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LB Barnet
Planning and Building Control
2 Bristol Avenue
Colindale
NW9 4EW

12 April 2022

Our ref: PGWD/U0015728/1002

Your Reference 22/1962/FUL

Dear Sir,

Planning Statement

**Use of the premises for the sitting and administration of computer-based driving theory test exams on behalf of the DVSA
Ground floor 711 High Road, London, N12 0BP (The site)**

We act on behalf of Reed in Partnership. This application is in respect of an application to use the above premises as a Driver and Vehicle Standards Agency (DVSA) Theory Test Centre. This use is required for Reed in Partnership to deliver the DVSA's essential work to members of the public providing Driving Theory Tests. This location ensures sufficient coverage of this essential service throughout the United Kingdom. This application is one of a number of applications for Theory Test Centres across Great Britain.

Planning assessment

The Site

The property occupies a position on Tally Ho Corner, on the High Road (A1000), just north of the junction with Kingsway and Woodhouse Road.

Tally Ho Corner is the focal point of North Finchley. Other occupiers on Tally Ho Corner include PureGym, Aldi, Paddy Power, The Tally Ho public house and 'ArtsDepot' a circa 400 seat theatre.

The location is only 1.28 kilometres (0.8 miles) north of the A406 North Circular Road and 8.02 kilometres (4.98 miles) south of the M25.

West Finchley London Underground Station (Northern Line) is only 0.91 kilometres (0.57 miles) to the west, which providing direct services to Tottenham Court Road Station, with a travel time of 24 minutes and Bank Station, with a travel time of 30 minutes.

The property is only 50 metres from the North Finchley Bus Station, providing easy access to the numerous services running along the High Road and surrounding area.

The Proposal

The proposal is to use the site for the sitting and administration of computer-based driving theory test exams on behalf of the DVSA. The DVSA is an executive agency, sponsored by the Department for Transport aiming to improve road safety in Great Britain. The DVSA has written a letter in support of this application which is submitted with the application.

The theory test centre would be open between the hours of 08.00 –22.00, Monday to Friday , and weekends 09.00 –18.00.

The Site will employ approximately 6 members of staff.

The testing is in respect of the theory of driving only. Therefore, no additional parking is associated with the use.

Relevant planning policy

The NPPF as it applies to this proposal sets out that planning applications should be approved without delay where they accord with an up-to-date development plan or where there are no relevant development plan policies.

Whilst there are no planning policies of direct relevance, the Site is located in the North Finchley Town Centre, at an accessible location.

It is located within the area covered by the North Finchley Town Centre SPD, in a secondary shopping location.

The proposed use is part of the public service infrastructure of major towns and is an appropriate addition to the services provided by North Finchley. It is appropriately located in a mixed use area and will attract people into the town centre adding to potential vibrancy and viability. This use is supported in principle by the policies of the London Plan , Barnet's Local Plan Core Strategy and Development Management Policies September 2012 in respect of town centres.

Planning assessment

The proposed use is essential to the future provision of the driver licencing services in North Finchley, a public service, and it will be a public benefit.

Kind regards,



Peter Dines
Partner

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