent site use/s: retail, office, residential and car parking.	Ownership: Private and Council
Proposed use type/s: residential with 25% retail, office, leisure and community.	Indicative residential capacity: 2,379
Location type: Central	Site source: Edgware Town Centre Framework (2013)

Applicable Draft Local Plan policies: GSS01, GSS05, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CDH08, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECY01, ECY02, ECY03, ECC02, TRC01, TRC03	Development timeframe: 5-10 years
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 sites faces onto Station Road and A5 Edgware Road with retail frontages 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 semi-detached housing. To the east are the bus and railway stations. Public transport accessibility is high.	
Initial planning considerations: The high accessibility, potential for tall buildings and the town centre context support a high density of redevelopment. Proposals must consider existing site uses, including retail, offices and residents. Car parking requirements must be assessed and re-provided as needed. Proposals must take account of the Grade II listed Railway Hotel which is adjacent to the north. Edgware Town Centre Framework (2013) provides further guidance. Further guidance to be provided in the emerging Edgware Town Centre SPD.	

Site No. 28	Site Address:
Edgware Underground & Bus Stations (Edgware Growth Area)	Station Rd, Edgware, HA8 7AW
 Site Map	 Location Map
	Site Size: 8.17 ha PTAL 2019: 6B PTAL projected 2031: 6B Ward: Edgware
Existing or most recent site use/s: transport operations	Ownership: Public (TfL)
Proposed use type/s: residential with 30% mixed uses (transport, retail/, office and community).	Indicative residential capacity: 2,317
Location type: Central	Site source: Call for Sites and Edgware Town Centre Framework (2013)
Applicable Draft Local Plan policies: GSS01, GSS05, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CDH08, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECY01, ECY03, ECC02, TRC01, TRC02, TRC03	Development timeframe: 5-10 years
Site description: 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 2-storey housing. Public transport accessibility is high.

Initial planning considerations:

The high accessibility, potential for tall buildings and the town centre context support a high density of redevelopment. The Edgware Town Centre Framework (2013) provides guidance, including upgrading the transport infrastructure and improving pedestrian connectivity. Proposals must consider the area of Borough Importance for Nature Conservation which covers areas of open space and sidings, along with the adjacent Watling Estate Conservation Area and housing to the south. Further guidance to be provided in the emerging Edgware Town Centre SPD.

Site No: 29	Site Address:
Scratchwood Quarry	NW7 3JA
 Site Map	 Location map
	Site Size: 3.1 ha PTAL (2019): 0 PTAL projected 2031: 0 Ward: Edgware
Existing or most recent site use/s: waste management	Ownership: C.F Cronin (London) Limited
Proposed use type/s: waste management	Indicative residential capacity: NA
Location type: Urban	Site source: North London Waste Plan
Applicable Draft Local Plan policies: GSS01, ECC01, ECC02, ECC03, ECC05, ECC06	Development timeframe: potential to increase waste volume handled over the Plan Period

Site description:

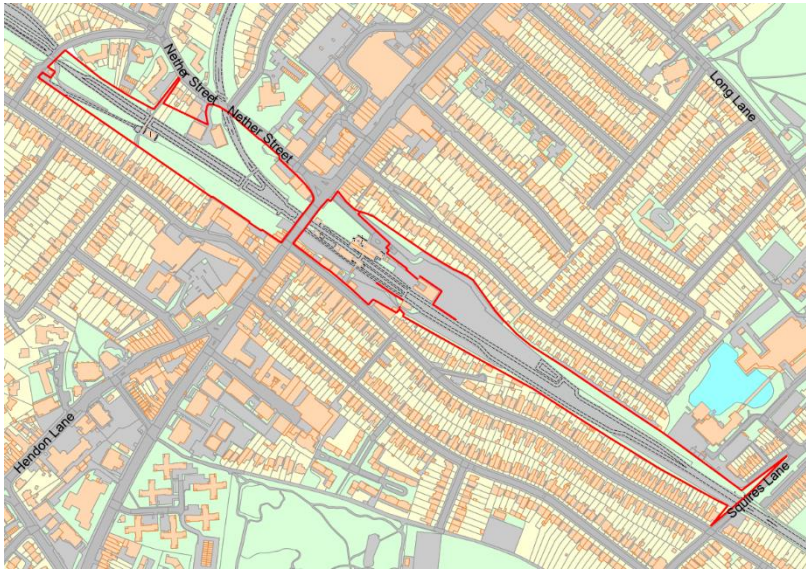
The site lies within a former quarry which is now used for waste processing. There is recycling of concretes and aggregates materials for highways maintenance and utilities industries. The site is leased over three plots, with current operational use on all three leased plots, although some of the site is underused/ part vacant. The site is located to the north of the raised M1 carriageway and adjacent to the Midland Main Line railway. Woodland surrounds the site on the other sides. Access is via a long service road which links to roads serving the M1. This is a previously-developed site within the Green Belt. The site is also adjacent to Metropolitan SINC and a Local Nature Reserve.

Planning considerations:

There is potential to increase the volume of waste processed through the site by more efficient and intensive use. Any proposal must preserve the openness of the Green Belt and avoid harm to the SINC and Local Nature Reserve.

Site No. 30

Site Address:

Finchley Central Station (Finchley Central Town Centre)	Squires Lane/ Nether St/ Crescent St, Finchley N12 (railway verges and airspace above tracks and Finchley Central station)
 Site & Location Map	
Site Size: 6.74 ha PTAL 2019: 6A PTAL projected 2031: 6A Ward: Finchley Church End and West Finchley	
Existing or most recent site use/s: station, retail	Ownership: Public (TfL)
Proposed use type/s: residential-led with 50% mixed uses (transport, retail, offices, car parking)	Indicative residential capacity: 556
Location type: Urban	Site source: Call for sites, Finchley Church End Town Centre Strategy
Applicable Draft Local Plan policies: GSS01, GSS08, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH08, TOW01, TOW02, TOW03, CHW02, TOW04, ECY01, ECY02, ECY03, ECC02, TRC01, TRC02, TRC03	Development timeframe: 5-10 years
Site description: Comprises land at Finchley Central station located either side of Regents Park Road (A598) and either side of the railway tracks. The site extends beyond the town centre and includes Secondary Frontage at Station Road. Site uses include the station and car park, retail and office units on	

Nether Street and Station Road and vacant, incidental land adjacent to rail tracks. The Town Centre Strategy highlights 3 specific parcels of land -

- Site 4: 290-298 Nether Street: - poor quality buildings, numerous advertisements and cluttered nature has a negative impact on town centre townscape.
- Site 5: Finchley Central Station car park (and land to the east): pedestrian environment between Ballards Lane and station has limited pavement space, lack of natural surveillance and generally poor-quality public realm. Part of the site is currently used as a commuter car park (267 surface parking spaces).
- Site 6: Station Road: point of arrival for significant number of users of town centre. Buildings of a generally poor quality and fail to make effective use of the land. Builders' yard creates noise, disturbance and vehicle movements which impact on residential amenity.

The surrounding context is mixed, with a 9-storey office building (Central House) to the north of station. Ballards Lane/ Regents Park Road is lined with 3-4 storey buildings in retail and office uses. The north-western and south-eastern parts of the site are adjacent to 2-3 storey terraced housing. The Town Centre Strategy makes reference to a distinctive character within Church End known as the 'Finchley vernacular'. There is a Grade II listed cattle trough at junction of Ballards Lane/ Nether Street. Finchley Church End Conservation Area is located a short distance to the south west of the site.

Initial planning considerations:

Comprehensive residential led development with a new station interchange and improved access from Regent's Park Road. Development should enhance visual and functional connection between station and town centre. There is potential to deck over railway tracks, particularly at Regent's Park Road overbridge, to optimise development potential and provide a continuous active frontage and strong visual link between Ballards Lane and Regent's Park Road town centre frontages. There is potential for 'meanwhile' uses on parts of the site at the early stages of development to help create an identity and attraction. Development should create active and attractive frontages particularly along Regents Park Road / Ballards Lane, Station Road and Nether Street. Floorspace could take the form of flexible and affordable workspace, small / affordable shop units suitable for SMEs. Development should take into account proximity of Finchley Church End Conservation Area and respond to the 'Finchley vernacular' in a positive manner, including incorporation of design features and elements as appropriate. For any loss of car parking spaces an assessment must be undertaken and replacement spaces may be required. The development should reflect the 'Healthy Streets Approach' with improved interchange facilities for pedestrians and cyclists. Finchley Central Town Centre is a strategic location for tall buildings of 8 storey or more. Tall buildings may be appropriate within the boundaries of the Town Centre.

Site No. 31

Site Address:

Brentmead Place (Major Thoroughfare)	1-6 Brentmead Place (North Circular Road), Golder's Green, NW11 9JG
 Site Map	 Location Map Site Size: 0.27 ha PTAL 2019: 3 PTAL projected 2031: 3 Ward: Golder's Green
Existing or most recent site use/s: mostly an open site with two buildings of uncertain previous use.	Ownership: Public (TfL)
Proposed use type/s: Residential	Indicative residential capacity: 46
Location type: Urban	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, CDH01, CDH02, CDH04, CDH07, CHW02, ECC02, TRC01, TRC03	Development timeframe: 6-10 years
Site description: Adjacent to North Circular Road (A406) the site is mostly open with two buildings of uncertain previous use. Surrounding buildings are large houses of 2-3 storeys. Site access is difficult.	
Initial planning considerations:	

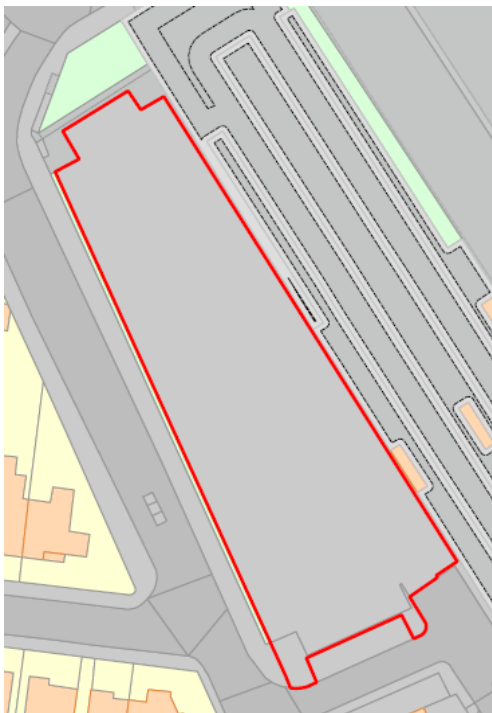
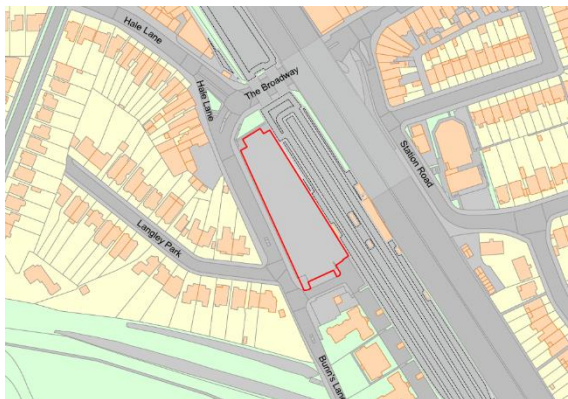
The North Circular Road generates high levels of air and noise pollution which any proposal must mitigate. Site accessibility issues must be resolved.

Site No. 32	Site Address:
Manor Park Road carpark	72-76 Manor Park Rd, East Finchley, N2 0SJ
 Site Map	 Location Map
	Site Size: 0.08 ha PTAL 2019: 1A PTAL projected 2031: 1A Ward: East Finchley
Existing or most recent site use/s: public carpark and small park	Ownership: Council
Proposed use type/s: Residential	Indicative residential capacity: 7
Location type: Urban	Site source: Council assets disposal programme
Applicable Draft Local Plan policies: GSS01, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH07, CHW01, CHW02, ECC04, TRC01, TRC03	Development timeframe: 0-5 years
Site description:	

An area formerly occupied by three terrace houses and surrounded by low-rise housing. The front part of the site is a public car park. The rear part of the site is occupied by a small public park with benches, lighting and fencing. The High Barnet Northern Line runs to the rear of the site.

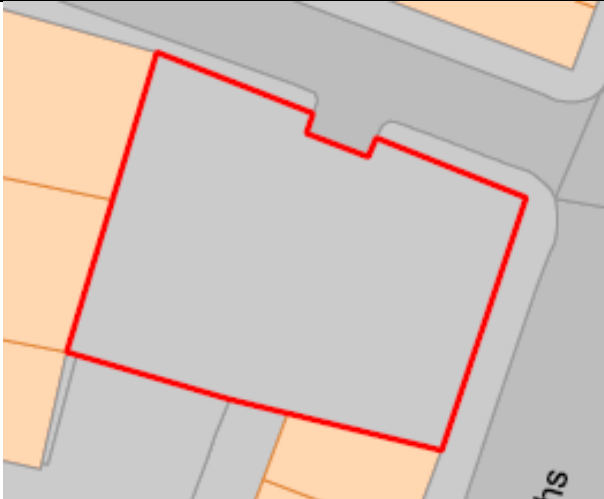
Initial planning considerations:

The scale of redevelopment should be no higher than the adjoining terrace dwellings of 2-3 storeys. Proposals for residential use must undertake an assessment of car parking needs and provide replacement spaces as required. Any loss of public open space will require robust justification.

Site No. 33	Site Address:
Bunns Lane Carpark (Mill Hill Town Centre)	Bunns Lane, Mill Hill, NW7 2AA
 Site Map	 Location Map
	Site Size: 0.33 ha PTAL 2019: 4 PTAL projected 2031: 5 Ward: Hale
Existing or most recent site use/s: carpark (adjacent to Mill Hill station)	Ownership: Council
Proposed use type/s: mixed use development comprising hotel, re-provision of car parking and 50% residential.	Indicative residential capacity: 43
Location type: Urban	Site source: Council assets disposal programme

Applicable Draft Local Plan policies: GSS01, GSS08, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH07, TOW01, TOW02, CHW02, ECY03, ECC02, TRC01, TRC02, TRC03	Development timeframe: 5-10 years
Site description: Comprising the car park (184 spaces) for Mill Hill Broadway Station, the site is immediately adjacent to the Midland Main Railway on the eastern boundary, with the raised M1 carriageway immediately beyond. Mill Hill Broadway town centre is immediately to the east to the east. To the west is low-rise housing.	
Initial planning considerations: While the site is highly accessible and close to local services, any development must fully assess and mitigate the air and noise pollution caused by the proximity to the raised motorway and mainline railway. Proposals must take into account existing residential areas to the west and south, including concern over potential overspill car parking. Site characteristics, including connectivity, offer the potential for visitor accommodation, such as a hotel. Public car parking provision should also be assessed and retained as required.	

Site No. 34	Site Address:
Burroughs Gardens Carpark (Middlesex University and The Burroughs)	The Burroughs, Hendon, NW4 4AU
	 Location Map

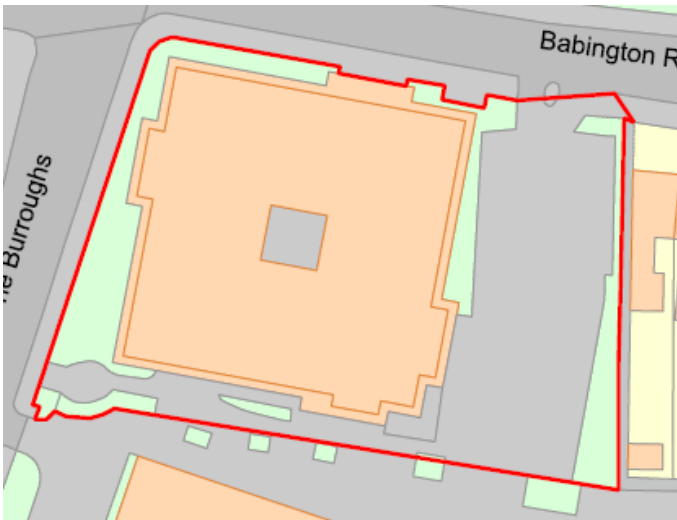
 Site Map	Site Size: 0.06 ha PTAL 2019: 4 PTAL projected 2031: 4 Ward: Hendon
Existing or most recent site use/s: public car park	Ownership: Council
Proposed use type/s: residential-only.	Indicative residential capacity: 9
Location type: Urban	Site source: Emerging Middlesex University and The Burroughs SPD
Applicable Draft Local Plan policies: GSS01, GSS11, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH08, CHW02, TRC01, TRC03	Development timeframe: 6-10 years
Site description: A small car park (50 spaces) located in The Burroughs Conservation Area. Adjacent to 2-3 storey buildings in office and residential use. Public transport is provided by several bus routes which run along the Burroughs.	
Initial planning considerations: The sensitive context of the Conservation Area, surrounding heritage assets and 2-3 storey buildings mean that any proposal must be of a suitable scale and design. Design proposals must take into account maintaining visibility of the heritage buildings to the rear of the site. Car parking requirements should be assessed, and spaces re-provided as needed. Further planning guidance will be provided by the emerging Middlesex University and The Burroughs SPD.	

Site No. 35		Site Address:	
Egerton Gardens carpark (Middlesex University and The Burroughs)		The Burroughs, Hendon, NW4 8BD	
 Site Map		 Location Map	
		Site Size: 0.09 ha PTAL 2019: 4 PTAL projected 2031: 4 Ward: Hendon	
Existing or most recent site use/s: public carpark		Ownership: Council	
Proposed use type/s: residential only		Development residential capacity: 23 (student halls of residence)	
Location type: Urban		Site source: Emerging Middlesex University and The Burroughs SPD	
Applicable Draft Local Plan policies: GSS01, GSS11, GSS12, HOU01, HOU02, HOU04, CDH01, CDH02, CDH03, CDH08, CHW02, TRC01, TRC03		Development timeframe: 6-10 years	
Site description: A small surface car park (29 spaces) that is close to the Burroughs Conservation Area and opposite a range of Grade II listed buildings, including Hendon Town Hall, Library and Fire Station. Middlesex University occupies many buildings in the area. The site is also within the immediate setting of two churches on The Burroughs/ Egerton Gardens which have been nominated for locally listing (Hendon Methodist Church and Our Lady of Delours Roman Catholic Church). Buildings			

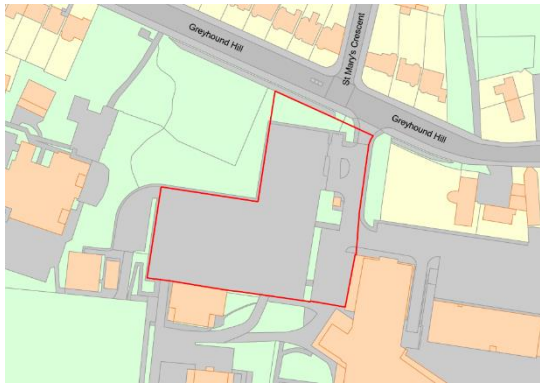
adjacent to the site are 3-storeys with retail uses on the ground floor, while to the rear is a residential suburban road. Bus routes run along The Burroughs.

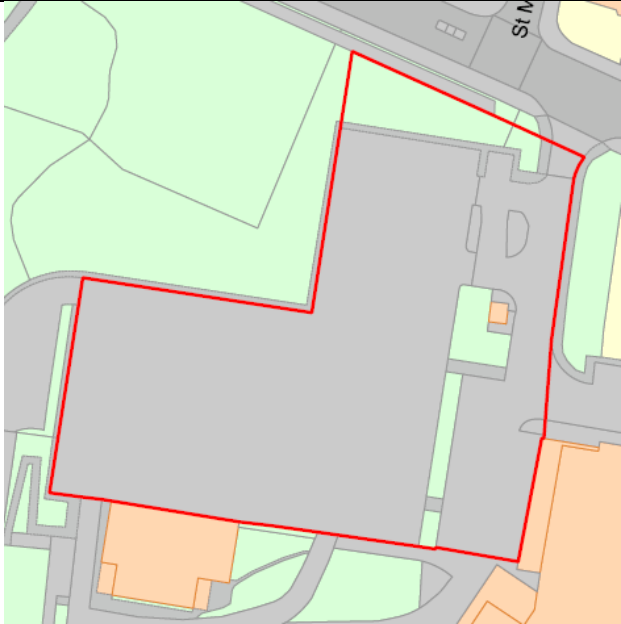
Initial planning considerations:

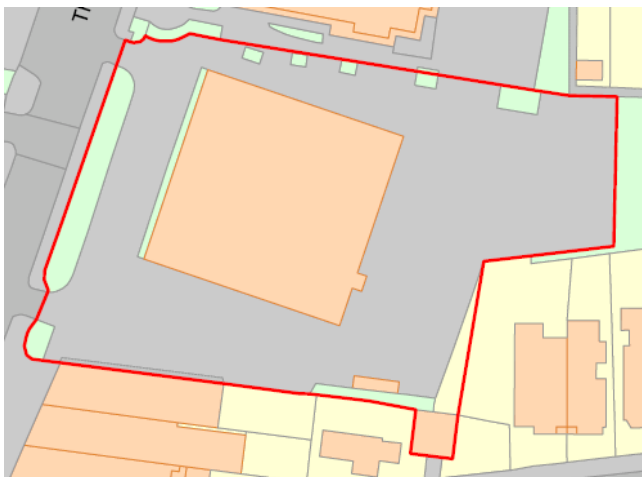
Proposals must be of a suitable scale and style which reflects the design context of heritage assets and low-rise buildings. Accommodation will be in the form of student halls of residence – the indicative capacity shown is on the ratio of three student rooms to one conventional unit of accommodation. Car parking requirements should be assessed, and spaces re-provided as needed. Further planning guidance will be provided by the emerging Middlesex University and The Burroughs SPD.

Site No. 36	Site Address:	
Fenella (Middlesex University and The Burroughs)	The Burroughs, Hendon, NW4 4BS	
 Site Map	 Location Map	
	Site Size: 0.26 ha PTAL2019: 4 PTAL projected 2031: 4 Ward: Hendon	
Existing or most recent site use/s: education	Ownership: Council	
Proposed use type/s: residential (halls of residence) with 10% educational uses.	Indicative residential capacity: 60 (student halls of residence)	
Location type: Urban	Site source: Emerging Middlesex University and The Burroughs SPD	

Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, HOU04, CDH01, CDH02, CDH03, CDH08, CHW01, CHW02, TRC01, TRC03	Development timeframe: 5-10 years
Site description: A modern 2-storey office building owned by Council and currently used by Middlesex University for administrative functions; the surrounding area contains Middlesex University's main campus. The site is opposite a range of Grade II listed buildings, including Hendon Town Hall, Library and Fire Station and is close to both the Burroughs and Hendon Church End Conservation Areas. Surrounding buildings are of 2-4 storeys, while to the rear is a residential suburban road.	
Initial planning considerations: The University's future needs will be a key determinant for this site, with the potential to use part of the site for educational purposes such as a lecture hall. Proposals must be of a suitable scale and style which reflects the design context of heritage assets and low-rise buildings. Accommodation will be in the form of student halls of residence – the indicative capacity shown is on the ratio of three student rooms to one conventional unit of accommodation. Further guidance will be provided by the Emerging Middlesex University and The Burroughs SPD.	

Site No. 37	Site Address:
Middlesex University Carpark (Middlesex University and The Burroughs)	Greyhound Hill, Hendon, NW4 4BT
	 Location Map

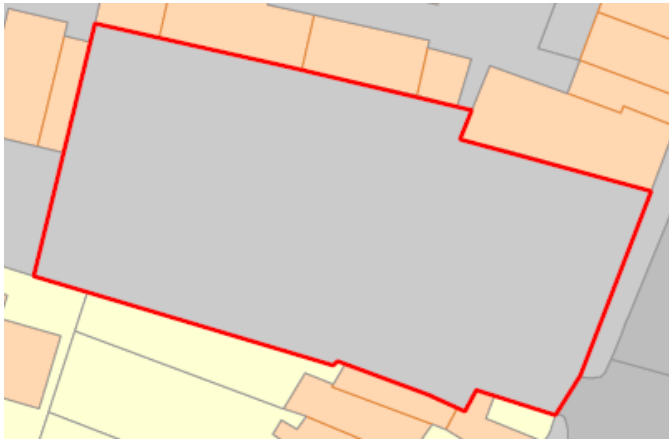
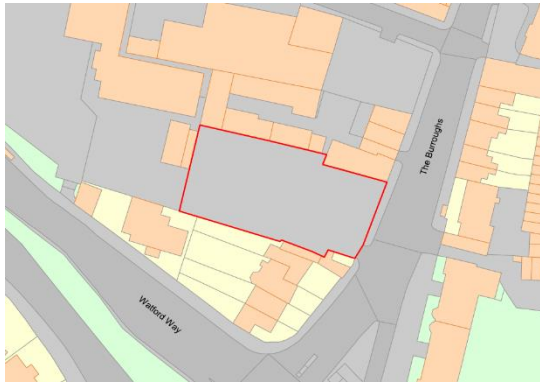
 Site Map	Site Size: 0.55 ha PTAL 2019: 2 PTAL projected 2031: 2 Ward: Hendon
Existing or most recent site use/s: private carpark for the university	Ownership: Public (Middlesex University)
Proposed use type/s: residential with 25% for retained replacement car parking	Indicative residential capacity: 70
Location type: Urban	Site source: Emerging Middlesex University and The Burroughs SPD
Applicable Draft Local Plan policies: GSS01, HOU01, HOU02, HOU04, CDH01, CDH02, CDH03, CDH08, CHW01, CHW02, TRC01, TRC03	Development timeframe: 11-15 years
Site description: An on-campus surface car park for Middlesex University staff and students. To the south and east are modern university buildings. To the west is a school, along with tree cover. Opposite are 2-3 storey houses. Public transport is provided by nearby bus routes. The site will be part of the emerging Middlesex University and The Burroughs SPD.	
Initial planning considerations: The car park is important for university staff and students and development proposals must demonstrate a full assessment of requirements has been carried, with parking spaces re-provided as needed. Further planning guidance will be provided by the emerging Middlesex University and The Burroughs SPD.	

Site No. 38	Site Address:
Ravensfield House (Middlesex University and The Burroughs)	The Burroughs, Hendon, NW4 4BT
 Site Map	 Location Map
	Site Size: 0.36 ha PTAL 2019: 3 PTAL projected 2031: 4 Ward: Hendon
Existing or most recent site use/s: community meeting facility	Ownership: Council
Proposed use type/s: residential with 10% educational uses.	Indicative residential capacity: 84 (student halls of residence)
Location type: Urban	Site source: Emerging Middlesex University and The Burroughs SPD
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, HOU04, CDH01, CDH02, CDH03, CDH08, CHW01, CHW02, TRC01, TRC03	Development timeframe: 5-10 years
Site description: A modern 2-storey building owned by Council but currently being used by Middlesex University. The site is opposite a range of Grade II listed buildings, including Hendon Town Hall, Library and Fire Station and is close to both the Burroughs and Hendon Church End Conservation Areas.	

Surrounding buildings adjacent to the site are of 2-3 storeys, while to the rear is toward low-rise residential areas. Bus routes run along the Burroughs.

Initial planning considerations:

The University's future needs will be a key determinant for this site, with the potential to use part of the site for educational purposes such as a lecture hall. Proposals must be of a suitable scale and style which reflects the design context of heritage assets and low-rise buildings. Accommodation will be in the form of student halls of residence – the indicative capacity shown is on the ratio of three student rooms to one conventional unit of accommodation. Further guidance will be provided by the Emerging Middlesex University and The Burroughs SPD.

Site No. 39	Site Address:
The Burroughs carpark (Middlesex University and The Burroughs)	The Burroughs, Hendon, NW4 4AR
 Site Map	 Location Map
	Site Size: 0.13 ha PTAL 2019: 4 PTAL projected 2031: 4 Ward: Hendon
Existing or most recent site use/s: car parking	Ownership: Council
Proposed use type/s: residential-only	Development residential capacity: 21

Location type: Urban	Site source: Emerging Middlesex University and The Burroughs SPD
Applicable Draft Local Plan policies: GSS01, GSS11, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH08, CHW02, TRC01, TRC03	Development timeframe: 5-10 years
Site description: A public car park (46 spaces) located in The Burroughs Conservation Area. The site is adjacent to 2-3 storey buildings in office and residential use. Bus routes run along the Burroughs.	
Initial planning considerations: The sensitive context of the Conservation Area, surrounding heritage assets and 2-3 storey buildings mean that any proposal must be of a suitable scale and design. Design proposals must take into account maintaining visibility of the heritage buildings to the rear of the site. Car parking requirements should be assessed, and spaces re-provided as needed. Further planning guidance will be provided by the emerging Middlesex University and The Burroughs SPD.	

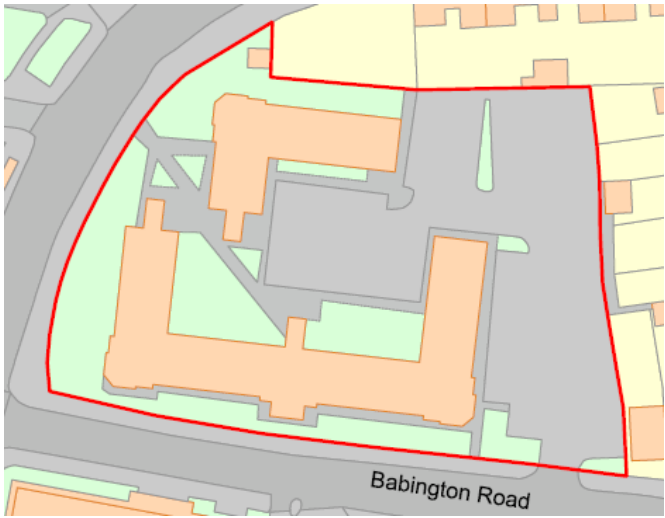
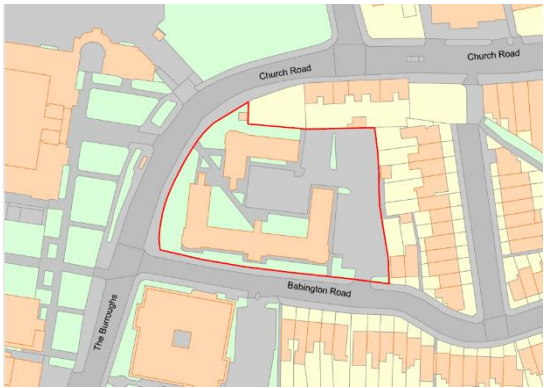
Site No: 40	Site Address:
Meritage Centre (Middlesex University and The Burroughs)	28-46 Meritage Centre, Church End Hendon NW4 4JT
 Site Map  Location map	
Site Size: 0.33 ha PTAL (2019): 2 PTAL projected 2031: 2 Ward: Hendon	

Existing or most recent site use/s: Office/Community Space with associated car parking	Ownership: Council
Proposed use type/s: residential and 50% community	Indicative residential capacity: 36 (student halls of residence)
Location type: Urban	Site source: Emerging Middlesex University and The Burroughs SPD
Applicable Draft Local Plan policies: GSS01, HOU01, HOU02, HOU04, CDH01, CDH02, CDH03, CDH07, CDH08, CHW01, CHW02, TRC01, TRC03	Development timeframe: 6-10 years
Site description: The site contains a modern, low-rise building providing a community service for elderly people. Within the curtilage are areas of landscaping, including mature trees, and a car park. The site is within the Church End Conservation Area and is within the immediate setting of the Grade II* listed St Mary's Parish Church.	
Planning considerations: The Meritage Centre is community infrastructure and must be re-provided either on site or at a suitable alternative location. The Hendon Conservation Area Character Appraisal acknowledges that the Meritage Centre is a possible future site for redevelopment. Any proposals need to be sensitive in relation to the heritage assets and should reinforce local distinctiveness, with consideration given to the location within the conservation area and directly adjoining the Grade II* listed St Mary's Parish Church. Proposals should also seek to retain the two mature birch trees located in the courtyard area. Accommodation could be in the form of student halls of residence – the indicative capacity shown is on the ratio of three student rooms to one conventional unit of accommodation. Further planning guidance will be provided by the emerging Middlesex University and The Burroughs SPD.	

Site No: 41	Site Address:
PDSA and Fuller St car park (Middlesex University and The Burroughs)	The Burroughs, Hendon, NW4 4BE
 Site Map  Location map	
Existing or most recent site use/s: Animal hospital, residential, garages and car parking	Site Size: 0.32 ha PTAL (2019): 2 PTAL projected 2031: 2 Ward: Hendon
Proposed use type/s: residential and 50% community uses	Ownership: Mixed
Location type: Urban	Indicative residential capacity: 16 (student halls of residence)
Applicable Draft Local Plan policies: GSS01, HOU01, HOU02, HOU04, CDH01, CDH02, CDH03, CDH07, CDH08, CHW01, CHW02, ECY01, TRC01, TRC03	Site source: Emerging Middlesex University and The Burroughs SPD
Development timeframe: 6-10 years	
Site description: The site includes an animal hospital (PDSA), four residential units, garages and a carpark that are associated with the surrounding residential units; it should be noted that on street parking in the area is very limited. The PDSA is located very close to the eastern boundary of the Hendon, Church End conservation area and is also in the vicinity of listed and locally listed buildings. Surrounding buildings to the south and east are mostly low-rise residential in character, while to the north is St Mary's and St John's Primary School.	

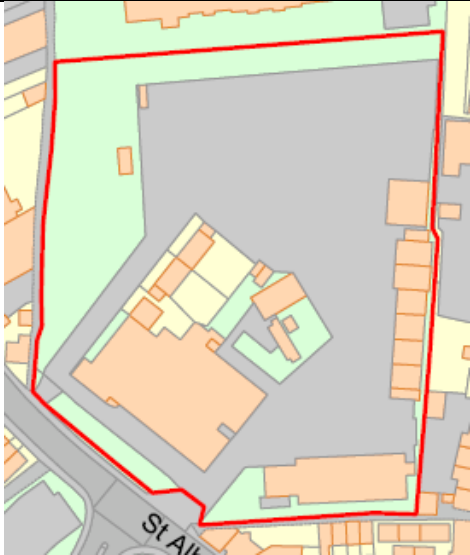
Planning considerations:

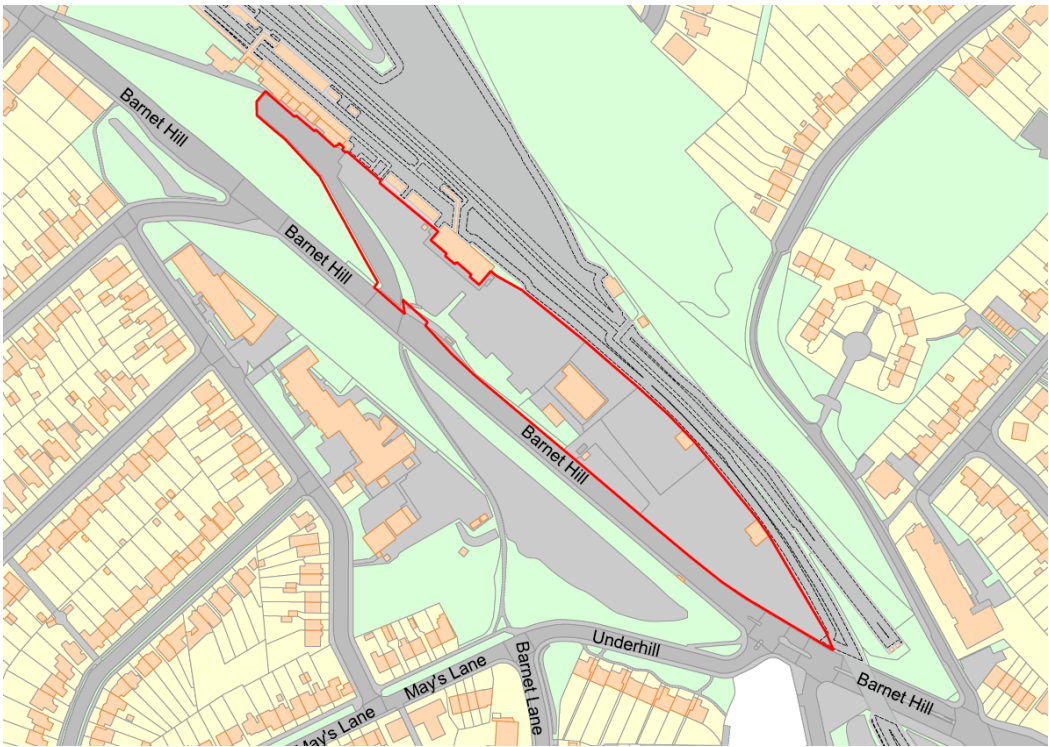
The PDSA is a well-established use in the area and provides an important service to the community due to its charitable function. It is one of only three PDSA Hospitals in London. As such the use should either be re-provided on site, or at a suitable alternative location. Any proposal must consider impact on the proximate heritage assets, including the Hendon, Church End Conservation Area and nationally and locally listed buildings. Accommodation could be in the form of student halls of residence – the indicative capacity shown is on the ratio of three student rooms to one conventional unit of accommodation. Further planning guidance will be provided by the emerging Middlesex University and The Burroughs SPD.

Site No. 42	Site Address:
Usher Hall (Middlesex University and The Burroughs)	The Burroughs, Hendon, NW4 4HE
 Site Map	 Location Map
	Site Size: 0.44 ha PTAL 2019: 3 PTAL projected 2031: 4 Ward: Hendon
Existing or most recent site use/s: student housing	Ownership: Public (Middlesex University)
Proposed use type/s: residential (student accommodation) and education	Indicative residential capacity: 39 (net increase of student halls of residence)

Location type: Urban	Site source: Emerging Middlesex University and The Burroughs SPD
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, HOU04, CDH01, CDH02, CDH03, CDH07, CDH08, CHW02, TRC01, TRC03	Development timeframe: 11-15 years
Site description: Purpose-built 4-storey student accommodation with car parking to the rear. On the opposite side of The Burroughs is a range of Grade II listed buildings including the Middlesex University main building, along with Hendon Library, Fire Station and Town Hall. Hendon Church End Conservation Area lies immediately to the north of the site. Public transport is provided by bus routes which run along the Burroughs.	
Initial planning considerations: Proposals must be of a suitable scale and style which reflects the design context of heritage assets and surrounding buildings. The existing use of the building as student halls of residence is expected to be retained – the indicative capacity shown is on the basis of a net-increase and at the ratio of three student rooms to one conventional unit of accommodation. Further guidance will be provided by the Emerging Middlesex University and The Burroughs SPD.	

Site No. 43	Site Address:
Army Reserve Depot (Chipping Barnet Town Centre)	St Alban's Rd, Chipping Barnet, EN5 4JX
	 Location Map

 Site Map	Site Size: 1.26 ha PTAL 2019: 3 PTAL projected 2031: 3 Ward: High Barnet
Existing or most recent site use/s: Territorial Army drill hall, ancillary buildings and yard.	Ownership: Public (MoD)
Proposed use type/s: residential-led with 10% mixed uses (community and office).	Indicative residential capacity:193
Location type: Urban	Site source: The Spires Planning Framework
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH07, CDH08, TOW01, CHW01, CHW02, ECY01, ECY02, ECY03, TRC01, TRC03,	Development timeframe: 11-15 years
Site description: The current site does not link or relate to the surrounding residential area and does not permit access between St Albans Road to roads to the rear of the site. It is predominantly surrounded by small scale residential and retail units. Due to security issues relating to its present use the site has a 'closed' appearance and is out of character with the street scene and surrounding uses. The site is only accessible from St Albans Road. Pedestrian connections to Chipping Barnet Town Centre are poor. Mature trees help define the site's character. The site is adjacent to Chipping Barnet Town Centre and the Monken Hadley Conservation Area and is close to the Grade II listed Christ Church and Locally listed White Lion Pub and 39-41 St Albans Road.	
Initial planning considerations: New residential development with potential for community or leisure elements will strengthen the vitality and viability of the town centre and should reflect the surrounding residential grain. This is an opportunity to provide family housing in an accessible location. Improvements to key road junctions, including Stapylton Road/ St Albans Road and St Albans Road/ A1000, should be investigated. Enhancements should be sought for pedestrian connectivity between residential areas and the town centre through enhancing existing and reopening footpaths to recreate historical connectivity.	

Site No. 44	Site Address:
High Barnet Station (Chipping Barnet Town Centre)	Great North Rd, Chipping Barnet, EN5 5P
 Site Map	
Site Size: 1.50 ha PTAL 2019: 6 PTAL projected 2031: 6 Ward: High Barnet	
Existing or most recent site use/s: public car parking and B-use storage and business	Ownership: public (TfL)
Proposed use type/s: residential with 25% mixed uses (public car parking and employment). Designated within UDP (2006) as Site 26 supporting B1 uses, hotel and leisure.	Indicative residential capacity: 292
Location type: Urban	Site source: Call for sites

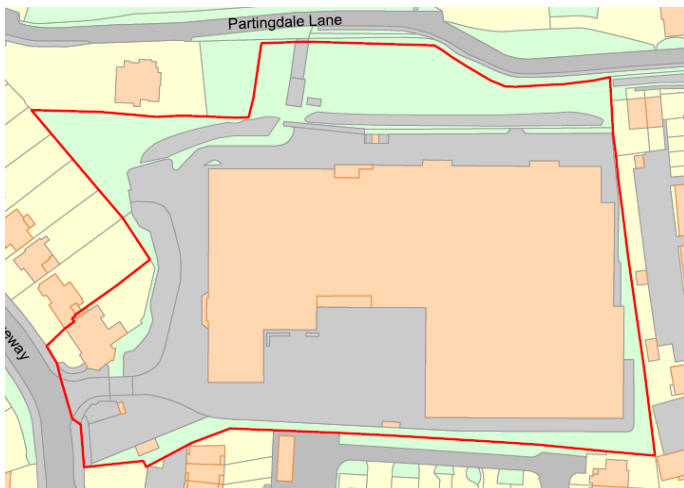
Applicable Draft Local Plan policies: GSS01, GSS08, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CHW02, ECY01, ECY02, ECY03, TRC01, TRC02, TRC03	Development timeframe: 5-10 years
Site description: This is land to south west of High Barnet station and tracks, fronting the A1000 Barnet Hill / Great North Road. It is currently used as a commuter car park (157 spaces), a range of low-density B-uses including vehicle hire, scaffolding and self-storage facilities in temporary structures and vacant, incidental land around the railway. Levels change significantly across the site and in the surrounding area, rising (quite steeply in places) to the northwest. The site is within 400m of Chipping Barnet Town Centre. It is located on one of the highest points (134 metres above sea level) of the Barnet Plateau. There are no statutorily or locally listed buildings close to the site, and it is not within a conservation area or its setting. There is a wooded area to the west (containing Tree Preservation Orders), provides opportunities for placemaking and maximising residential amenity.	
Initial planning considerations: Comprehensive residential led development which will improve the sense of arrival and of place at entrances to High Barnet station, creating a new public space and improving visual connectivity. Seek opportunities for public realm improvements from station entrances up the hill to Chipping Barnet Town Centre and pedestrian connections to Great North Road Local Centre. There is potential for meanwhile uses on parts of the site at the early stages of development to help create an identity and attraction. The development should create active and attractive frontages along Barnet Hill. This is not in a Tall Buildings Location - 8 storeys or more would not be appropriate. Meanwhile use floorspace could take the form of flexible and affordable workspace, small / affordable shop units suitable for SMEs. An assessment must be undertaken of public car parking spaces lost and replacement spaces may be required. Development must reflect the 'Healthy Streets Approach' with improved interchange facilities for pedestrians and cyclists.	

Site No.45	Site Address:
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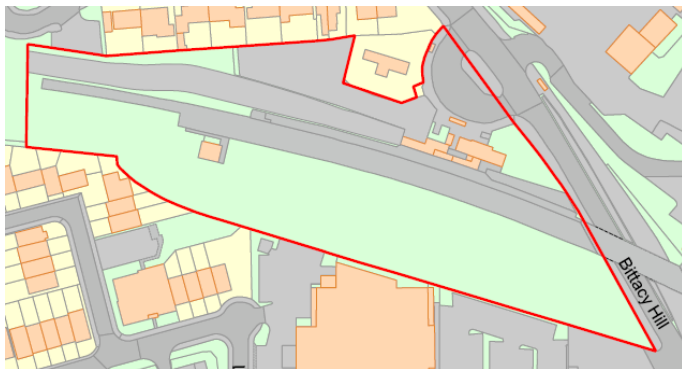
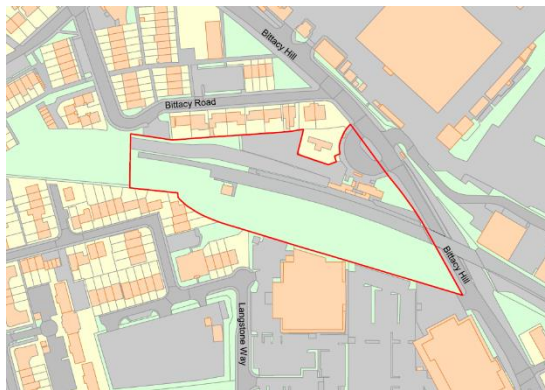
Whalebones Park	Wood St, Chipping Barnet, EN5 4BZ
 Site Map	 Location Map
	Site Size: 2.20 ha PTAL 2019: 2 PTAL projected 2031: 2 Ward: High Barnet
Existing or most recent site use/s: agriculture, community facilities	Ownership: Private
Proposed use type/s: residential with 10% mixed uses (community facilities and local green space).	Indicative residential capacity: 149
Location type: Suburban	Site source: call for sites
Applicable Draft Local Plan policies: GSS01, HOU01, HOU02, CDH01, CDH02, CDH03, CDH07, CDH08, CHW01, CHW02, ECC02, ECC04, ECC06, TRC01, TRC03	Development timeframe: 0-5 years
Site description: The site forms part of Wood Street Conservation area and comprises a largely green and undeveloped area, consisting in the west and north of open fields with some tree cover, and in the east of a more heavily-treed field. Whalebones House itself and the extensive surrounding garden are in private ownership and are not part of the site. The surrounding area consists of large suburban houses. To the west there has been recent residential development at Elmbank of 114 units. Barnet Hospital lies to the south. There is access to bus routes serving Barnet Hospital and Wood Street.	

Initial planning considerations:

There must be retention of trees and other natural features, with the introduction of new pedestrian access points and woodland walks which benefit the local community and users of Barnet Hospital. Residential development to west of Whalebones House, adjacent to the Elmbank development, will help to integrate the site into the surrounding suburbs. There should be provision of a new Local Open Space and a community facility, subject to legal agreement with developer on continuing management and maintenance. The design must reflect the site location in the Wood Street Conservation area and the surrounding suburban and historic character.

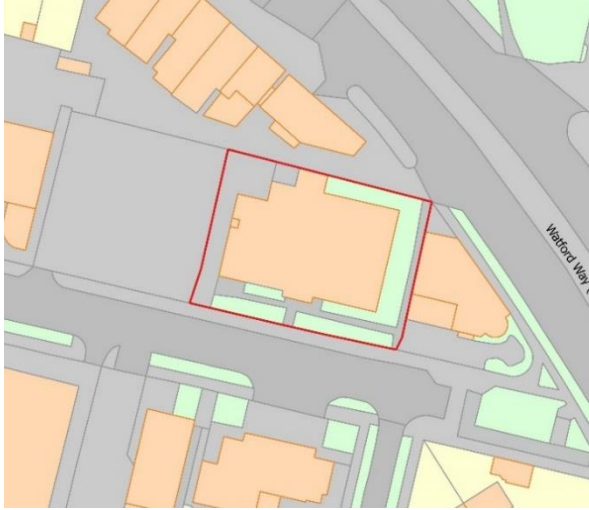
Site No. 46	Site Address:
IBSA House (Mill Hill East Growth Area)	The Ridgeway, Mill Hill, NW7 1RN
 Site Map	 Location Map Site Size: 2.08 ha PTAL 2019: 1B PTAL projected 2031: 1B Ward: Mill Hill
Existing or most recent site use/s: office / light industrial / storage and distribution	Ownership: Private
Proposed use type/s: residential-led with 20% B1 uses	Indicative residential capacity: 125
Location type: Suburban	Site source: Call for sites

Applicable Draft Local Plan policies: GSS01, GSS07, HOU01, HOU02, CDH01, CDH02, CDH03, CDH07, CHW02, ECY01, ECY02, ECY03, ECC05, TRC01, TRC03	Development timeframe: 6-10 years
Site description: The site contains the print works and offices for International Bible Students Association within a modern 5-storeys building on the Finchley Ridge. The site is adjacent to residential areas of the Millbrook Park development. To the north of the site is Green Belt, with the designation overlapping part of the site alongside Partingdale Lane.	
Initial planning considerations: Proposals must be of appropriate scale and design that responds to the context. There should be delivery of high quality residential-led mixed used development comprising a range of housing types and tenures, including family homes. B1 uses should be provided to support economic growth and employment through provision of workspace for small and medium sized enterprises. Proposals must ensure development does not negatively affect the small area of Green Belt at the north of the site.	

Site No. 47	Site Address:
Mill Hill East Station (Mill Hill East Growth Area)	Bittacy Hill, Mill Hill, NW7 1BS – airspace above and land adjoining station
 Site Map	 Location Map

		Site Size: 1.24 ha PTAL 2019: 3 PTAL projected 2031: 3 Ward: Mill Hill
Existing or most recent site use/s: railway station, platforms and lines, with public car parking and unused bordering land		Ownership: Public (non-Council)
Proposed use type/s: residential with 40% mixed uses (retained rail infrastructure, car parking).		Indicative residential capacity: 127
Location type: Urban		Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS07, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH07, CHW02, ECC06, TRC01, TRC02, TRC03		Development timeframe: 11-15 years
Site description: The site includes Mill Hill East Station building, platform and tracks, along with the public car park (42 spaces) and overgrown adjacent strip of land. The large, partially completed Mill Brook Park development is across Bittacy Hill road to the north east of the site. To the north is low-density two-storey housing, while to the south is a supermarket and gym surrounded by large areas of surface car parking.		
Initial planning considerations: The varied surroundings to the site mean that the design must be sensitive in terms intensification; for example, the southern boundary towards the supermarket provides greater scope for building height than towards the low-rise housing to the west. Preservation of mature trees required. The station building and associated platforms and tracks must be retained and/ or re-provided. An assessment of public car parking requirements must be undertaken and re-provided as required.		

Site No: 48	Site Address:
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Mill Hill Library (Mill Hill Town Centre)	Hartley Avenue, NW7 2HX
 Site Map	 Location map Site Size: 0.17 ha PTAL (2019): 4 PTAL projected 2031: 4 Ward: Mill Hill
Existing or most recent site use/s: public library and associated car parking	Ownership: Council
Proposed use type/s: Residential 50% with community uses	Indicative residential capacity: 19
Location type: Urban	Site source: Council assets disposal programme
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH08, TOW01, TOW02, CHW01, CHW02, TRC01, TRC02	Development timeframe: 6-10 years
Site description: Mill Hill Library is a single storey Neo-Georgian building in red brick with stone portico and slate tiled roof which was built in 1937. The building has been nominated for the Local Heritage List. The curtilage includes a border of landscaping, along with an access road to a rear car park. Opposite lies the fire station built in a similar civic style. To the west of the site is a car park while to the east is a three-storey officer building. The location is close to Mill Hill district centre and lies close to the A1 arterial road. Mill Hill station is within approximately 500m.	

Planning considerations:

The library is community infrastructure and must be re-provided either on site or at a suitable alternative location.

Due to the proposed Local Heritage listing, proposals should retain the existing building and sensitivity integrate new uses or additional buildings.

Good accessibility to the Mill Hill district centre and transport links will help to support new uses on this site.

Site No. 49	Site Address:
Watchtower House & Kingdom Hall (Mill Hill East Growth Area)	The Ridgeway, Mill Hill, NW7 1RS/ 1RL
 Site Map	 Location map
	Site Size: 7.31 ha PTAL 2019: 1B PTAL projected 2031: 1B Ward: Mill Hill
Existing or most recent site use/s: sui generis religious community; Major Developed Site in the Green Belt – UDP 2006	Ownership: Private
Proposed use type/s: residential with 50% retained as undeveloped Green Belt and 10% community uses	Indicative residential capacity: 219
Location type: Suburban	Site source: Call for sites

Applicable Draft Local Plan policies: GSS01, GSS07, HOU01, HOU02, CDH01, CDH02, CDH03, CDH07, CHW02, ECC05, ECC06, TRC01, TRC03	Development timeframe: 11-15 years
Site description: A large site with extensive open spaces within designated Green Belt and the Mill Hill Conservation Area, previously classified as a Major Development Site within the Green Belt. There is a broad west/ east split, with the eastern half of the site containing a sprawling complex, largely over three storeys, which provides 85 self-contained residential units and ancillary services for staff of the International Bible Students Association (IBSA), at nearby IBSA House. There are also extensive gardens and car parking. The western half of the site comprises a Kingdom Hall with a large, open field. The site has numerous mature trees and is subject to an Area Tree Preservation Order. A public footpath bisects the site north-south. The land falls sharply from north to south, providing good views towards London. Suburban roads of semi-detached housing surround the site to the south, east and west, with The Ridgeway to the north.	
Initial planning considerations: The quantum and design of redevelopment are significantly constrained by numerous factors, including the low level of public transport access, the suburban semi-rural character, the Green Belt and Conservation Area status, the very prominent position at the top of the ridge, and trees subject to TPOs. The public footpath traversing the site must be retained.	

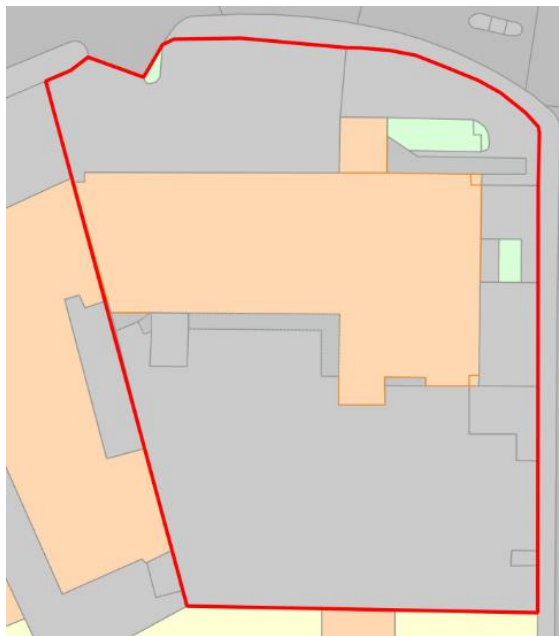
Site No. 50	Site Address:
Watford Way & Bunns Lane (Major Thoroughfare)	Adjacent to Watford Way, Mill Hill, NW7 2EX
 Site Map	 Location map
	Site Size: 0.86 ha PTAL 2019: 1B PTAL projected 2031: 2 Ward: Mill Hill
Existing or most recent site use/s: vacant (former motorway ramp & verges)	Ownership: TfL
Proposed use type/s: residential-only	Indicative residential capacity: 105
Location type: Urban	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CHW02, ECC02, ECC06, TRC01, TRC03	Development timeframe: 11-15 years
Site description: An overgrown site on a disused road connection. The site's eastern boundary is along the raised Watford Way (A1), with the remainder of the boundary running to the rear of 2-3 storey residential properties along Bunns Lane and other local streets. The site does not have direct access to the public highway, other than the A1 which would not be suitable due to safety issues of vehicles joining a busy, raised three-carriageway road.	

Initial planning considerations:

Proposals must demonstrate how adequate access to site will be secured. Critically, the design must manage and mitigate air pollution and noise from the adjoining A1 road and must also ensure the amenity of neighbouring residential properties is maintained or improved. Preservation of mature trees required.

Site No. 51	Site Address:
Great North Road Local Centre (Major Thoroughfare)	Great North Rd, New Barnet, EN5 1AB
 Site Map	 Location Map
	Site Size: 0.81 ha PTAL 2019: 4 PTAL projected 2031: 5 Ward: Oakleigh
Existing or most recent site use/s: cinema, public house and service station	Ownership: The Leathersellers' Company
Proposed use type/s: residential with 60% mixed uses (cinema and public house)	Indicative residential capacity: 84
Location type: Urban	Site source: Call for sites

Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, CDH01, CDH02, CDH03, CDH08, TOW01, TOW04, CHW02, CHW05, TRC01, TRC03	Development timeframe: 11-15 years
Site description: This site is part of the Great North Road Local Centre which includes the recently refurbished Grade II listed cinema, public house and petrol station. The site is next to a junction of the Great North Road. To the rear is a railway line embankment, along which is a Site of Borough Importance for Nature Conservation. High Barnet Station is within ½ km.	
Initial planning considerations: Proposals must retain the Grade II listed cinema building and should consider retaining the public house. Noise and air pollution from the Great North Road must be mitigated. Development needs to take account of the Site of Borough Importance for Nature Conservation to the rear. A site masterplan will be required.	

Site No. 52	Site Address:
Kingmaker House (New Barnet Town Centre)	15 Station Rd, New Barnet, EN5 1NW
 Site Map	 Location Map Site Size: 0.26 ha PTAL 2019: 3 PTAL projected 2031: 4 Ward: Oakleigh

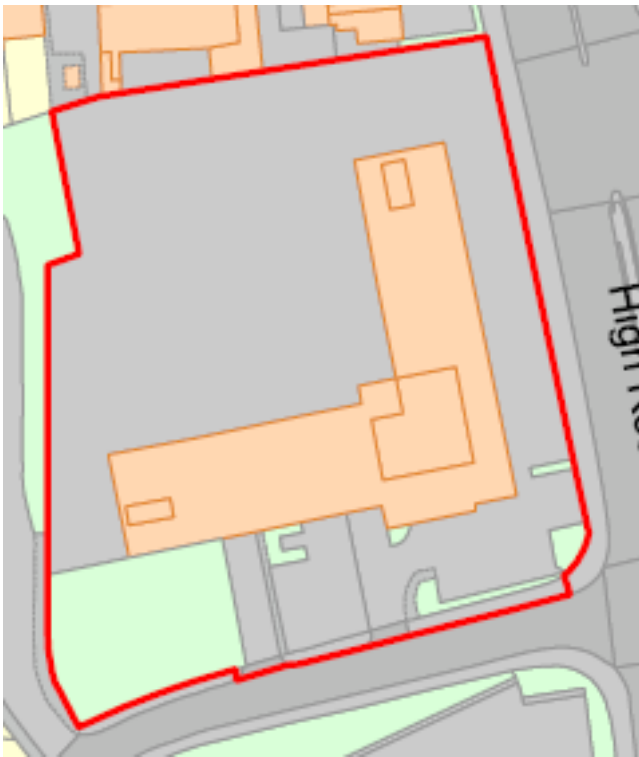
Existing or most recent site use/s: office	Ownership: Private
Proposed use type/s: residential-led with 10% mixed use (office)	Indicative residential capacity: 61
Location type: Urban	Site source: Existing prior-approval
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH08, TOW01, TOW02, CHW02, ECY01, ECY02, TRC01, TRC03	Development timeframe: 0-5 years
Site description. Located in New Barnet Town Centre, the site consists of a 7-storey 1960s office building with parking to the front and rear. Similar adjacent buildings have been converted to residential use. The site is close to New Barnet Station.	
Initial planning considerations: While prior approval for conversion from office to residential has been approved, planning applications have been refused on the basis of impact on residential properties to the rear. Proposals must therefore carefully assess the quantum of development and scale and massing of the design. Nevertheless, high public transport access and proximity to town centre functions may support a relatively high density of development. Proposed designs must also take into consideration the Grade II listed New Barnet War Memorial and locally listed East Barnet Town Hall which are opposite the site.	

Site No. 53	Site Address:
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Allum Way (Whetstone Town Centre)	Totteridge & Whetstone station/ High Rd/ Downland Close/ Allum Way, Whetstone, N20
 Site Map	 Location Map Site Size: 4.27 ha PTAL 2019: 4 PTAL projected 2031: 4 Ward: Totteridge
Existing or most recent site use/s: railway station with car parking, industry and storage	Ownership: Mixed
Proposed use type/s: residential-led with 20% mixed uses (office, B1c and community).	Indicative residential capacity: 888
Location type: Urban	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS08, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, TOW01, TOW02, CHW01, CHW02, ECY01, ECY02, ECY03, ECC02, ECC05, ECC06, TRC01, TRC02, TRC03	Development timeframe: 11-15 years
Site description: This site encompasses the station, car parking (101 spaces), storage and small industrial units. Parts of the site are heavily wooded. The north-east is adjacent to Whetstone Town Centre and fronts onto the High Road. The site slopes steeply from the High Road down to the railway line.	

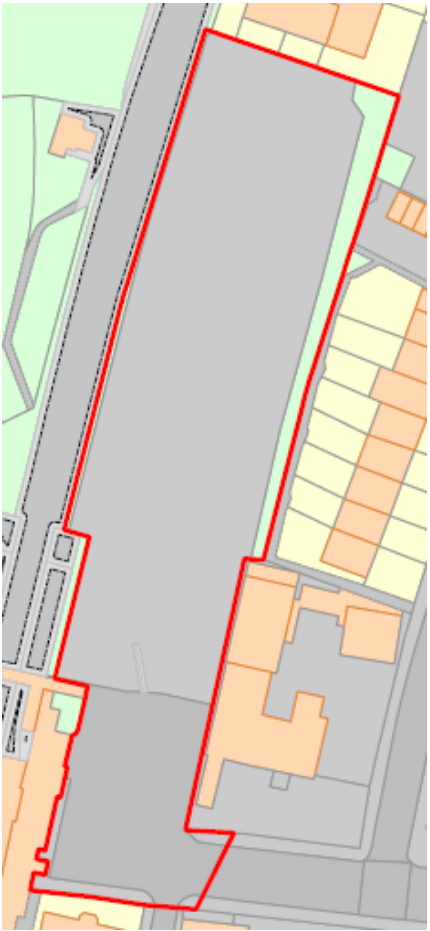
Initial planning considerations:

Good access to public transport and town centre functions could support an intensification of the site. Restricting design factors include suburban 2-3 storey housing to the east, the need to protect mature trees within the site, and the adjoining Green Belt to the west and north and the Site of Borough Importance for Nature Conservation along the western site boundary. Station functions must be maintained, and car parking requirements assessed and re-provided as needed.

Site No. 54	Site Address:
Barnet House (Whetstone Town Centre)	1255 High Rd, Whetstone, N20 0EJ
 Site Map	 Location Map Site Size: 0.59 ha PTAL 2019: 4 PTAL projected 203: 4 Ward: Totteridge
Existing or most recent site use/s: Office	Ownership: Private
Proposed use type/s: residential with 10% mixed uses (community and offices).	Indicative residential capacity: 139
Location type: Urban	Site source: Call for sites

Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, CHW01, CHW02, ECY01, ECY02, ECY03, TRC01, TRC03	Development timeframe: 0-5 years
Site description: A 10-storey 1960s office building and associated car parking spaces. The site is within the Whetstone Town Centre and fronts onto the Great North Road. Surrounding buildings vary from 2-6 storeys. The site is within 300m of Totteridge and Whetstone Station.	
Initial planning considerations: While prior approval (17/1313/PNO) has been granted for office to residential conversion, planning applications which come forward should include community and office uses. The good public transport access and town centre location support a relatively intensive development. High quality design will be expected to reflect the context of Whetstone High Street and the prominent location of the site.	

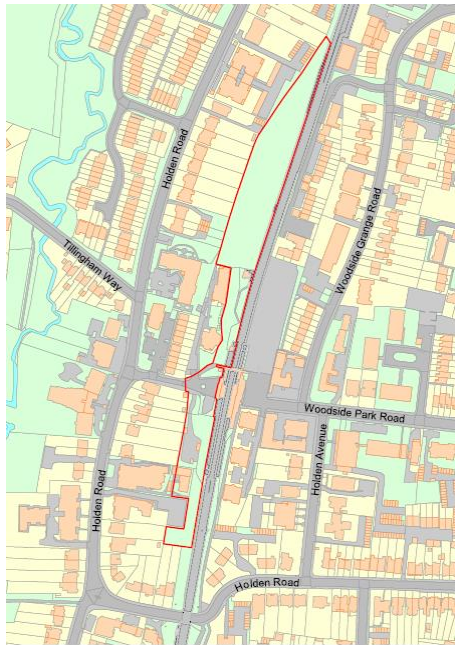
Site No. 55	Site Address:
Woodside Park Station East (Existing Transport Infrastructure)	Woodside Park Rd, Woodside Park, N12 8RT

 Site Map	 Location map
	Site Size: 0.46 ha PTAL 2019: 3 PTAL projected 2031: 4 Ward: Totteridge
Existing or most recent site use/s: car park	Ownership: Public (TfL)
Proposed use type/s: residential with 20% re-provision of car parking.	Indicative residential capacity: 95
Location type: Urban	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS09, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CHW02, ECC02, TRC01, TRC03	Development timeframe: 5-10 years
Site description: A commuter car park (148 spaces) serving Woodside Park Station. Surrounded on other sides by low-rise housing and a small private school.	

Initial planning considerations:

Proposed designs must avoid privacy issues with neighbouring housing. The adjacent railway line operates through the night and the effects of noise disturbance must be mitigated.

Public car parking requirements should be assessed and re-provide as needed.

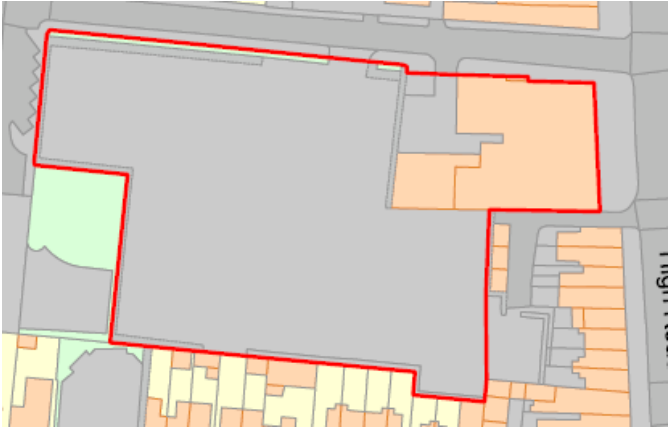
Site No. 56	Site Address:
Woodside Park Station West (Existing Transport Infrastructure)	Station Approach, Woodside Park, N12 8RT
 Site Map	 Location map
	Site Size: 1.37 ha PTAL 2019: 3 PTAL projected 2031: 4 Ward: Totteridge
Existing or most recent site use/s: undeveloped land adjacent to railway corridor	Ownership: Public (TfL)
Proposed use type/s: residential-only	Indicative residential capacity: 356
Location type: Urban	Site source: Call for sites

Applicable Draft Local Plan policies: GSS01, GSS09, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH07, CHW02, ECC02, ECC06, TRC01, TRC03,	Development timeframe: 0-5 years
Site description: The site is a corridor of undeveloped land next to the Northern Line railway and Woodside Park Station which is overgrown and partially wooded. To the west are a mix of houses and residential blocks of up to four storeys.	
Initial planning considerations: Design considerations to avoid privacy issues with neighbouring housing and to mitigate noise impact from the adjacent railway line. The location and elongated shape of the site may pose issues with access. The impact of the loss of trees and other vegetation must be mitigated.	

Site No. 57	Site Address:
309-319 Ballards Lane (North Finchley Town Centre)	309-319 Ballards Lane, North Finchley, N12 8LY
 Site Map  Location Map Site Size: 0.40 ha PTAL 2019: 3 PTAL projected 2031: 4 Ward: West Finchley	
Existing or most recent site use/s: retail and office	Ownership: Private

Proposed use type/s: residential with 20% mixed uses (retail, office and community)	Indicative residential capacity: 130
Location type: Central	Site source: North Finchley SPD
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH08, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECY01, ECY02, ECY03, ECC02, TRC01, TRC03	Development timeframe: 11-15 years
Site description: The site is within North Finchley Town Centre and fronts onto Ballards Lane. The 4-5 storey buildings are set back from the highway boundary with car parking to the front and rear and are largely in office use. Opposite is the Tally Ho Triangle site, which includes the Arts Depot and to 11 storey residential building. The West Finchley and Woodside Park stations are within 1km.	
Initial planning considerations: Proposals should include town centre uses of retail, office and community, with residential above. The accessible location and surrounding townscape underpin a relatively high density of redevelopment, while being sensitive to the adjacent United Services Club and Finchley War Memorial, as well as the low-rise residential properties to the rear. Refer to the North Finchley SPD for further guidance.	

Site No. 58	Site Address:
811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	811 High Rd & Lodge Lane, North Finchley, N12 8JT

 Site Map	 Location Map Site Size: 0.73 ha PTAL 2019: 4 PTAL projected 2031: 4 Ward: West Finchley
Existing or most recent site use/s: public carpark retail and office	Ownership: Mixed Council and private
Proposed use type/s: residential with 30% mixed uses (retail, office and replacement public car parking)	Indicative residential capacity: 132
Location type: Urban	Site source: North Finchley SPD
Applicable Draft Local Plan policies: GSS01, GSS08, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH08, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECY01, ECY02, ECY03, ECC02, TRC01, TRC03	Development timeframe: 5-10 years
Site description: The site is within North Finchley Town Centre and includes a Primary Shopping Frontage. To the front is a 3-storey 1960s building with retail and office use, while to the rear is a large Council-owned public car park (232 spaces). Surrounding 2-3 storey high street buildings include town centre uses. Beyond the rear of the site is a primary school with outdoor sports areas and 2-3 storey housing, including the locally listed 45-53 Lodge Lane terrace. Woodside Park Station is within 600m.	
Initial planning considerations: Proposals should include retail and office uses with residential above. The accessible location and surrounding townscape can underpin a relatively high density of redevelopment, although proposals	

must be sensitive to the context. Public car parking loss must be assessed and re-provided as required. Refer to North Finchley Town Centre SPD for further guidance.

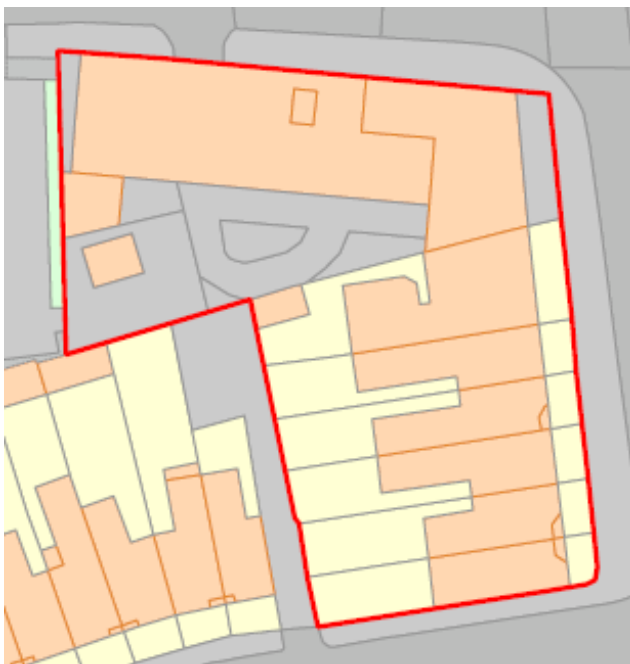
Site No. 59	Site Address:
Central House (Finchley Central Town Centre)	1 Ballards Lane, Finchley N3 1UX
 Site Map	 Location Map
	Site Size: 0.15 ha PTAL 2019: 5 PTAL projected 2031: 6 Ward: West Finchley
Existing or most recent site use/s: retail and office	Ownership: Private
Proposed use types/: residential-led with 20% mixed uses (retail and office).	Indicative residential capacity: 48
Location type: Central	Site source: Call for sites, Finchley Church End Town Centre Strategy
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECY01, ECY02, ECY03, ECC02, TRC01, TRC03	Development timeframe: 0-5 years

Site description:

The site is a nine-storey office building within Finchley Central Town Centre with a Primary Frontage along Ballard's Lane. Surrounding buildings are largely retail and office and not more than 3-storeys. The site is close to Finchley Central Station.

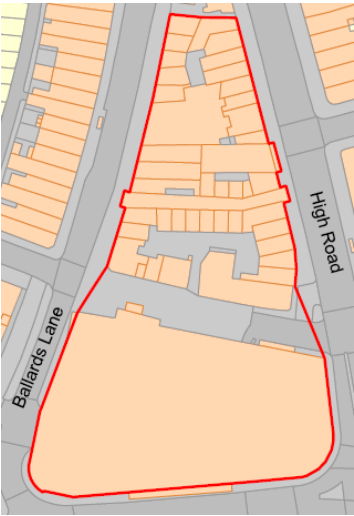
Initial planning considerations:

High public transport accessibility and access to town centre services support a relatively high density of development. The Primary Retail Frontage should be retained, along with office uses. Prior approval (16/3722/PNO) has been granted for 48 units. Refer to the Finchley Church End Town Centre Strategy.

Site No. 60	Site Address:
Finchley House (key site 3) (North Finchley Town Centre)	High Road & Kingsway North Finchley N12 0BT
 Site Map	 Location Map
	Site Size: 0.62 ha PTAL (2019: 4 PTAL projected 2031: 4 Ward: West Finchley
Existing or most recent site use/s: offices and residential	Ownership: Private
Proposed use type/s: residential with 20% mixed uses (office, community).	Indicative residential capacity: 202
Location type: Central	Site source: North Finchley SPD

Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECU01, ECU02, ECU03, ECC02, TRC01, TRC03	Development timeframe: 5-10 years
Site description: A corner site within North Finchley Town Centre. A 9-storey 1970s office building fronts onto the Kingsway, while the frontage onto the Great North Road is a terrace of Victorian 2-storey buildings in office and residential use. The Tally Ho Triangle is opposite, which includes the Arts Depot and 11-storey residential. To the rear is 2-3 storey housing. West Finchley and Woodside Park Stations are within 1km.	
Initial planning considerations: Proposals should include town centre uses of retail, office and community, with residential above. The ground floor frontage should accommodate active uses and be designed to create a pedestrian-friendly environment. The high accessibility to public transport and local services would support a relatively high density of redevelopment. Design must be sensitive to surrounding low-rise residential properties. Refer to the North Finchley SPD for further guidance.	

Site No. 61	Site Address:
Tally Ho Triangle (key site 1) (North Finchley Town Centre)	High Rd, Ballard's Lane & Kingsway, North Finchley, N12 0GA/ 0GP

 Site Map	 Location map Site Size: 0.99 ha PTAL 2019: 4 PTAL projected 2031: 4 Ward: West Finchley
Existing or most recent site use/s: retail, office, arts centre, bus station, public car parking, residential and community facilities	Ownership: mixed Council/ private
Proposed use type/s: residential with 30% mixed uses (leisure, retail, office, transport, public car parking and community facilities).	Indicative residential capacity: 281
Location type: Central	Site source: North Finchley SPD
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECY01, ECY02, ECY03, ECC02, TRC01, TRC03	Development timeframe: 11-15 years
Site description: The site is within North Finchley Town Centre. Nether Street splits the site, with the northern segment mostly in retail and office use within buildings of 3-4 storeys. The southern segment includes an arts centre, bus station, public car parking, and office and retail uses, with building heights from 3/4 storeys to a tower of 11 storeys of residential. The site is surrounded by main roads and town centre uses. Adjacent to the north is the locally listed Tally Ho public house. The West Finchley and Woodside Park Stations are within 1km.	

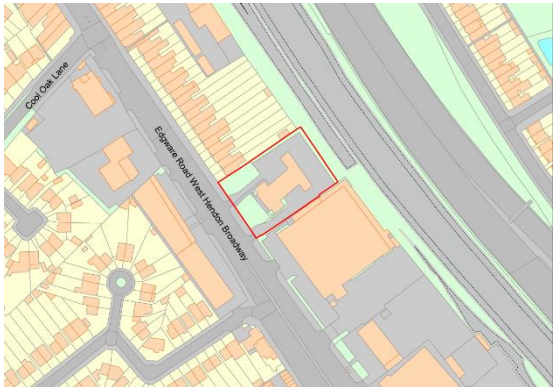
Initial planning considerations:

The accessible location and townscape context support a high density of redevelopment. Town centre uses must be retained with ground floor frontages accommodating active uses. The northern segment of the site could increase its offering of uses such as cafes, restaurants and retail at ground level, with employment and residential above. Taller buildings should be focused on the southern part of the site. Public car parking requirements must be assessed and re-provided as needed. Refer to the North Finchley Town Centre SPD for further guidance.

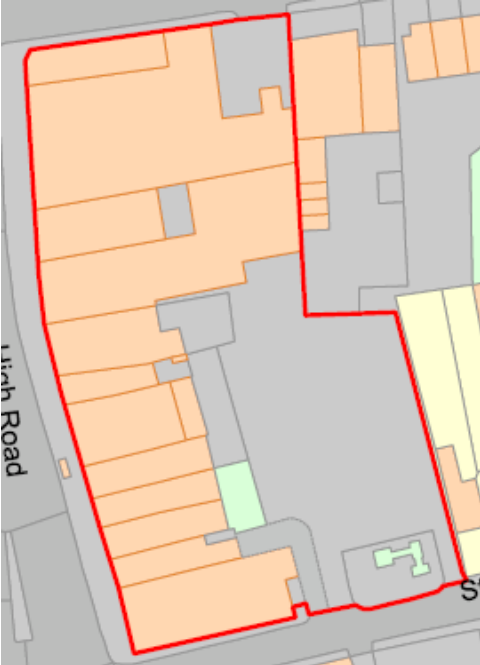
Site No. 62	Site Address:
Tesco Finchley (Finchley Central Town Centre)	21-29 Ballard's Lane, Finchley, N3 1XP
 Site Map	 Location map
	Site Size: 0.85 ha PTAL 2019: 4 PTAL projected 2031: 5 Ward: West Finchley
Existing or most recent site use/s: supermarket with associated car parking and office uses.	Ownership: Private
Proposed use type/s: residential with 25% mixed uses (retail, office and car parking).	Indicative residential capacity: 170
Location type: Urban	Site source: Finchley Church End Town Centre Strategy

Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECY01, ECY02, ECY03, ECC02, TRC01, TRC03	Development timeframe: 11-15 years
Site description: A modern 3-storey building with a large supermarket on the ground floor and offices on the upper floors, with associated car parking to the rear. The street separating the main building from the car park is within the curtilage. The site is within Finchley Central Town Centre and has a Primary Frontage along Ballard's Lane. Surrounding buildings are largely retail and office and not more than 3-storeys. The site is close to Finchley Central Station.	
Initial planning considerations: Primary Retail Frontage and office uses must be retained in this prominent town centre location. High accessibility to public transport and local services, and the tall buildings location, mean this site should support a relatively high density of development, while being mindful of the surrounding context, including low-rise residential properties to the north. Car parking requirements should be assessed and re-provision may be needed. For further information refer to the Finchley Church End Town Centre Strategy.	

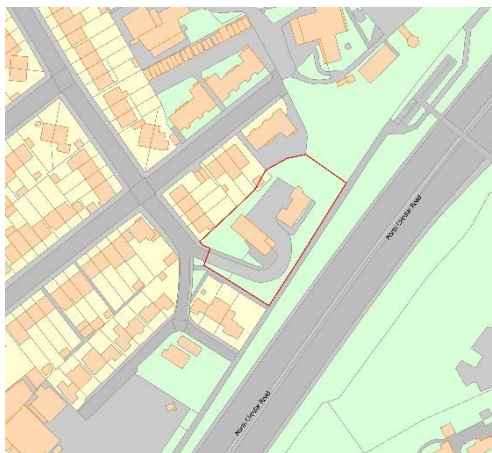
Site No. 63	Site Address:
Philex House (Major Thoroughfare)	110-124 West Hendon Broadway, West Hendon, NW9 7DW

 Site Map	 Location Map Site Size: 0.28 ha PTAL 2019: 3 PTAL projected 2031: 3 Ward: West Hendon
Existing or most recent site use/s: office	Ownership: Private
Proposed use type/s: residential only	Indicative residential capacity: 48
Location type: Urban	Site source: Unimplemented 2006 UDP proposal
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH08, CHW01, CHW02, ECC02, TRC01, TRC03	Development timeframe: 0-5 years
Site description: A disused office building on West Hendon Broadway/ A5. The building is set back and elevated from the street, with a driveway/ parking surrounding the building. The 3-storey building is of a Modernist style, however it is not listed. A mobile phone mast is on the roof. The site backs onto the Midland Railway, with the M1 immediately beyond. To the south are light industrial uses, with terraced housing to the north. Opposite are light industrial units and new residential blocks. Numerous bus routes run along the A5.	
Initial planning considerations: Suitable for residential redevelopment. Proposals must mitigate the air pollution and noise from surrounding major roads and railway. Preferably the current building with its architectural features should be preserved, with new development of a consistent style.	

Site No. 64	Site Address:
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744-776 High Rd (North Finchley Town Centre)	744-776 High Rd, North Finchley, N12 9QG
 Site Map	 Location Map Site Size: 0.54 ha PTAL 2019: 4 PTAL projected 2031: 4 Ward: Woodhouse
Existing or most recent site use/s: retail, restaurants, residential and public car park	Ownership: mixed Council and private
Proposed use type/s: residential with 20% mixed uses (retail and office).	Indicative residential capacity: 175
Location type: Central	Site source: North Finchley SPD
Applicable Draft Local Plan policies: GSS01, GSS08, GSS12, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH08, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECY01, ECY02, ECY03, ECC02, TRC01, TRC03	Development timeframe: 11-15 years
Site description: The site is central to North Finchley Town Centre and includes a Primary Shopping Frontage. The buildings are mostly 3-storeys ranging in age and style from late Victorian to 1950s. A small public car park is at the rear of the site. The context is of largely similar town centre uses and building types. To the rear of the site is a mix of office uses and 2-3 storey housing. Woodside Park Station is within approximately 800m.	
Initial planning considerations:	

Proposals should include retail uses with residential above. The accessible location and surrounding townscape underpin a relatively high density of redevelopment, while proposals must be sensitive to the context of adjacent town centre buildings and residential properties. The loss of public car parking must be assessed. Refer to the North Finchley SPD for further guidance.

Site No: 65	Site Address:
Barnet Mortuary (former) (Major Thoroughfare)	Dolman Close Finchley N3 2EU
 Site Map	 Location Map
	Site Size: 0.25 ha PTAL (2019): 1B PTAL projected 2031: 1B Ward: West Finchley
Existing or most recent site use/s: storage	Ownership: Council
Proposed use type/s: residential only	Indicative residential capacity: 20
Location type: Urban	Site source: Council assets disposal programme
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, CDH01, CDH02, CDH03, CDH07, CHW02, ECY03, ECC06, TRC01, TRC03	Development timeframe: 0-5 years
Site description:	

A disused mortuary and grounds which is adjacent to the North Circular Road. To the north and west are low-rise semi-detached and terraced residences, while to the east are the grounds of Tudor Primary School.

Planning considerations:

Development must take into consideration the effect of noise and air pollution from the adjacent North Circular Road. Building height needs to be compatible with adjoining residential development. Development should meet the requirements of GSS11 Major Thoroughfares.

Site No. 66	Site Address:
East Wing (key site 4) (North Finchley Town Centre)	672-708 High Rd North Finchley N12 9PT/9QL
 Site Map	 Location Map
	Site Size: 0.44 ha PTAL 2019: 3 PTAL projected 2031: 4 Ward: Woodhouse
Existing or most recent site use/s: retail, office and residential	Ownership: Private
Proposed use type/s: residential with 30% mixed uses (retail, office and cultural)	Indicative residential capacity: 125

Location type: Central	Site source: North Finchley SPD
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU02, CDH01, CDH02, CDH03, CDH04, CDH08, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02, ECY01, ECY02, ECY03, ECC02, TRC01, TRC03	Development timeframe: 11-15 years
Site description: The site is within the North Finchley Town Centre and includes Primary Shopping Frontage. The buildings are mostly 3-storeys ranging from late Victorian to 1960s, with retail and office uses on ground floor and residential above. Opposite is the Tally Ho Triangle site, which includes the Arts Depot and 11-storey residential building. Office uses and 2-3 storey housing adjoin to the rear. West Finchley and Woodside Park stations are within 1km.	
Initial planning considerations: Proposals should include town centre uses of retail, office and community, with residential above. The accessible location and town centre context underpin a relatively high density. For further guidance reference should be made to the North Finchley Town Centre SPD.	

Site No. 67	Site Address:
Great North Leisure Park (Major Thoroughfare)	High Rd, Friern Barnet, N12 0GL
	 Location Map

 Site Map	Site Size: 3.45 ha PTAL 2019: 1B PTAL projected 2031: 2 Ward: Woodhouse
Existing or most recent site use/s: cinema, bowling, leisure/ sports centre with lido, restaurants and extensive car parking	Ownership: mixed
Proposed use type/s: residential-led with 40% mixed uses (leisure and community).	Indicative residential capacity: 352
Location type: Urban	Site source: Call for sites
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, CDH01, CDH02, CDH03, CDH07, CHW01 CHW02, ECC05, ECC06, TRC01, TRC03	Development timeframe: 11-15 years
Site description: This is an out-of-town-centre, car-centric leisure park. This site includes a cinema, bowling alley and ancillary restaurants with extensive car parking, as well as Finchley Lido Leisure Centre. It is close to a major junction of the Great North Road and North Circular Road (A406) and is adjacent to Metropolitan Open Land, a Local Nature Reserve and Site of Importance for Nature Conservation.	
Initial planning considerations: There is potential for comprehensive or infill residential development utilising space released by existing surface car parking allowing better integration into the surrounding residential environment for more efficient and sustainable use of space. There should be no additional floorspace of leisure and A1 to A5 uses which should be located in town centres. Proposals must reflect the context of a major thoroughfare and respond to the adjacent MOL. Further masterplanning may be required in the event of comprehensive redevelopment. Due to the low PTAL proposals should include measures that contribute towards modal shift away from private car use to more sustainable means of transport.	