

Ropemaker Properties Ltd

Barnet Local Plan Examination

Matter 2: Spatial Strategy
and Strategic Policies

Prepared on behalf of Ropemaker Properties Ltd

August 2022

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1.0 INTRODUCTION

- 1.1 We act on behalf of Ropemaker Properties Ltd ("Ropemaker"). Ropemaker is the freehold owner of the Garrick Road Industrial Estate (GRIE).
- 1.2 Ropemaker have monitored and engaged with the Local Plan Process, having made representations in respect of both the Regulation 18 and 19 consultations.
- 1.3 Having reviewed the latest draft documents, Ropemaker have several questions and comments which have yet to be addressed. As such Ropemaker will be participating in the relevant examination hearings.
- 1.4 This Statement relates to **Matter 2: Spatial Strategy and Strategic Policies.**

2.0 BACKGROUND

- 2.1 Ropemaker Properties is the freehold owner of the Garrick Road Industrial Estate (GRIE) as defined in the Site Location Plan provided at **Appendix 1**. The Site forms the sole focus of our observations and comments made in respect of the Local Plan Review.
- 2.2 The GRIE occupies 2.3 hectares of land located to the west of the Midland Main Line railway and less than 200 m from Hendon railway station. Garrick Road connects directly to the A5 along Edgware Road. We note that Table 14 of the draft BLP currently identifies the GRIE site area as 7.4 ha. This is incorrect and should be amended.
- 2.3 The GRIE is subject to a non-strategic land use designation under the adopted Local Plan. It forms the majority (over 80%) of the Garrick Industrial Centre and Connaught Business Centre LSIS (total area of 2.8 ha). This LSIS is the largest in the Borough.
- 2.4 The GRIE is located close to a series of committed and potential development sites where new homes and new floorspace can or will be delivered to help achieve the BLP's key policy objectives.
- 2.5 The key potential development site close to the GRIE is the 'Silk Park' proposals at the Sainsbury's foodstore site. Here the Council's Planning Committee has resolved to grant planning permission for 1,309 homes and a new Sainsbury's foodstore across buildings measuring up to 28 storeys (Barnet ref: 19/4661/FUL).
- 2.6 The Silk Park proposals include an allowance made for a 'landing point' for a bridge which would cross Silk Stream into the GRIE. In agreeing this with the applicant, the Council was self-evidently considering a scenario in which the GRIE comes forward for a form of comprehensive redevelopment. In no other scenario would a bridge be necessary to make a development acceptable in planning terms.

Summary

- 2.7 It is Ropemaker's intention to work proactively with the Council through both the Development Plan and Development Management process to optimise the use of the GRIE through a comprehensive mixed-use development which we believe could maintain the supply of employment land in this location and make a substantial and valuable contribution to the supply of new homes within the Borough.

3.0 EXAMINATION ISSUES

- 3.1 Our case in relation to this Matter is consistent with the submissions made on behalf of Ropemaker to date, but also takes into account the Council's updated position as set out in the recently published topic papers.
- 3.2 The position of Ropemaker is set out below under the Inspector's Questions in relation to Matter 2.

Questions:

6) Is the approach of strategic policies relating to the spatial distribution of development, positively prepared, justified, effective, consistent with national policy and in general conformity with the London Plan? In those respects:

a) What is the basis for the calculation and identified distribution of housing and employment growth as set out in Policy GSS01 in terms of Growth Areas (Policies GSS02 to GSS07), District Town Centres (Policy GSS08), areas of Existing and Major New Public Transport Infrastructure (Policy GSS09), areas of Estate Renewal and Infill (Policy GSS10), Major thoroughfares (Policy GSS11) and Redevelopment of Car Parks (Policy GSS12)?

- 3.3 We do not consider Policies GSS01 to GSS09 to be effective as they fail to allocate specific sites (or reconcile housing distribution with Annex 1 – Schedule of Site Proposals).
- 3.4 For example, from our review of policies GSS01 and GSS09, up to 950 homes are envisaged to be delivered associated with the West London Orbital (WLO), which includes Hendon railway station.
- 3.5 Of the WLO stations, both Cricklewood and Brent Cross West stations are also located in designated Growth Areas. On the basis there must be no double counting to achieve the BSS01 target, this implies that all 950 homes are to be delivered in proximity to Hendon station.
- 3.6 Annex 1 of the BLP identifies the proposed allocation at Sainsbury's The Hyde (i.e. the Silk Park site) as a 'Major Thoroughfare' site. The only other proposed allocation in the vicinity of Hendon railway station is Philex House (again under the 'Major Thoroughfares' category) which is allocated for 48 homes.
- 3.7 Accordingly, it is unclear where the 950 homes will be developed. Of the otherwise unallocated land 'in proximity' to the station, the GRIE uniquely provides a substantial development opportunity which can (and so should) be allocated to provide a significant number of new homes. The number can be explored through a masterplanning exercise, undertaken as per the London Plan Policy E7 for 'co-location'.

- 3.8 However, in failing to acknowledge the GRIE site as a potential co-location opportunity, it effectively sterilises the development potential of the GRIE (for residential purposes) as London Plan Policy E7 clearly states that co-location development should not be proposed through ad-hoc planning applications.
- 3.9 Policies GSS01 and GSS09 should therefore confirm what allocated sites deliver the spatial strategy and express clear support for co-location developments within the Borough, referring to Policy ECY01 and a list of industrial locations where co-location could make a valuable contribution to the borough's spatial strategy.