

**LONDON BOROUGH OF BARNET
LDF CS AND
DEVELOPMENT MANAGEMENT POLICIES**

**Examination in Public – London Borough of Barnet’s Response
Hearing Matter 4: Business and Employment Growth**

Matter 4 – Business and employment growth

1. Do the two plans provide a policy framework that will encourage employment growth? Should the plans demonstrate greater flexibility in the use of vacant employment and business land? Should other uses be encouraged on business and employment land if they generate employment or deliver other local benefits such as housing?

Key to an effective policy framework for employment is an understanding of the needs of residents, local businesses and providers of further and higher education such as Middlesex University.

CS1 – Barnet’s Place Shaping Strategy sets the scene for growth and highlights development in regeneration and development areas in Colindale, Mill Hill and Brent Cross Cricklewood which are expected to create over 21,500 jobs.

CS8 - Promoting a Strong and Prosperous Barnet provides a clear policy framework for residents, local businesses and local providers of further and higher education.

For residents we emphasise the importance of equipping them with the right skills to access work including the new job opportunities in the growth areas. At CS para 13.7.4 we highlight the need to respond to changing skills profiles and the needs of local businesses. At CS paras 13.7.7 and 13.7.8 we highlight the work of the Skills Development and Employability Group to progress the skills development agenda. We highlight that SPD on Contributions to Enterprise, Employment and Training will help increase opportunities for training.

For local businesses at DM14 we emphasise that existing employment land which is meeting the needs of modern business is safeguarded. We encourage improvements to the quality of such land for the benefit of businesses. This approach is justified by the assessment of sites in the Employment Land Study ([CD058](#)) and the Mayor’s SPG on Industrial Capacity ([REG016](#)) which classifies Barnet as a borough suited to limited transfer of designated employment sites to other uses.

The Mayor’s SPG on Industrial Capacity seeks an adequate stock of industrial land to meet future needs and functional requirements whilst providing guidance on the release of surplus industrial land. ‘Limited transfer’ is the intermediate category where boroughs are encouraged to manage and where possible, reconfigure their portfolios of industrial land and safeguard the

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best quality sites. The Employment Land Study provides this evidence.

PPS4 (NAT038) recommends at EC2.1 (h) that we should where necessary safeguard land from other uses to facilitate a broad range of economic development. DM14 permits all 'B' class uses on the safeguarded employment land which we consider provides the opportunity for redevelopment and improvement.

PPS4 at EC2.1 (h) contains a requirement for an assessment of need when allocating land for economic development. Barnet's Employment Land Study provides the assessment of need for the allocation of the Locally Significant Industrial Sites, the Industrial Business Park and the Business Locations. PPS4 in EC2.1 (h) also recognises mixed use developments role in facilitating economic development. DM14 is clear that on employment sites outside the Locally Significant Industrial Sites, the Industrial Business Park and the Business Locations the priority for proposals will be a mixture of small business units with residential use. We consider that this approach provides the opportunity for mixed use redevelopment on employment sites whilst retaining a pool of allocated employment sites solely for employment uses.

DM11 sets out the approach to mixed use development in town centres and provides a cross reference to DM14. The supporting text in para 12.4.1 recognises that existing employment spaces in the town centres will provide the opportunity to provide a wider mix of uses including residential which will help to support existing traders. DM14 also recognises that maintaining the intensity of the existing employment use is important for the town centres and that mixed use development should not compromise this intensity.

As highlighted in CS para 13.6.4 we employ a 'Business Links Officer' to improve our understanding of the needs of local businesses particularly small and medium enterprises in Barnet's town centres. As referenced in paras 13.2.1 and 13.2.2 Barnet's office market is focused on the town centres and is dominated by small to medium enterprises. Feedback from consultation on the CS has highlighted concerns about a lack of affordable and flexible workspace in the town centres. As set out at para 13.6.5 such provision can provide opportunities for business start ups and enable more modern and more flexible forms of working. This is supported in CS6 which encourages efficient use of land and buildings in town centres and promotes a mix of uses which includes affordable and flexible workspace.

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The provision of affordable and flexible workspace and affordable shops should provide the conditions for business start ups and support their growth. We will use SPD on Contributions to Enterprise, Employment and Training to help secure the right workspace for business start ups.

LDF support for further and higher education providers in Barnet emphasises at CS para 13.7.1 their role in supporting local businesses, start-ups and incubator units.

We therefore consider that the two plans provide a positive policy framework that supports businesses and encourages employment growth as part of a more prosperous Barnet.

A more flexible approach to vacant premises is highlighted at CS para 13.6.6 which recognises the opportunities for enterprise and contributions to vitality that can be generated from temporary re-use of premises. We consider that this may benefit the creative industries given the cross cutting nature of the arts industry.

We also recognise at para 15.6.3 that the temporary use of facilities in town centres can support performance and creative work given the ability of these types of uses to adapt to the space available.

At DMP paras 15.2.4 and 15.2.5 we clearly set out how we will consider proposals for alternative uses for employment land. In addition to viability we set out factors which we expect proposals to consider before changes of use are accepted. We do not consider that our marketing requirements as set out at DMP para 15.2.4 for a change of use are onerous. The 12 month period of marketing is a reasonable requirement.

Matter 5(2) addresses the issue of the appropriateness of industrial and business parks as locations for education and other training related activity.

Response to Written Statement on behalf of Metropolitan Police with regard to DM14 – New and Existing Employment Sites

The Metropolitan Police is an important strategic partner and this is reflected throughout the CS. At CS 12 we make specific reference to working with the Metropolitan Police.

In the CS at para 17.1.8 we highlight that we will work with the Borough Commander to provide modern, accessible and customer friendly services in the right locations in Barnet. As a Pre Examination Amendment we will revise CS para 17.1.8 and key

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references to CS12 to reflect publication of the Metropolitan Police Authority Estate Strategy.

In response to the request by the Metropolitan Police for exception criteria to allow policing facilities on Employment Sites we reiterate that the Site Allocations DPD is the more appropriate document for specific proposals on employment land for non B class uses which can demonstrate employment or other local benefits.

The Metropolitan Police in their submission make no reference to specific provision in terms of employment sites in Barnet but do request that DM14 is amended to enable potential future policing facilities in designated employment areas. We consider this request to be unnecessary.

2. Does and should business and employment land policies consider the BXC area differently to other parts of the borough? If so, what policy mechanisms are there in place to achieve this difference?

Our approach to BXC is set out in our response to Matter 1 (4). CS 2 – Brent Cross – Cricklewood provides the strategic way forward for the regeneration area combining the policy framework of the CS, the saved suite of UDP policies on BXC set out in Appendix A of the CS, the BXC Development Framework and the London Plan.

Saved UDP Policy C10 – Employment sets out that within rail-related employment land and mixed use land a rail freight transfer facility, business, industrial and warehouse space and a rail linked waste transfer facility will be provided. In addition office development will be provided in an urban office quarter as part of the new Brent Cross town centre.

The Council with the BXC Development Partners has agreed a Statement of Common Ground ([EXD006](#)). As part of this Statement a Pre-Examination Amendment (DMPEA3) is proposed to DMP para 1.4.3 which states :

~~Where required BXC will be referenced in this document to clarify the policy application.~~ It is intended that the Development Management policies in this DPD will not apply to the development of the Brent Cross Cricklewood Regeneration Scheme unless and until the CS or this DPD is reviewed (or a further local development document is adopted which has the effect of applying any such DM policies to that scheme) in accordance with the monitoring and review process outlined in the CS at Policy CS2 and at section 20.13.'

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Therefore business and employment land policy in the DMP considers the BXC area differently from other parts of Barnet. This is made clear at para 15.3.3 which states that the loss of the industrial land will be treated separately from that set out in DM14.

3. Does the land use designation for the North London Business Park reflect London Plan policy?

DMP Pre Submission Amendments (DM02) have identified the North London Business Park as an Industrial Business Park to reflect London Plan (CD072) Policy 2.17: Strategic Industrial Locations (SIL). This identifies two types of SIL; a Preferred Industrial Location and an Industrial Business Park. The London Plan Map 2.7 shows London's strategic industrial locations and in Annex 3 in Table A3.1 – Strategic Industrial Locations the North London Business Park is identified as an Industrial Business Park.

The Planning Brief for the North London Business Park is addressed at Matter 2 (1).

4. Should the DPDs make specific and detailed provision to the need to plan for live-work accommodation?

Barnet is not a place that has experienced great demand for live-work accommodation. Typically we would expect live work proposals to be innovative and bring back into use vacant commercial buildings which contribute to local character.

CS para 4.1.4 highlights the impact of suburban residential development in the twentieth century. Barnet is a residential suburb where the opportunities for such conversions of commercial premises are limited.

Barnet does not provide the urban environment for live-work accommodation that is available in Inner London areas such as Hackney and Lewisham.

According to the London Development Database only one live-work scheme has been approved since 2004. The permission (H\04595\10) is for a mixed use building on Edgware Road comprising residential, non food retail and 569 sqm of either office or livework accommodation.

We therefore do not consider that specific and detailed provision for live-work is currently merited. Any live-work proposals can be determined against the policy framework provided by the CS and DMP.