# Ballymore and Places for London secure approval for £1.7bn Edgware regeneration with 3,365 homes



Ballymore and Places for London, the commercial property company wholly owned by Transport for London (TfL), have secured outline planning permission from the London Borough of Barnet for a transformative redevelopment of Edgware Town Centre. The ambitious £1.7 billion scheme is poised to deliver 3,365 new homes, including 1,150 affordable homes and 463 purpose-built student accommodation spaces, alongside revitalised public and commercial spaces designed to sustain long-term community and economic growth.

The development promises an extensive regeneration of Edgware, incorporating a comprehensive masterplan designed by Howells and featuring significant contributions to the local environment and infrastructure. It will include nearly 12 acres of new green and open spaces, highlighted by the creation of Deans Brook Nature Park — a nearly two-hectare area of previously inaccessible land that will be opened up with wild planting, nature trails, children’s play spaces, and seating areas. Across the site, over 400 trees will be planted or retained, supporting biodiversity and enhancing the urban landscape. Public spaces have been thoughtfully designed with community input, including a partnership with the charity Make Space for Girls to ensure inclusivity.

The scheme underscores environmental responsibility, aiming for zero operational emissions through the integration of air source heat pumps, solar panels, and green roofs. This sustainability commitment extends beyond energy, encompassing a broader focus on biodiversity and green infrastructure. Transportation within the development is also a key focus, with improvements prioritising pedestrians and cyclists through new walking routes, safer crossings, and a 200-space public cycle hub. A new, accessible bus interchange will enhance connectivity between bus and London Underground services, facilitating smoother and more convenient travel.

Economic benefits are significant, with the project projected to create over 1,400 full-time jobs and generate £80 million in Gross Value Added for the local economy. The commercial aspect of the development will also more than double existing retail and leisure space, introducing 460,000 square feet of new shops, cafés, restaurants, and a new cinema, cultivating a vibrant and inclusive town centre environment.

This development is the culmination of over four and a half years of community engagement conducted by Ballymore since acquiring the Broadwalk Shopping Centre in 2020. Feedback from thousands of residents, local businesses, and stakeholders has shaped the proposals at every stage. John Mulryan, Group Managing Director at Ballymore, emphasised the importance of town centres as the "beating heart" of London communities and expressed pride in the masterplan crafted through collaborative efforts. Graeme Craig, Director and Chief Executive of Places for London, highlighted the scheme’s potential to deliver much-needed housing and contribute responsibly to alleviating London’s housing shortage.

The project is set to take place over multiple phases, with the first phase expected for delivery by 2031 and full completion anticipated by 2036. Approval by Barnet Council’s Strategic Planning Committee marks a crucial milestone, and the application will next be reviewed by the Greater London Authority and the Mayor of London. The redevelopment forms part of wider collaborative efforts, with Ballymore recently confirmed as Places for London's joint venture partner for the Limmo Peninsula development and exploring further partnerships across east London.

Altogether, the Edgware Town Centre redevelopment seeks not only to expand housing and commercial opportunities but to foster a sustainable, connected, and vibrant urban hub that meets the evolving needs of its community and the capital.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://pbsanews.co.uk/2025/07/25/ballymore-and-places-for-london-approved-for-edgware-scheme/), [[4]](https://www.ballymoregroup.com/project/detail/Edgware)
* Paragraph 2 – [[1]](https://pbsanews.co.uk/2025/07/25/ballymore-and-places-for-london-approved-for-edgware-scheme/), [[2]](https://www.ballymoregroup.com/feature/consent-for-1.7bn-edgware-town-centre-transformation), [[5]](https://constructionwave.co.uk/2024/07/17/ballymore-submits-1-7bn-edgware-town-centre-masterplan/)
* Paragraph 3 – [[1]](https://pbsanews.co.uk/2025/07/25/ballymore-and-places-for-london-approved-for-edgware-scheme/), [[2]](https://www.ballymoregroup.com/feature/consent-for-1.7bn-edgware-town-centre-transformation), [[4]](https://www.ballymoregroup.com/project/detail/Edgware)
* Paragraph 4 – [[1]](https://pbsanews.co.uk/2025/07/25/ballymore-and-places-for-london-approved-for-edgware-scheme/), [[6]](https://www.showhouse.co.uk/ballymore-and-places-for-london-submit-application-for-major-edgware-town-centre-redevelopment/news/)
* Paragraph 5 – [[1]](https://pbsanews.co.uk/2025/07/25/ballymore-and-places-for-london-approved-for-edgware-scheme/), [[3]](https://www.barnet.gov.uk/news/strategic-planning-committee-resolves-approve-outline-planning-application-edgware-town-centre)
* Paragraph 6 – [[1]](https://pbsanews.co.uk/2025/07/25/ballymore-and-places-for-london-approved-for-edgware-scheme/), [[2]](https://www.ballymoregroup.com/feature/consent-for-1.7bn-edgware-town-centre-transformation), [[7]](https://barnetpost.co.uk/2024/07/16/plan-for-thousands-of-homes-and-new-town-square-in-edgware-submitted-to-barnet-council/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://pbsanews.co.uk/2025/07/25/ballymore-and-places-for-london-approved-for-edgware-scheme/> - Please view link - unable to able to access data
2. <https://www.ballymoregroup.com/feature/consent-for-1.7bn-edgware-town-centre-transformation> - Ballymore and Places for London have secured outline planning permission from the London Borough of Barnet for the redevelopment of Edgware Town Centre. The approved plans include 3,365 new homes, comprising 1,150 affordable homes and 463 student accommodation spaces. The £1.7 billion investment is expected to create over 1,400 full-time jobs and generate £80 million in Gross Value Added (GVA) for the local economy. The development will also introduce 11.9 acres of green and open space, including the Deans Brook Nature Park, and more than double the existing commercial and leisure space with 460,000 square feet of new shops, cafés, restaurants, and a new cinema. A new transport interchange with improved connections to the London Underground is also part of the plan. The project aims to deliver zero operational emissions by incorporating air source heat pumps, solar panels, and green roofs. The development prioritises pedestrians and cyclists, with new walking routes, safer crossings, and a 200-space public cycle hub. The first phase is expected to be delivered by 2031, with the entire development anticipated to be completed by 2036.
3. <https://www.barnet.gov.uk/news/strategic-planning-committee-resolves-approve-outline-planning-application-edgware-town-centre> - Barnet Council's Strategic Planning Committee has resolved to approve the outline planning application for the redevelopment of Edgware Town Centre, submitted by Ballymore (Edgware) Ltd, a joint venture between the Ballymore Group and Places for London. The application will now be reviewed by the Greater London Authority (GLA) and the Mayor of London. This decision follows a comprehensive planning process over several years and reflects the council's commitment to revitalising Edgware as a vibrant, accessible, and sustainable town centre that meets the needs of current and future generations. The council acknowledges the wide range of views expressed during the consultation process and appreciates the invaluable feedback from residents, businesses, and community groups in shaping the conditions and expectations attached to this approval.
4. <https://www.ballymoregroup.com/project/detail/Edgware> - Ballymore, in partnership with Places for London, has designed a transformative masterplan for the redevelopment of Edgware Town Centre. The plans include 3,365 new homes, with up to 1,150 being affordable, and 11.9 acres of green and open space, including the Deans Brook Nature Park. The development aims to create over 1,400 full-time jobs and more than double the existing volume of retail and leisure uses, introducing a new cinema and flexible spaces for offices and hotels. The project also includes a new transport interchange with improved connections to the London Underground and a 200-space public cycle hub. The first phase is expected to be delivered by 2031, with the entire development anticipated to be completed by 2036.
5. <https://constructionwave.co.uk/2024/07/17/ballymore-submits-1-7bn-edgware-town-centre-masterplan/> - Ballymore, in partnership with Places for London, has submitted an outline planning application to redevelop Edgware's Broadwalk Shopping Centre, bus station, and garage. The £1.7 billion masterplan includes 3,365 new homes, comprising 1,150 affordable homes and 463 student accommodation spaces. The development also proposes 460,000 square feet of commercial space, a new transport interchange with improved connections to the London Underground, and a 200-space public cycle hub. A new Deans Brook Nature Park will be created by unlocking nearly five acres of land that has been inaccessible to the public for almost 100 years. The project aims to generate zero operational emissions by incorporating air source heat pumps, solar panels, and green roofs. The first phase is expected to be delivered by 2031, with the entire development anticipated to be completed by 2036.
6. <https://www.showhouse.co.uk/ballymore-and-places-for-london-submit-application-for-major-edgware-town-centre-redevelopment/news/> - Ballymore, in partnership with Places for London, has submitted an outline planning application to redevelop Edgware's Broadwalk Shopping Centre, bus station, and garage. The masterplan includes 3,365 new homes, comprising 1,150 affordable homes and 463 student accommodation spaces. The development also proposes 460,000 square feet of commercial space, a new transport interchange with improved connections to the London Underground, and a 200-space public cycle hub. A new Deans Brook Nature Park will be created by unlocking nearly five acres of land that has been inaccessible to the public for almost 100 years. The project aims to generate zero operational emissions by incorporating air source heat pumps, solar panels, and green roofs. The first phase is expected to be delivered by 2031, with the entire development anticipated to be completed by 2036.
7. <https://barnetpost.co.uk/2024/07/16/plan-for-thousands-of-homes-and-new-town-square-in-edgware-submitted-to-barnet-council/> - Ballymore and Places for London have submitted a major planning application to redevelop Edgware Town Centre, including 3,365 new homes, comprising 1,150 affordable homes and 463 student accommodation spaces. The development also proposes a new town square, more than doubling the existing volume of commercial space with 460,000 square feet of new shops, cafés, restaurants, and a new cinema. A new transport interchange with improved connections to the London Underground is also part of the plan. The project aims to generate zero operational emissions by incorporating air source heat pumps, solar panels, and green roofs. The first phase is expected to be delivered by 2031, with the entire development anticipated to be completed by 2036.