

Barnet Local Plan EIP – Note on Table 14 – Barnet’s Locally Significant Industrial Sites and Business Locations

Reason for producing this note

On Day 4 (Tuesday 4th October) of the hearing sessions, during consideration of Matter 4: Planning for the Borough’s economy, including employment, retail and other main town centre uses, Inspector Wildgoose requested a Note on Table 14 – Barnet’s Locally Significant Industrial Sites and Business Locations on page 194 of the Local Plan the Inspector requested that the Note covers the following matters:

- Revisions to Table 14 – LSIS. Check consistency with Section 6.1 of the ELR. Pick up any variations needed to the figures and provide the calculation of the site size of each LSIS in the Plan, together with associated justification for the boundaries identified.
- Provide an explanation as to whether any changes arising would have any influence on the Plan approach relating to LSIS or employment generally

The following format has been used in this Note to denote further proposed modifications to the submission version of plan as revised by the proposed modifications listed in EXAM 4.

~~Strikethrough text~~ to indicate text proposed for removal.

Underlined text to indicate additional text.

Background

This Note explains why the areas of the Employment Sites stated in Table 14 – Barnet’s Locally Significant Industrial Sites and Business Locations differ from Figure 6.1 in the Barnet Employment Land Review (BELR) [EB_E_04].

MM219 removed the column relating to the Article 4 Direction as this Direction expired in July 2022.

Figure 6.1 Barnet Local Plan Designated Employment Land

Employment Site	Local Designation	Size (Ha)
Garrick Industrial Centre	LSIS	2.3
Connaught Business Centre	LSIS	0.5
Squire's Lane	Business Location	0.5
Regents Park Road	Business Location	0.7
Bunns Lane	LSIS	0.5
Mill Hill Industrial Estate	LSIS	0.4
Granard Business Centre	LSIS	0.2
Brunswick Business Park	LSIS	1.8
Finchley Industrial Estate	LSIS	0.6
Grenville Place	LSIS	1.8
Hadley Manor Trading Estate	LSIS	0.4
Lancaster Road Industrial Estate	LSIS	0.7
Redrose Trading Centre	LSIS	0.1
North London Business Park	Industrial Business Park	2.6
Queen's Road Industrial Estate	LSIS	0.4
Oakleigh Road South	LSIS	1.7

Table 14 – Barnet’s Locally Significant Industrial Sites and Business Locations

Site Name	Article 4	Area (ha)
Queen’s Road Industrial Estate	Yes B1a & B1c	0.9
Falkland Road (Alston Works)	Yes B1a & B1c	0.5
Hadley Manor Trading Estate	Yes B1a & B1c	0.8
Redrose Trading Centre	Yes B1a & B1c	0.5
Lancaster Road	Yes B1a & B1c	1.2
Granard Business Centre and Churchill House	Yes B1a & B1c	0.8
Bunns Lane Works	Yes B1a & B1c	0.6
Mill Hill Industrial Estate	Yes B1a & B1c	1.0
Hurricane Industrial Park	Yes B1a & B1c	0.4
Propeller Way	Yes B1a & B1c	0.4
Connaught Business Centre	Yes B1a & B1c	1.0
Garrick Industrial Centre	Yes B1a & B1c	7.4
Bittacy Hill Business Centre	Yes B1a & B1c	0.8
Finchley Industrial Centre	Yes B1a & B1c	0.9
Oakleigh Road South (Railway Yard)	No	3.5
Brunswick Industrial Park	B1a & B1c	4.0
Coppetts Centre Colney Hatch	Yes B1c	1.1
Colindale Technology Park and Cecil Rd	Yes B1a & B1c	0.8
100 (30-120) Colindeep Lane	Yes B1c & B8	1.3
North London Business Park	Yes B1a & B1c	16.2
Squires Lane	Yes B1 & B1c	4.3
Regent Office Park	Yes B1a	2.3
	Total Area	50.7

Consideration

The Council have reassessed the site boundaries for the LSIS and have concluded that the larger site areas in the draft Plan as set out in Table 14 are correct. Figure 6.1 of the BELR reflects previous site areas set out in Appendix 7 of the 2012 Local Plan Development Management Policies document (Core_Gen_15) and does not set out any new measurements of employment land. A footnote to Appendix 7 clarifies that the site size is the net employment land area in hectares based on an estimate of the area taken up by the building footprints rather than the full site area. The 2012 figures were therefore reassessed for the Article 4 Direction (EB_E_07) in 2018 and the full extent of the designated sites were measured. In contrast to the 2012 Local Plan the site boundaries were chosen for the Locally Significant Industrial Sites as this covers a more extensive area including yards, storage space and parking. This is a key component of industrial sites and better represents the full designation of employment land, ensuring flexibility of employment uses for the future.

Conclusion

The Council have reassessed the site boundaries for the LSIS and have concluded that no further modifications are required to Table 14.