

Ropemaker Properties Ltd  
Barnet Local Plan Examination

Matter 3: Meeting the  
Borough's Housing Needs

Prepared on behalf of Ropemaker Properties Ltd

August 2022

# Ropemaker Properties Ltd

## Barnet Local Plan Examination

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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**. As such, Ropemaker has a strong interest in the formulation of local planning policy and its effective implementation.
- 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 This Statement relates to **Matter 3: Meeting the Borough's Housing Needs**.

## 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. 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 3. We then outline our suggested amendments to Policy for the Plan to achieve soundness.

#### **Issue 1:**

*Whether the Plan has been positively prepared and whether it is justified, effective, consistent with national policy and in general conformity with the London Plan in relation to meeting the Borough's housing needs?*

#### **Questions:**

*Detailed questions on housing supply are to be addressed separately under Matter 11. However, in overall terms, is the Plan approach positively prepared insofar as it seeks to meet the identified housing requirement, particularly as the five-year supply must be made up of "specific, deliverable sites", with "specific, developable sites" also being a component of the supply over the rest of the Plan period?*

- 3.3 As per our response to Matter 2 Q6, we do not consider the Plan is effective in seeking to meet its identified housing requirements as it fails 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 and when.

**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

