

Ropemaker Properties Ltd

Barnet Local Plan Examination

Matter 10: Site Allocations

Prepared on behalf of Ropemaker Properties Ltd

August 2022

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<b>Prepared by</b>	Paul Reeves
<b>Checked by</b>	Graeme Warriner
<b>Authorised by</b>	Graeme Warriner

Barton Willmore LLP  
7 Soho Square  
London  
W1D 3QB

Tel: 020 7446 6888  
Fax: 020 7446 6889  
Email: [paul.reeves@bartonwillmore.co.uk](mailto:paul.reeves@bartonwillmore.co.uk)

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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) as defined in the Site Location Plan provided at **Appendix 1**.
- 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 10: Site Allocations**.

## 2.0 BACKGROUND

- 2.1 Ropemaker Properties Ltd 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 Edgware Road. Bus stops are located close by on 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 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.
- 2.4 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 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).
- 2.5 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

- 2.6 Against this background, 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 10.

*Whether the proposed allocation of sites in the Plan is positively prepared, justified, effective, consistent with national policy and in general conformity with the London Plan?*

**Questions:**

*The following questions link to the request in the Inspectors letter of 18 May 2022 for further work to be completed by not later than 23 August 2022, including the production of a technical paper relating specifically to the sites in strategic policies (Policies BSS01 and GSS01 to GSS13) and the proposed allocation of sites listed in Annex 1 of the Plan. The Council is requested to draw upon and cross refer to that evidence as appropriate when addressing the following questions. For sites where specific representations have been made, the Council is also requested to respond to the particular issues raised. In doing this any updated information regarding site capacities, planning permissions, sites under construction and existing uses should be included.*

*Are the proposed site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?*

- 3.3 We do not consider the proposed Site Allocations to be entirely justified in that they do not identify sufficient land to meet the 950 home target set by Policy GSS01 and GSS09 for development within the West London Orbital (WLO) area.
- 3.4 Both Cricklewood and Brent Cross West stations are located in designated Growth Areas which are referred to under part a) of Policy GSS01. On the basis that 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.
- 3.5 Annex 1 of the draft BLP (Reg 19) 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.
- 3.6 London Plan Policy E7 requires Development Plans to be 'proactive' in considering the potential for LSIS intensification and consolidation to provide alternative uses such as residential use. These areas affected should be 'clearly defined in Development Plan policies maps.' This is important in this context because there needs to be certainty for landowners to invest in exploring opportunities for the site. Co-location proposals cannot be brought forward on an ad hoc basis.

- 3.7 Policy GSS09 should therefore allocate the Garrick Industrial Centre as an LSIS with potential for co-location with residential and other uses (in accordance with London Plan Policies E6 and E7) and should be clearly defined as such on the Proposals Map.

## **APPENDIX 1 – GRIE SITE LOCATION PLAN**



# Site Location Plan

- Garrick Road Industrial Estate
- LSIS
- Silk Park development
- Telephone Exchange development
- Rushgrove development
- West Hendon Estate development
- Other sites identified for potential development

