



**Barnet Draft Local Plan**  
Publication Stage Representations Form

Ref:   (For official use only)
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**PART B - Your representation**

Please complete a separate Part B for each representation and return along with a single completed Part A.

**Question 1: To which part of the Local Plan does your representation relate?**

*Representations must be made on a specific policy or part of the Plan, please state the policy number, paragraph number, figure/table or Policies Map designation.*

Policy \_BSS01\_\_\_\_\_ Paragraph \_\_\_\_\_ Figure/Table \_\_\_\_\_

Policies Map designation \_\_\_\_\_

**Question 2: Do you consider that this part of the Local Plan is:**

*Tick all that apply, please refer to the guidance note for an explanation of these terms.*

- |  |                              |  |
|--|------------------------------|--|
| a) Legally compliant                     | Yes <input type="checkbox"/> | No <input type="checkbox"/>            |
| b) Sound                                 | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| c) Compliant with the Duty to Co-operate | Yes <input type="checkbox"/> | No <input type="checkbox"/>            |

**Question 3: Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound, or fails to comply with the duty to co-operate.**

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Policy BSS01 provides an overarching spatial strategy to capture the aspirations for Barnet’s preferred approach over the Plan period (2021 to 2036), which includes 35,460 new homes (i.e. 2,364 dwellings per annum), and Table 4 of the Draft Local Plan sets out the Housing Requirement Assessment for the Plan Period (as shown below).

New Homes for Barnet	MHCLG Standard Methodology (9Dec 2020)	London Plan (March 2021)	Draft London Plan (Dec 2017)	Barnet SHMA (Oct 2018)
Per annum	5,361	2,364	3,134	3,080
Total 2021 - 2036	80,415	35,460	47,000	46,000

#### MHCLG “Standard Method” Requirement (December 2020)

Since the Regulation 18 Consultation, the methodology for calculating housing need was revised to 5,361 homes per annum (‘dpa’) in December 2020, which is an uplift from the previous calculation published in February 2019 of 4,126 dpa. Although the Government is currently re-considering the standard method and further details are expected to be published later this year, this figure demonstrates that affordability has worsened within Barnet with the average house price-to-earnings ratio widening.

#### London Plan Requirement

Paragraph 3.3.1 of the Draft Local Plan states that the Council will seek to create the conditions in the Borough that will deliver a minimum of 35,460 new homes equal to 2,364 dpa over a 15-year Plan Period (2021-2036).

The overall objective of providing 2,364 dpa within the Draft Local Plan accords with the London Plan (Policy H1), however the London Plan sets a 10-year housing target from 2019/20 until 2028/29 therefore Barnet’s housing target should be used for the first 10 years of the Draft Local Plan (i.e. from 2021 until 2031) only. Instead, the Council have rolled forward the London Plan annual rate over the 15-year Plan Period (in line with the requirements of the NPPF) and have not provided reasoning or acknowledged this approach within the Draft Local Plan and supporting text.

Whilst we recognise the uncertainty’s on housing land supply capacity from 2028/29, it is intended that a revised London Plan, with revised housing requirements, will be published prior to the termination date of the London Plan. Given the past trends of the housing requirement for Barnet, and the overall shortfall

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We consider that the housing requirement identified within Policy BSS01 is unsound as it is ineffective.

Although we agree with the overall approach taken by the Council to plan for a minimum of 2,364 dpa from 2021-2036, the Draft Local Plan does not address the current shortfall of 14,000 dpa across London (with London being treated as a single housing market area for planning).

Therefore, we recommend the minimum housing target is increased.

Furthermore, we request that the Council provides further clarity on how they intend to address the housing requirement within years 10-15 of their Plan period, given the London Plan housing target is for a 10-year period only, and will likely be reviewed prior to the end date of the Local Plan.

We consider that if there are available, suitable and deliverable sites within Barnet, such as Land East of Lawrence Street, then this should be considered for future development, in order to plan forward and contribute to the increasing demand for housing within the Borough. Furthermore, should any further sites be required at Examination Stage to contribute to the shortfall of housing across London overall, Land East of Lawrence Street should be considered as a first priority given its sustainability credentials and ability to deliver a range of housing types.

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**Signature** - Becky Anderson     **Date** - 09 August 2021



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Policy: GSS01 Delivering Sustainable Growth (Part A)

Policies Map designation \_\_\_\_\_

**Question 2: Do you consider that this part of the Local Plan is:**

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- |  |                              |  |
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<p>Policy GSS01, Part A, of the Draft Local Plan states the Council will direct 23,000 new homes at Growth Areas across the Borough including Brent Cross Cricklewood, Colindale and New Southgate.</p> <p>Whilst recognising the importance of providing significant levels of development within these areas, we also consider that the Council should consider available, suitable and deliverable sites outside these primary development zones and within sustainable locations, such as Land East of Lawrence Street, Mill Hill. We consider it is necessary to ensure flexibility in the type of sites brought forward to respond to the divergent needs of the Borough. Reliance on one particular type of land (brownfield) means that should there be any issues in terms of land availability or deliverability, the housing trajectory would suffer as a result.</p>
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We consider the Draft Local Plan is unsound because it is contrary to national policy and the requirement to ensure a sufficient amount and variety of land to come forward where it is needed (Para 60 of the NPPF).

The Council should ensure a variety of sites are identified within the Draft Local Plan, that are able to provide a variety of different types of housing.

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Policy: GSS01 Delivering Sustainable Growth (Part B)

Policies Map designation \_\_\_\_\_

**Question 2: Do you consider that this part of the Local Plan is:**

*Tick all that apply, please refer to the guidance note for an explanation of these terms.*

- |  |                              |  |
|--|------------------------------|--|
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| b) Sound                                 | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
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Policy GSS01, Part B, of the Draft Local Plan, states the Council will direct 5,400 new homes towards “District Town Centres”, with Part C stating 1,650 new homes will be directed towards “Existing and Major New Public Transport Infrastructure”.

As outlined within Annex 1 at Para 16.6.1, the boundaries of town centres were established in 2012 and have not been changed since this date. A significant level of development has come forward within Barnet since 2012, with the housing requirement also increasing therefore we consider the Council should seek to revise their town centre boundaries to reflect the changing circumstances in the Borough.

Furthermore, Annex 1 defines “Town Centre” sites as those within 400m of a Town Centre boundary and “Existing and Major New Public Transport Infrastructure” as those within 400m an existing or new public transport hub which have not otherwise been identified as within Growth Areas, Town Centres of Major Thoroughfares.

This distance identified for both town centre and major new public transport locations seems to restrict development and also is contrary to Policy H1 of the London Plan which wishes to encourage more housing towards locations within 800m of town centre boundaries. Also, the Council should consider revising the town centre boundaries to reflect the NPPF, which encourages strategic policies to respond to “long-term requirements and opportunities” (Para 22).



comments.

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We consider the Draft Local Plan is unsound because it is contrary to national policy and not justified.

The Council should set the parameters more widely around town centres to reflect the London Plan and the NPPF. There are many sites within close proximity to town centres that are also highly sustainable, and the Council should acknowledge how these sites can contribute to meeting the identified shortfall of housing across London overall.

We also consider the Council should revise their Town Centre boundaries, to ensure a sufficient supply of homes can come forward within the Plan Period.

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Policy: GSS01 Delivering Sustainable Growth (Part F)

Policies Map designation \_\_\_\_\_

**Question 2: Do you consider that this part of the Local Plan is:**

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- |  |                              |  |
|--|------------------------------|--|
| a) Legally compliant                     | Yes <input type="checkbox"/> | No <input type="checkbox"/>            |
| b) Sound                                 | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
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Policy GSS01, Part F, of the Draft Local Plan, states the Council will direct 2,800 new homes at "Other Large Sites" which includes Middlesex University in Hendon and Car Parks.

However, as outlined within Annex 1, Part 4 of the Draft Local Plan, the Council only appear to actually identify sites to accommodate approximately 248 units (at Middlesex University, and car parks, and outside of Town Centre boundaries) across the Plan period, most of which are student housing. Furthermore, the Draft Local Plan does not include a specific policy on "Other Large Sites" nor does it provide criteria or define what constitutes an "Other Large Site".

As such, clarity on what sites represent "Other Large Sites" and how the housing land supply can be achieved within the Plan Period is sought from the Council.

comments.

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We consider the Draft Local Plan is unsound because it is contrary to national policy and not positively prepared. The information provided within the Draft Local Plan does not ensure a sufficient supply of deliverable homes within the Plan Period, specifically deliverable sites within years one to five of the plan period, in line with Para 68 of the NPPF.

We recommend the Council defines "other large sites" within the Draft Local Plan and provides further clarity on where 2,800 new homes will be accommodated. Should the Council require further deliverable sites in order to meet this requirement, we consider that Land East of Lawrence Street is available, suitable and deliverable for development, specifically Parcel B of the site which is closely associated to the existing settlement.

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*Representations must be made on a specific policy or part of the Plan, please state the policy number, paragraph number, figure/table or Policies Map designation.*

Policy: GSS01 Delivering Sustainable Growth (Small Sites)

Policies Map designation \_\_\_\_\_

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- |  |                              |  |
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Policy GSS01 identifies that 5,100 new homes will come forward on small sites that are not designated in the Local Plan, which over a 10-year period is 3,400 new homes.

Table 4.2 of the London Plan establishes 10-year minimum targets (2019/20 -2028/29) for net housing completions on small sites (below 0.25 hectares in size) for each London planning authority. For Barnet, the 10-year target is a minimum of 4,340 homes. This is about 1,000 homes higher than the number that the Council anticipates providing on small sites.

National policy, at paragraph 68 of the NPPF, requires all Local Planning Authorities to identify land of one hectare or less to accommodate at least 10% of the overall housing requirement. For Barnet, that would require land for at least 3,060 homes to be provided on small sites of one hectare or less over the 10-year life of the Local Plan.

Table 5 suggests that the national policy requirement is achievable but that the London Plan small sites target may not be achieved.

comments.

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We consider the Draft Local Plan is unsound because it is contrary to national policy and not positively prepared. The information provided within the Draft Local Plan does not ensure a sufficient supply of deliverable homes within the Plan Period, specifically deliverable sites within years one to five of the plan period, in line with Para 68 of the NPPF.

Identifying and allocating the necessary quantum of land that is appropriate for residential development is crucial, and it is therefore suggested that the Council align with the Table 4.2 of the London Plan and the small sites target through finding any additional sites needed to address the small site shortfall.

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Policy \_\_\_\_\_ Paragraph: 4.8.6 Figure/Table: 5 and 5A

Policies Map designation \_\_\_\_\_

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*Please be as precise as possible. If you wish to support the legal compliance or soundness of the Plan, or its compliance with the duty to co-operate, please also use this box to set out your comments.*

Table 5 indicates that within the first five years of the plan period (2021/22 until 2025/26), land is available for 14,250 new homes however Table 5A sets out only 4,600 new homes are on identified sites. Given the requirement is for a minimum of 2,364 new homes per annum / 35,460 homes across the Plan Period (in line with the London Plan), this would require a minimum of 11,820 over the next five years, plus an allowance for an appropriate buffer. This places reliance on the areas identified within the trajectory and the identified sites within Table 5A to be deliverable within the timeframe anticipated, otherwise the Council will likely be unable to demonstrate a five years supply of housing within the early years of the Plan period.

Furthermore, as demonstrated within the Council's latest Housing Delivery Action Plan (2020), the Council delivered 94% of its requirement and is now required to produce an Action Plan to demonstrate how it will ensure deliverability within the Borough. In line with NPPG, the Council are also required to apply a 10% buffer to their five-year housing land supply position which indicates a need for 13,640 homes in the first five years on deliverable sites.

**Continue on a separate sheet if necessary**

**Question 4: Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect to the matters you have identified in Question 3 above.** Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We consider the Draft Local Plan is unsound as it is contrary to national policy and is not positively prepared.

Table 5 and Table 5A of the Draft Local Plan indicate that the Council may not be able to demonstrate a five-year housing land supply. The Council should provide clarity on the identified sites and how the housing target will be met in full within the Plan Period, especially years one to five of the plan period, in line with Para 68 of the NPPF. Land East of Lawrence Street is available, suitable, and deliverable within the first five years of the Plan Period.

We also have concerns regarding the deliverability of sites and the lack of identification on where homes will be provided in the Borough, which is contrary to the NPPF and the NPPG.

**Continue on a separate sheet if necessary**

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Please complete a separate Part B for each representation and return along with a single completed Part A.

**Question 1: To which part of the Local Plan does your representation relate?**

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Policy: HOU02 – Housing Mix

Policies Map designation \_\_\_\_\_

**Question 2: Do you consider that this part of the Local Plan is:**

*Tick all that apply, please refer to the guidance note for an explanation of these terms.*

- |  |                              |  |
|--|------------------------------|--|
| a) Legally compliant                     | Yes <input type="checkbox"/> | No <input type="checkbox"/>            |
| b) Sound                                 | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
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Policy HOU02 sets out that the 3 bedroom properties are the highest priority with 2 or 4 bedroom properties a medium priority. Firstly, we request for the Council to confirm whether this is a policy requirement or an ambition for the Borough. If a policy requirement, we consider many of the brownfield sites identified within the housing trajectory will struggle to meet this mix requirement, with many sites coming forward within the Opportunity and Growth areas likely focusing on smaller units.

Larger units (i.e. 3 bedroom properties) are often suited more towards families and we consider are also often more appropriate for greenfield sites since they are able to provide gardens, car parking and open space. As such, we consider that the Council will struggle to meet this requirement on the sites identified within the Local Plan.

comments.

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We consider the Draft Local Plan is unsound because it is contrary to national policy, specifically Para 68 of the NPPF which states planning policies should identify a sufficient supply and mix of sites.

We recommend that the Council consider a diverse range of sites (both greenfield and brownfield) to provide a range of housing mix and types across the Borough.

**Continue on a separate sheet if necessary**

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Policy: HOU04

Policies Map designation \_\_\_\_\_

**Question 2: Do you consider that this part of the Local Plan is:**

*Tick all that apply, please refer to the guidance note for an explanation of these terms.*

- |  |                              |  |
|--|------------------------------|--|
| a) Legally compliant                     | Yes <input type="checkbox"/> | No <input type="checkbox"/>            |
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Table 4.3 of the London Plan establishes annual Borough benchmarks for specialist older persons housing for the period 2017-2029. For Barnet, this equates to 275 units per annum.

Policy HOU4 (Point 1) sets out a broad response for catering for the wider specialist housing needs, including those with social care and health support needs, with Point B making specific reference to the London Plan benchmark of 275 homes per annum. However, it is considered that there should be a standalone policy to reflect the local, regional and national importance attributed to the delivery of specialist senior living housing.

In terms of the type of specialist housing for older people, the Council set out at Paragraph 5.10.2 of the Draft Local Plan that housing proposals should consider Extra Care Housing, Sheltered plus housing and Residential Care Homes. This does not cover all types of older persons accommodation and does not reflect Policy H13 of the London Plan which sets out the importance of providing all forms of specialist housing, including those falling outside the classic C2 use Class (i.e. retirement housing, not just accommodation providing an element of care).

We also consider that Policy HOU4 should set out more specific requirements for the location of this specialist housing and provide further clarity on how this target will be met.

comments.

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We consider the Draft Local Plan is unsound because it is contrary to national policy, specifically Para 62 of the NPPF which requires planning policies to reflect housing for older people.

It is therefore suggested that the figure of 275 new specialist older persons homes per annum is replicated in a standalone policy to reflect the clear need for this particular type of housing. Although London is a relatively young city, the GLA expects those aged 65 and over will increase by 37% over the next decade. Having a clear policy against which delivery in this sector can be tracked is therefore essential. We also recommend that the Council provide further clarity on the types of specialist housing for older people, the appropriate locations for this form of development and how the figure will be met within the Plan period.

**Continue on a separate sheet if necessary**

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Policy: HOU06 – Housing Mix

Policies Map designation \_\_\_\_\_

**Question 2: Do you consider that this part of the Local Plan is:**

*Tick all that apply, please refer to the guidance note for an explanation of these terms.*

- |  |                              |  |
|--|------------------------------|--|
| a) Legally compliant                     | Yes <input type="checkbox"/> | No <input type="checkbox"/>            |
| b) Sound                                 | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
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Policy HOU06, Part C, of the Draft Local Plan states that neighbourhood plans will be encouraged to identify opportunities for Self-Build and Custom Housebuilding.

In line with the continued Government drive to support the self and custom build sector, the latest NPPF, at paragraph 59, duly recognises that it is important that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.

Paragraph 61 stipulates that “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including...those people wishing to commission or build their own homes” (our emphasis).

Although the self-build demand in Barnet may be lower than other Boroughs, there is a requirement to ensure that enough permissions are granted to meet the level of need.

comments.

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The Draft Local Plan is unsound because it is contrary to national policy.

The policy approach suggested in HOU06 that self and custom-build is delivered through a Neighbourhood Plan is not considered to be a sound approach and simply delays the identification of sufficient sites to meet this need.

A clearer policy approach would be to identify enough self / custom-build sites to meet the level of need rather than rolling-forward targets onto future Development Plan documents.

**Continue on a separate sheet if necessary**

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Policy: CDH02 – Housing Mix

Policies Map designation \_\_\_\_\_

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- |  |                              |  |
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Policy CDH02 provides the policy requirement for sustainable design and construction, which includes that all new development should achieve a minimum BREEAM “Very Good” rating in accordance with the Sustainable Design Guidance.
--

*comments.*

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This policy should be updated to state that all new development should adhere to Building Regulations instead as the standard measure for building performance, to ensure the latest national standards is measured.
--

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# Representation Statement.

**Land East of Lawrence Street, Mill Hill**

London Borough of Barnet

Draft Local Plan (Regulation 19) Publication Consultation

**Prepared on behalf of Mill Hill Missionaries**

**09 August 2021**

**Public**

KF Ref: NA

NA

## Quality Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Partner or Associate.

<b>Date</b>	<b>Originator</b>		<b>Approved</b>	
09 August 2021	Name:	Becky Anderson	Name	Roland Brass
	Position	Planner	Position	Partner

## Limitations

Unless you are the Client named within this report, or have been explicitly identified by us as a party to whom we owe a duty of care and who is entitled to rely on this report, Knight Frank LLP does not owe or assume any duty of care to you in respect of the contents of this report and you are not entitled to rely upon it.

Further, and without prejudice to the above, Knight Frank accepts no responsibility or liability for the consequences of this document being used for any purpose other than for which it was commissioned.

09 August 2021



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2.	Site Background	5
3.	Regulation 19 Local Plan	9
4.	The Case for the Site	18
5.	Conclusion and Next Steps	27

## Appendices

- 1- Site Location Plan
- 2- Site Photographs (August 2021)

## 1. Introduction

- 1.1 This Representation Statement has been prepared by Knight Frank on behalf of Mill Hill Missionaries, the landowners of Land to the East of Lawrence Street, Mill Hill (referred to hereafter as ‘the site’). This Statement has been submitted to the Regulation 19 Local Plan Publication consultation currently being undertaken by the London Borough of Barnet (‘LBB’).
- 1.2 Representations were also submitted to the Regulation (18) Preferred Approach Consultation in March 2020 on behalf of Mill Hill Missionaries for the site. This Representation Statement expands on those representations submitted and reflects the latest policies contained within the Regulation 19 Draft Local Plan, hereafter referred to as the “Draft Local Plan”. It also sets out our recommendations for the site in light of the future Local Plan Examination in Public (‘EiP’).
- 1.3 In summary, the site represents a logical and sustainable location for future residential-led development. It is Green Belt however it is urban in nature and is surrounded on three sides by built development (the Mill Hill area). It is available, suitable and achievable as a potential housing site in the short-medium term of the Council’s Draft Local Plan period and would add flexibility to the Borough’s housing delivery targets to ensure that objectively-assessed requirements are met in full. The site also represents an opportunity for the Council to plan beyond their plan period and consider a longer term spatial strategy, in line with national planning policy requirements.
- 1.4 The site can help to deliver high-quality residential-led development in a well-connected and sustainable location, and thus align with some of the fundamental principles and objectives of the Draft Local Plan. Furthermore, development of the site would deliver a diverse quantum of social, economic and environmental benefits in addition to making an important contribution to meeting the Borough’s objectively assessed needs.
- 1.5 We consider the site could come forward as part of the proposed strategy set out in the Draft Local Plan as a “other large site” or “windfall site”, alternatively, should any further sites be required to meet the shortfall of housing across London overall, we consider Land East of Lawrence Street represents an excellent omission site, which offers the highest sustainability credentials.
- 1.6 This Statement is accordingly structured as follows:
- Section 2 sets out the background to the site;
  - Section 3 considers the proposed Local Plan policies and any amendments required;
  - Section 4 sets out the argument for bringing the site forward; and
  - Section 5 summarises our findings.

## 2. Site Background

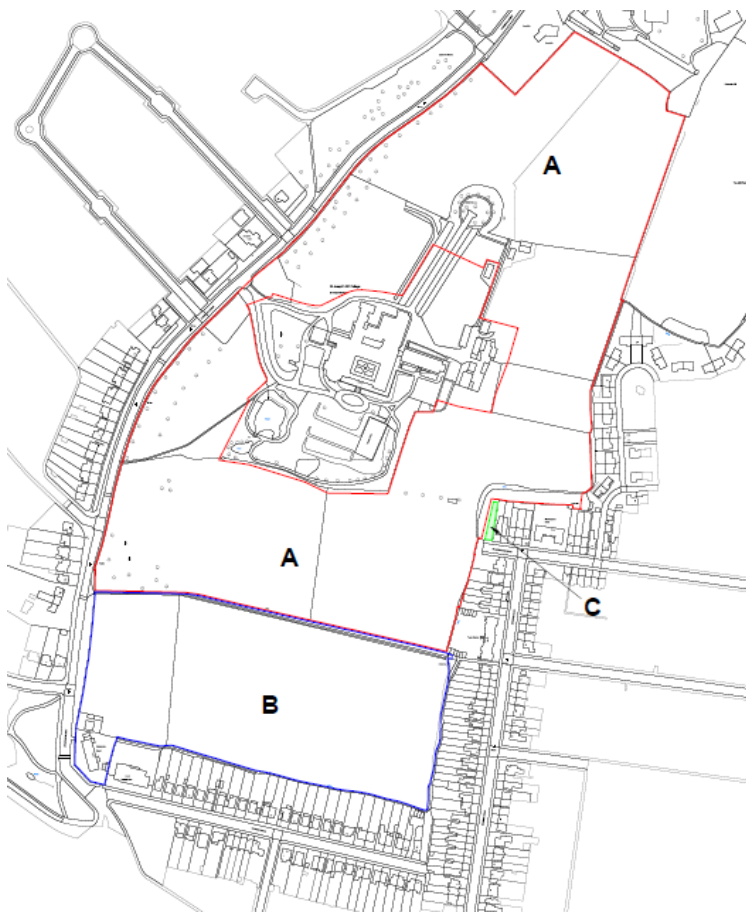
2.1 This section provides a summary of the site; sets out the extant and forthcoming planning and environmental designations; and provides an overview of planning history and development trends in the surrounding area.

### The Site

2.2 The 18-hectare (44-acre) site, located in Mill Hill, is owned by Mill Hill Missionaries.

2.3 The site principally comprises of three separate parcels as shown in **Figure 2.1**. The former St. Joseph's Missionary College (now known as St Joseph's Gate) does not form part of the red parcel's boundary.

**Figure 2.1 | Site Location Plan**



2.4 A to-scale plan of Figure 2.1 has been provided at **Appendix 1**.

### Parcel A

2.5 Parcel A is 11.3-hectares (28-acres) and principally comprises open grazing agricultural land. It is bounded by tree coverage towards the north and east (with Hammers Lane bounding the site in the south-eastern corner); Parcel B, tree coverage and Public Right of Way to the south; and Lawrence Street to the west. Parcel A surrounds but does not include the former St Joseph's Missionary College (now known as St Joseph's Gate).

- 2.6 The site's gradient increases heading north, with the most northern element of Parcel A (plus glimpses of St Joseph's Gate) visible from Mill Hill and its surroundings.

#### **Parcel B**

- 2.7 Parcel B is 4-hectares (10-acres) and rectangular in shape, located to the south of Parcel A. It is open grazing agricultural land and is bounded by a Public Right of Way ('PRoW') and the boundary of Parcel A to the north; Birkbeck Road to the east; the residential gardens of properties located along Victoria Road to the south; and Lawrence Street to the west.
- 2.8 Parcel B also includes Holcombe Court (to the south west corner of the site), which provides access directly onto Victoria Road.
- 2.9 Parcel B is closely associated with the existing dwellings located along Victoria Road and has strong defensible boundaries on all sides.
- 2.10 Parcel B is also the most contained in terms of visual impact, and is not visible from Mill Hill and its surroundings. It is also generally flat and has quite a different character to Parcel A, as shown by the site photographs provided at Appendix 2.

#### **Parcel C**

- 2.11 Parcel C is located off Shakespeare Road, to the south east of the site and currently contains vacant land.
- 2.12 Parcel C is also owned by Mill Hill Missionaries and provides an access option (likely a secondary access) directly onto Shakespeare Road.

#### **The Former St Joseph's College**

- 2.13 An area of land is located within the centre of Parcel A (although not within the site ownership and owned by Berkeley Homes).
- 2.14 This site, which previously consisted of the former St. Joseph's College (Grade II Listed Building), has now been converted to 49 luxury, self-contained apartments known as "St. Joseph's Gate". This site gained planning permission in March 2012 for the change of use from the former St. Joseph's College (C2 Use Class) to residential (C3 Use Class) (LPA Reference: H/03404/11). We understand that all units now been sold and are occupied.
- 2.15 St Joseph's Gate includes a gated entrance off Lawrence Street with a private access road to the car park.
- 2.16 St Joseph's Gate, specifically the tall clock tower, is visible from Mill Hill and its surroundings. However, the buildings are also relatively contained due to trees and bushes which screen the site from all sides.

#### **Surrounding Area**

- 2.17 The site lies within an area of urban character. It is surrounded by existing housing, particularly to the west, south and east. Public open space, allotments and open farmland are all located to the north.
- 2.18 Although the site has a Public Transport Accessibility Level (PTAL) rating – 1a / 1b – which is towards the lower end of the scoring system, it is still considered to be in close proximity to a range of public transport options.

- 2.19 Along Lawrence Street there are five bus stops adjacent to the site boundary. Two of these bus stops are outside of the entrance to St. Joseph’s Gate. Both parcels are therefore considered to be in close proximity to a range of bus services connecting the site with the wider surrounding area.
- 2.20 Mill Hill Broadway train station is located 0.7-miles (14 minutes’ walk / 4 minute cycle) from the College. Thameslink services from this station frequently run to London and neighbouring towns and cities in Hertfordshire. Burnt Oak Tube Station is also located within c.1.6 miles (30 minutes’ walk / 10 minutes cycle) of the site. This station is located along the Northern Line and provides frequent tube services into Moorgate in 30 minutes.
- 2.21 In terms of local services, the site is in close proximity to several existing primary and secondary schools, whilst the site is also well-connected to several retail and commercial outlets.

## Planning & Environmental Designations

### Existing Designations

- 2.22 In the existing policy base, the predominant designation affecting Parcels A and B is their location within the Green Belt.
- 2.23 Parcels A and B are located adjacent to the existing edge of the settlement.
- 2.24 Parcels A and B are also located within the Mill Hill Conservation Area, whilst it should be noted that St Joseph’s Gate is a Grade II-Listed Building.
- 2.25 Parcels A and B are located within an Area of Special Advertisement Control.
- 2.26 The site, when assessed against the Environment Agency’s flood risk mapping database, is not constrained by flood risk.
- 2.27 The site is constrained by several identified Tree Preservation Orders.
- 2.28 **Table 2.1** below provides a summary of the parcels currently affected by certain planning and environmental designations.

**Table 2.1 | Existing Planning Designations**

Planning Designations	The Site		College
	Parcel A	Parcel B	
Green Belt	✓	✓	✓
Mill Hill Conservation Area	✓	✓	✓
Grade II-Listed Building	✓ / ✗	✗	✓
Special Advertisement Control	✓	✓	✓
Flood Risk	✗	✗	✗

## Proposed Designations

- 2.29 Having examined the proposed changes to the policies maps produced in light of the Draft Local Plan, the existing designations appear to all still be relevant.

## Planning History

- 2.30 The Council's planning application database indicates that no planning applications have been submitted in relation to the site in recent years. However, there have been several applications submitted in relation to the former St Joseph's College that lies outside the site boundary.
- 2.31 An application was approved in 2008 for the demolition and alterations to the former St Joseph's College to accommodate a care home (Use Class C2) (LPA Reference: W00015T/07). This application was also accompanied by a Listed Building Application. This planning permission lapsed in February 2011, and an extension of time was requested for implementing the planning permission which was approved in November 2010 (LPA Reference: H/03222/10). This provided a further 3 years onto the planning permission, with development required to commence no later than November 2013.
- 2.32 We understand that following extensive marketing of the site since 2006 by Knight Frank, interest in the property for C2 use was weak, therefore the permission for the care home lapsed and was never implemented.
- 2.33 In August 2011, an application was submitted on behalf of the landowner (Matterhorn Capital St Joseph's Ltd) for the following:
- Change of use from former St Joseph's College (C2 use class) to residential comprising of 49no. self contained units. Demolition of existing D and F wings and single cloister and erection of replacement D and F wings. Restoration of remaining A, B, C, E wings and chapel. Retention and refurbishment of 3 agricultural outbuildings. Demolition of remaining agricultural buildings. Associated underground and surface car parking and alterations to landscaping. (LPA Reference: H/03404/11)*
- 2.34 This application was approved in March 2012, and the site was later bought by Berkeley Homes who have now built out the development, known as "St Joseph's Gate". All units are now occupied.
- 2.35 There are a number of other planning applications in relation to the former St Joseph's College however these largely relate to works on tree's that are protected by Tree Protection Orders (TPO).

### 3. Regulation 19 Local Plan

3.1 This section considers some of the overarching strategic policies put forward in the Draft Local Plan.

3.2 Paragraph 35 of the National Planning Policy Framework (NPPF) [updated in July 2021] requires that any Local Plan submitted to the Secretary of State for Examination must be capable of being found both legally compliant and sound. This places various duties on the Council including, but not limited to, ensuring the Plan is:

- **Positively prepared** – Providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** – An appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** – Deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – Enabling the delivery of sustainable development in accordance with the policies in this Framework.

3.3 If the Local Plan fails to accord with each of the above requirements, it is incapable of complying with the NPPF.

3.4 Overall, we support the preparation of a Draft Local Plan for Barnet, however we have a few recommendations in relation to several strategic matters and detailed policies. Our main comments are set out below.

#### Policy BSS01 (Spatial Strategy for Barnet)

3.5 **Policy BSS01** provides an overarching spatial strategy to capture the aspirations for Barnet’s preferred approach over the Plan period (2021 to 2036), which includes 35,460 new homes (i.e. 2,364 dwellings per annum), and Table 4 of the Draft Local Plan sets out the Housing Requirement Assessment for the Plan Period (as shown below).

New Homes for Barnet	MHCLG Standard Methodology 9Dec 2020)	London Plan (March 2021)	Draft London Plan (Dec 2017)	Barnet SHMA (Oct 2018)
Per annum	5,361	2,364	3,134	3,080
Total 2021 - 2036	80,415	35,460	47,000	46,000

*MHCLG “Standard Method” Requirement (December 2020)*

3.6 Since the Regulation 18 Consultation, the methodology for calculating housing need was revised to 5,361 homes per annum (‘dpa’) in December 2020, which is an uplift from the previous calculation published in February 2019 of 4,126 dpa. Although the Government is currently re-considering the standard method and further details are

expected to be published later this year, this figure demonstrates that affordability has worsened within Barnet with the average house price-to-earnings ratio widening.

#### *London Plan Requirement*

- 3.7 Paragraph 3.3.1 of the Draft Local Plan states that the Council will seek to create the conditions in the Borough that will deliver a minimum of 35,460 new homes equal to 2,364 dpa over a 15-year Plan Period (2021-2036).
- 3.8 The overall objective of providing 2,364 dpa within the Draft Local Plan accords with the London Plan (Policy H1), however the London Plan sets a 10-year housing target from 2019/20 until 2028/29 therefore Barnet's housing target should be used for the first 10 years of the Draft Local Plan (i.e. from 2021 until 2031) only. Instead, the Council have rolled forward the London Plan annual rate over the 15-year Plan Period (in line with the requirements of the NPPF) and have not provided reasoning or acknowledged this approach within the Draft Local Plan and supporting text.
- 3.9 Whilst we recognise the uncertainty's on housing land supply capacity from 2028/29, it is intended that a revised London Plan, with revised housing requirements, will be published prior to the termination date of the London Plan. Given the past trends of the housing requirement for Barnet, and the overall shortfall of housing across London as a whole (c. 14,000 homes), we anticipate the housing requirement will likely increase before the end date of the Plan Period, therefore the Draft Local Plan housing requirement, and supporting text, should be updated to reflect this.

#### *Our Recommendation*

- 3.10 We consider that the housing requirement identified within Policy BSS01 is unsound as it is ineffective.
- 3.11 Although we agree with the overall approach taken by the Council to plan for a minimum of 2,364 dpa from 2021-2036, the Draft Local Plan does not address the current shortfall of 14,000 dpa across London (with London being treated as a single housing market area for planning). Therefore, we recommend the minimum housing target is increased.
- 3.12 Furthermore, we request that the Council provides further clarity on how they intend to address the housing requirement within years 10-15 of their Plan period, given the London Plan housing target is for a 10-year period only, and will likely be reviewed prior to the end date of the Local Plan.
- 3.13 We consider that if there are available, suitable and deliverable sites within Barnet, such as Land East of Lawrence Street, then this should be considered for future development, in order to plan forward and contribute to the increasing demand for housing within the Borough. Furthermore, should any further sites be required at Examination Stage to contribute to the shortfall of housing across London overall, Land East of Lawrence Street should be considered as a first priority given its sustainability credentials and ability to deliver a range of housing types.

## **Barnet's Growth Requirements**

### **Housing Trajectory and Housing Land Supply**

- 3.14 The Council's Housing Trajectory is reflected within Table 5 of the Draft Local Plan, as shown below.



	Years 1-5	Years 6-10	Years 11-15	Total Supply
	2021/22	2026/27	2031/32	
	-	-	-	
	2025/26	2030/31	2035/36	
<i>Brent Cross</i>	600	3,700	5,200	9,500
<i>Brent Cross West</i>	-	-	1,800	1,800
<i>Cricklewood</i>	1,250	150	-	1,400
<i>Edgware</i>	100	3,250	1,650	5,000
<i>Colindale</i>	3,000	1,100	-	4,100
<i>Mill Hill East</i>	1,200	200	100	1,500
<b>Growth Areas Sub-Total</b>	<b>6,100</b>	<b>8,400</b>	<b>8,800</b>	<b>23,300</b>
District Town centres	1,950	2250	1,200	5,400
Existing & New Major Transport Infrastructure	-	950	700	1,650
Estate renewal & infill	1,350	2,500	550	4,400
Major Thoroughfares	2,050	1,300	-	3,350
Other large sites	1,100	1,500	200	2,800
Small Sites (under 0.25 ha)	1,700	1,700	1,700	5,100
<b>Total</b>	<b>14,250</b>	<b>18,600</b>	<b>13,150</b>	<b>46,000</b>

3.15 Table 5A of the Draft Local Plan also provides the overall supply that can be delivered from specific sites, shown below.

	Years 1-5	Years 6-10	Years 11-15	Total
Contribution from Sites Schedule	4,600	10,400	2,200	17,200

3.16 Table 5 indicates that within the first five years of the plan period (2021/22 until 2025/26), land is available for 14,250 new homes however Table 5A sets out only 4,600 new homes are on identified sites. Given the requirement is for a minimum of 2,364 new homes per annum / 35,460 homes across the Plan Period (in line with the London Plan), this would require a minimum of 11,820 over the next five years, plus an allowance for an appropriate buffer. This places reliance on the areas identified within the trajectory and the identified sites within Table 5A to be deliverable within the timeframe anticipated, otherwise the Council will likely be unable to demonstrate a five years supply of housing within the early years of the Plan period.

3.17 Furthermore, as demonstrated within the Council's latest Housing Delivery Action Plan (2020), the Council delivered 94% of its requirement and is now required to produce an Action Plan to demonstrate how it will ensure deliverability within the Borough. In line with NPPG, the Council are also required to apply a 10% buffer to their five-year housing land supply position which indicates a need for 13,640 homes in the first five years on deliverable sites.

*Our Recommendation*

3.18 We consider the Draft Local Plan is unsound as it is contrary to national policy and is not positively prepared.

3.19 Table 5 and Table 5A of the Draft Local Plan indicate that the Council may not be able to demonstrate a five-year housing land supply. The Council should provide clarity on the identified sites and how the housing target will be met in full within the Plan Period, especially years one to five of the plan period, in line with Para 68 of the NPPF. Land East of Lawrence Street is available, suitable and deliverable within the first five years of the Plan Period.

- 3.20 We also have concerns regarding the deliverability of sites and the lack of identification on where homes will be provided in the Borough, which is contrary to the NPPF and the NPPG.

### **Policy GSS01 – Delivering Sustainable Growth**

- 3.21 Policy GSS01 provides further detail on where new homes will be directed to within the Borough.

#### **Growth Areas**

- 3.22 Policy GSS01, Part A, of the Draft Local Plan states the Council will direct 23,000 new homes at Growth Areas across the Borough including Brent Cross Cricklewood, Colindale and New Southgate.
- 3.23 Whilst recognising the importance of providing significant levels of development within these areas, we also consider that the Council should consider available, suitable and deliverable sites outside these primary development zones and within sustainable locations, such as Land East of Lawrence Street, Mill Hill. We consider it is necessary to ensure flexibility in the type of sites brought forward to respond to the divergent needs of the Borough. Reliance on one particular type of land (brownfield) means that should there be any issues in terms of land availability or deliverability, the housing trajectory would suffer as a result.

#### *Our Recommendation*

- 3.24 We consider the Draft Local Plan is unsound because it is contrary to national policy and the requirement to ensure a sufficient amount and variety of land to come forward where it is needed (Para 60 of the NPPF).
- 3.25 The Council should ensure a variety of sites are identified within the Draft Local Plan, that are able to provide a variety of different types of housing.

#### **Town Centres and Major Public Transport Infrastructure**

- 3.26 Policy GSS01, Part B, of the Draft Local Plan, states the Council will direct 5,400 new homes towards “District Town Centres”, with Part C stating 1,650 new homes will be directed towards “Existing and Major New Public Transport Infrastructure”.
- 3.27 As outlined within Annex 1 at Para 16.6.1, the boundaries of town centres were established in 2012 and have not been changed since this date. A significant level of development has come forward within Barnet since 2012, with the housing requirement also increasing therefore we consider the Council should seek to revise their town centre boundaries to reflect the changing circumstances in the Borough.
- 3.28 Furthermore, Annex 1 defines “Town Centre” sites as those within 400m of a Town Centre boundary and “Existing and Major New Public Transport Infrastructure” as those within 400m an existing or new public transport hub which have not otherwise been identified as within Growth Areas, Town Centres of Major Thoroughfares.
- 3.29 This distance identified for both town centre and major new public transport locations seems to restrict development and also is contrary to Policy H1 of the London Plan which wishes to encourage more housing towards locations within 800m of town centre boundaries. Also, the Council should consider revising the town centre boundaries to reflect the NPPF, which encourages strategic policies to respond to “long-term requirements and opportunities” (Para 22).

Our Recommendation

- 3.30 We consider the Draft Local Plan is unsound because it is contrary to national policy and not justified.
- 3.31 The Council should set the parameters more widely around town centres to reflect the London Plan and the NPPF. There are many sites within close proximity to town centres that are also highly sustainable, and the Council should acknowledge how these sites can contribute to meeting the identified shortfall of housing across London overall.
- 3.32 We also consider the Council should revise their Town Centre boundaries, to ensure a sufficient supply of homes can come forward within the Plan Period.

**Other Large Sites**

- 3.33 Policy GSS01, Part F, of the Draft Local Plan, states the Council will direct 2,800 new homes at “Other Large Sites” which includes Middlesex University in Hendon and Car Parks.
- 3.34 However, as outlined within Annex 1, Part 4 of the Draft Local Plan, the Council only appear to actually identify sites to accommodate approximately 248 units (at Middlesex University, and car parks, and outside of Town Centre boundaries) across the Plan period, most of which are student housing. Furthermore, the Draft Local Plan does not include a specific policy on “Other Large Sites” nor does it provide criteria or define what constitutes an “Other Large Site”.
- 3.35 As such, clarity on what sites represent “Other Large Sites” and how the housing land supply can be achieved within the Plan Period is sought from the Council.

Our Recommendation

- 3.36 We consider the Draft Local Plan is unsound because it is contrary to national policy and not positively prepared. The information provided within the Draft Local Plan does not ensure a sufficient supply of deliverable homes within the Plan Period, specifically deliverable sites within years one to five of the plan period, in line with Para 68 of the NPPF.
- 3.37 We recommend the Council defines “other large sites” within the Draft Local Plan and provides further clarity on where 2,800 new homes will be accommodated. Should the Council require further deliverable sites in order to meet this requirement, we consider that Land East of Lawrence Street is available, suitable and deliverable for development, specifically Parcel B of the site which is closely associated to the existing settlement.

**Small Sites**

- 3.38 Policy GSS01 identifies that 5,100 new homes will come forward on small sites that are not designated in the Local Plan, which over a 10-year period is 3,400 new homes.
- 3.39 Table 4.2 of the London Plan establishes 10-year minimum targets (2019/20 -2028/29) for net housing completions on small sites (below 0.25 hectares in size) for each London planning authority. For Barnet, the 10-year target is a minimum of 4,340 homes. This is about 1,000 homes higher than the number that the Council anticipates providing on small sites.

3.40 National policy, at paragraph 68 of the NPPF, requires all Local Planning Authorities to identify land of one hectare or less to accommodate at least 10% of the overall housing requirement. For Barnet, that would require land for at least 3,060 homes to be provided on small sites of one hectare or less over the 10-year life of the Local Plan.

3.41 Table 5 suggests that the national policy requirement is achievable but that the London Plan small sites target may not be achieved.

*Our Recommendation*

3.42 We consider the Draft Local Plan is unsound because it is contrary to national policy and not positively prepared. The information provided within the Draft Local Plan does not ensure a sufficient supply of deliverable homes within the Plan Period, specifically deliverable sites within years one to five of the plan period, in line with Para 68 of the NPPF.

3.43 Identifying and allocating the necessary quantum of land that is appropriate for residential development is crucial, and it is therefore suggested that the Council align with the Table 4.2 of the London Plan and the small sites target through finding any additional sites needed to address the small site shortfall.

## **Chapter 5 – Housing**

### **Policy HOU02 – Housing Mix**

3.44 Policy HOU02 sets out that the 3 bedroom properties are the highest priority with 2 or 4 bedroom properties a medium priority. Firstly, we request for the Council to confirm whether this is a policy requirement or an ambition for the Borough. If a policy requirement, we consider many of the brownfield sites identified within the housing trajectory will struggle to meet this mix requirement, with many sites coming forward within the Opportunity and Growth areas likely focusing on smaller units.

3.45 Larger units (i.e. 3 bedroom properties) are often suited more towards families and we consider are also often more appropriate for greenfield sites since they are able to provide gardens, car parking and open space. As such, we consider that the Council will struggle to meet this requirement on the sites identified within the Local Plan.

*Our Recommendation*

3.46 We consider the Draft Local Plan is unsound because it is contrary to national policy, specifically Para 68 of the NPPF which states planning policies should identify a sufficient supply and mix of sites.

3.47 We recommend that the Council consider a diverse range of sites (both greenfield and brownfield) to provide a range of housing mix and types across the Borough.

### **3.48 Policy HOU04 – Specialist Housing**

3.49 Table 4.3 of the London Plan establishes annual Borough benchmarks for specialist older persons housing for the period 2017-2029. For Barnet, this equates to 275 units per annum.

3.50 Policy HOU4 (Point 1) sets out a broad response for catering for the wider specialist housing needs, including those with social care and health support needs, with Point B making specific reference to the London Plan benchmark of 275 homes per annum. However, it is considered that there should be a standalone policy to reflect the local, regional and national importance attributed to the delivery of specialist senior living housing.

- 3.51 In terms of the type of specialist housing for older people, the Council set out at Paragraph 5.10.2 of the Draft Local Plan that housing proposals should consider Extra Care Housing, Sheltered plus housing and Residential Care Homes. This does not cover all types of older persons accommodation and does not reflect Policy H13 of the London Plan which sets out the importance of providing all forms of specialist housing, including those falling outside the classic C2 use Class (i.e. retirement housing, not just accommodation providing an element of care).
- 3.52 We also consider that Policy HOU4 should set out more specific requirements for the location of this specialist housing and provide further clarity on how this target will be met.

Our recommendation

- 3.53 We consider the Draft Local Plan is unsound because it is contrary to national policy, specifically Para 62 of the NPPF which requires planning policies to reflect housing for older people.
- 3.54 It is therefore suggested that the figure of 275 new specialist older persons homes per annum is replicated in a standalone policy to reflect the clear need for this particular type of housing. Although London is a relatively young city, the GLA expects those aged 65 and over will increase by 37% over the next decade. Having a clear policy against which delivery in this sector can be tracked is therefore essential. We also recommend that the Council provide further clarity on the types of specialist housing for older people, the appropriate locations for this form of development and how the figure will be met within the Plan period.

### Policy HOU06: Meeting Other Housing Needs

- 3.55 Policy HOU06, Part C, of the Draft Local Plan states that neighbourhood plans will be encouraged to identify opportunities for Self-Build and Custom Housebuilding.
- 3.56 In line with the continued Government drive to support the self and custom build sector, the latest NPPF, at paragraph 59, duly recognises that it is important that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.
- 3.57 Paragraph 61 stipulates that *“the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including... those people wishing to commission or build their own homes”* (our emphasis).
- 3.58 Although the self-build demand in Barnet may be lower than other Boroughs, there is a requirement to ensure that enough permissions are granted to meet the level of need.

Our recommendation

- 3.59 The Draft Local Plan is unsound because it is contrary to national policy.
- 3.60 The policy approach suggested in HOU06 that self and custom-build is delivered through a Neighbourhood Plan is not considered to be a sound approach and simply delays the identification of sufficient sites to meet this need.
- 3.61 A clearer policy approach would be to identify enough self / custom-build sites to meet the level of need rather than rolling-forward targets onto future Development Plan documents.

### **Policy CDHo2 – Sustainable and Inclusive Design**

3.62 Policy CDH02 provides the policy requirement for sustainable design and construction, which includes that all new development should achieve a minimum BREEAM “Very Good” rating in accordance with the Sustainable Design Guidance.

#### *Our Recommendation*

3.63 This policy should be updated to state that all new development should adhere to Building Regulations instead as the standard measure for building performance, to ensure the latest national standards is measured.

### **Policy CDHo8 – Barnet’s Heritage**

3.64 Policy CDH08 provides the policy requirement for all heritage assets within Barnet including Designated Heritage Assets, Conservation Areas, Statutory Listed Buildings and Archaeology.

3.65 We agree with the overarching principles of the policy to ensure any development conserves and enhances in a manner appropriate to their significance. We wish to reiterate that any development that may come forward at Land East of Lawrence Street will ensure heritage considerations are a high priority including the impact of any development on the Mill Hill Conservation Area, and the former St Joseph’s College building (now known as St Joseph’s Gate).

### **Summary**

3.66 Given the need for additional housing delivery across the wider London area, there is a need for additional housing sites to be identified in Barnet’s Local Plan.

3.67 Ensuring flexibility and diversity in the type of sites identified for delivery is therefore key and, as such, it is considered necessary to utilise land which can serve a greater purpose. The starting point for such sites should be land that has performed poorly in the Green Belt Assessment that is available, suitable and deliverable over the Plan period.

3.68 Allocating a more diverse range of sites, both in terms of size and location, will help diversify production, diversify build types, and increase competition among housing providers. This will help improve build-out rates and, hopefully in the long run, improve affordability. This is something that the Government has come to realise through the Letwin Review.

3.69 Land East of Lawrence Street is available, suitable and deliverable for development and also scored poorly within the Green Belt Assessment. Furthermore, within the centre of the site at the former St Joseph’s College site, planning permission was secured for 49 luxury apartments which has now been built out. Given the immediate surroundings of the site, we consider that the site (both Parcel’s A and B) should be released from the Green Belt and considered for future development, either within this Plan period as an allocation or an omission site or post Plan Period as a future area of growth for the Borough.

### **Implications for the Spatial Strategy**

3.70 In accordance with the above, we consider that the spatial strategy requires several changes, namely;

- An increase in the housing requirement to address the current shortfall of housing across London overall;
- Further clarity on how the Council intend to address their housing requirement within years 10-15 of their Plan period, given the London Plan housing target is for a 10-year period only;
- Further clarity on the Housing Land Supply position within the Borough, and how the housing requirement will be met, specifically in the earlier years of the Plan Period;
- Following a more flexible approach in terms of site selection and seeking to identify a mix of site types for future delivery – not just relying on previously-developed sites, or sites within existing settlement limits. The plan should therefore consider Green Belt release where sites contribute to sustainable patterns of development.
- Further clarity on the definition of what constitutes an “Other Large Site”; and
- Extension of “Town Centre Sites” to a radius of 800m in line with London Plan (Policy H1) which encourages housing within 800m of town centre boundaries.

3.71 Paragraph 136 of the NPPF sets out that “Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans”. The case for ‘exceptional circumstances’ is set out in the subsequent section of this Statement.

## 4. The Case for the Site

- 4.1 This section summarises the case for the site in the context of the previous sections of this Statement.
- 4.2 Appendix 2 provides photographs of the site including a view from Albert Road; the view from the Public Right of Way (“PROW”) looking southwest, looking south from the edge of St Joseph’s Gate, and looking north at St Joseph’s Gate.

### Sustainable Patterns of Development

- 4.3 The site is considered to be located in a sustainable location.
- 4.4 Along Lawrence Street there are five bus stops adjacent to the site boundary. Two of these bus stops are outside of the entrance to St. Joseph’s Gate, and all three parcels are therefore considered to be in close proximity to a range of bus services connecting the site with the wider surrounding area.
- 4.5 In addition to this, Mill Hill Broadway is located 0.7-miles (14 minutes’ walk) from the site. Thameslink services from this station frequently run to London and neighbouring towns and cities in Hertfordshire.
- 4.6 In terms of local services, the site is in close proximity to several existing primary and secondary schools, whilst the site is also well-connected to several retail and commercial outlets.
- 4.7 From a sustainability perspective, the site is considered to be situated in an ideal location for residential-led development, and this is perpetuated by the predominant type of development and uses which make up the surrounding area.
- 4.8 Furthermore, it should be noted that the former St Joseph’s Missionary College has a lawful existing use firstly as a care home (Use Class C2), and then as 49 luxury apartments (Use Class C3) which reflects the current use of the building today. The former College, in Green Belt terms, should be considered as previously-developed land.
- 4.9 Whilst it is recognised that the former College does not form part of the red line area to which this representation relates, the fact that an established form of residential use is already identified in the middle of the site should be considered as a positive.
- 4.10 The development of the wider area could therefore deliver an appropriate type of residential development that – through a masterplan-led approach – responds and contributes positively to the surrounding character.

### No / Limited Contribution towards the Role and Function of the Green Belt

- 4.11 The Stage 1 Green Belt & Metropolitan Open Land Study (LUC, November 2018) has been produced to assess the importance of certain parcels of the Green Belt.
- 4.12 For the purpose of comparing the site against the Green Belt Study, we have split the site into two portions; the northern part of the site and the southern part of the site.
- 4.13 An assessment of how the northern and southern parts of the site performs against each of the aforementioned purposes is set out in **Table 4.1** below.



**Table 4.1 | Green Belt Site Scoring**

Green Belt Purpose	Northern Part Assessment [Parcel A]	Southern Part Assessment [Parcel B]
Purpose 1 (Sprawl)	Weak	Relatively Weak
Purpose 2 (Merging)	Weak	Weak
Purpose 3 (Safeguarding)	Weak	Relatively Weak
Purpose 4 (Setting)	Strong	Strong
Purpose 5 (Regeneration)	Strong	Strong

- 4.14 Taken as a whole, all parcels clearly perform weakly against purposes 1, 2 and 3. Overall, the site makes a limited contribution to the role and purpose of the Green Belt in relation to sprawl, merging and safeguarding.
- 4.15 Although the site performs better against purpose 4, it is considered that a masterplan-led approach that considers the importance of designated heritage areas / assets from the outset and seeks to draw influence from the surrounding area and local vernacular could result in a scheme which continues to preserve the historic setting and special character of the surrounding area.
- 4.16 In respect of purpose 5, it should be contextualised that all assessed Green Belt land performs well against this purpose, and that the site is therefore not an exception to the general trend. As the site is undeveloped and features no existing urban land, the site was always going to score highly against this purpose.
- 4.17 Whilst purposes 4 and 5 are not being discounted, there is a pressing need within not just the Borough but the wider area to ensure that development needs are met in full.
- 4.18 The generally low-scoring nature of the site in Green Belt terms; the existing quantum and type of development located within and around the site; and the site’s suitability, availability and deliverability mean that the site should be considered positively in the context of the contribution it can make to meeting the divergent needs of individuals, groups and communities.

## Sustainability Appraisal

- 4.19 For consistency, the site has been considered against the site assessment criteria and matrices used to appraise proposed Draft Local Plan sites set out in Appendix 3 of the Integrated Impact Assessment. The results are shown in **Table 4.2** below:

**Table 4.2 | Sustainability Appraisal Assessment of the Site**

Sustainability Appraisal Objectives		Site Assessment
1   To reduce poverty and promote equality of opportunity	a [LSOA]	The site is within 10-50% most-deprived LSOAs in the Borough and provides housing opportunities.
	b [Proximity to employment land]	The site is within 1,000-metres of existing employment land – namely the Granard Business Centre and Mill Hill Industrial Estate.

	c [Proximity to state schools]	The site is within 500-metres of a primary school and 1,000-metres of a secondary school.
2   Ensure efficient use of land and infrastructure	a [Proximity to town centre]	The site is within 1000-metres of the Apex Corner Neighbourhood Town Centre.
	b [Proximity to Growth Area]	The site is more than 500-metres from a Growth Area.
	c [Use of brownfield / derelict land]	The site would involve the loss of undeveloped land over 5-hectares.
3   Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment	a [Proximity to Listed Building]	The site wraps around the Grade II-Listed Building; the former St Joseph's Missionary College.
	b [Impact on locally important views]	Unknown whether the site falls within a locally important view area.
	c [Proximity to Conservation Area]	The site is located within the Mill Hill Conservation Area.
	d [Area of Archaeological Significance]	N/A
4   Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	a [Proximity to community facilities]	The site is within 1,000-metres of existing community facilities and also has the potential to deliver new community facilities,
	b [Proximity to town centres]	The site is within 1000-metres of the Apex Corner Neighbourhood Town Centre.
	c [Crime]	The site is within an area associated with low levels of crime.
5   Ensure that all residents have access to good quality, well-located, affordable housing	a [Application of Local Plan affordable housing threshold]	Development of the site would have an indicative capacity of 10 – 499 dwellings, so would lead to the provision of affordable housing.
	b [PTAL]	The site is located in PTAL 1a / 1b.
6   Improve the health and well-being of the population and reduce inequalities	a [Access to open space]	The site is within 1,200-metres of open space and can include provision for open space.
	b [Access to walking / cycling]	The site is well-connected to the surrounding area and has excellent access to cycling and walking routes. To this end, the

		site is bisected east-west by a Public Right of Way which connects Lawrence Street and Birkbeck Road.
	c [Air quality]	The site is below EU limit values and not within 50-metres of an A-road, motorway, railway line or industrial area.
	d [Access to health facility]	The site is within 500-metres of several dentists, pharmacies, GPs and opticians.
	e [Access to leisure centre]	The site is within 2,000-metres of two leisure centres – Barnet Burnt Oak Leisure Centre and Mill Hill School Enterprise Sports Centre.
7   Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	a [Net increase in commercial floorspace]	Development would not result in any net loss of employment space.
	b [Night time economy]	The site is located outside a night-time economy area.
8   Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	a [PTAL]	The site is located in PTAL 1a / 1b.
	b [No. of car parking spaces]	N/A
9   Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	a [Access to public open space]	The site is within 1,200-metres of a district park and within 400-metres of a local park when assessed against the maps included within the Open Space Strategy 2016-2016.  The site can also include provision for open space.
10   Create, protect and enhance suitable wildlife habitats	a [Site within 500m of nationally /	The site is more than 500-metres away from a nationally / internationally significant site.

wherever possible and protect species and biodiversity	internationally significant site]	
	b [Proximity to SINC]	The site is more than 100-metres away from the nearest SINC.
11   Reduce contribution to climate change and enhance community resilience to climate change impacts	a [Existing use of sustainable design and construction practices]	At this stage, the site does not have any effect on the achievement of the objective. There is no information available on what measures existing development incorporates to mitigate against climate change.  New development, however, will align with the relevant energy and sustainability standards set out within national, regional and local policy guidance.
12   Maximise protection and enhancement of natural resources including water, air and minimise waste	N/A	N/A
13  Flood risk reduction and management: To minimise and manage the risk of flooding	a [Flood zone]	The site is located entirely in Flood Zone 1.
	b [Site within Critical Drainage Area (CDA)]	The site – when considered against the Council's Policies Map – is not located within a CDA.

- 4.20 Generally speaking, the site is considered to perform well in its sustainability appraisal, with the only negatives relating to the site's low PTAL rating; the proximity of the Grade II-Listed Building; and that the proposals would lead to the loss of undeveloped land.
- 4.21 However, development of the site would also lead to a large number of positives, and the proximity of areas of open space, community services and facilities, and employment areas mean that it should be considered positively as a potential additional site.
- 4.22 Furthermore, the development of the site could help to protect the status of the designated heritage asset in the long-term, whilst the site is not impeded by any nearby environmental designations.

### Housing Need

- 4.23 As set out in Section 3, there is a clear and identified need for additional housing delivery within the Borough.
- 4.24 A sensitive approach has been adopted at this stage in relation to assessing potential site capacity for residential development. We suggest that the site is capable of delivering approximately 200 new homes (focused to the south of the site). This is based on relatively low total net developable area (of around 50%, given the Green Belt location) and housing density of 30 dwellings per hectare ('dph'). There would also be the potential to provide open space across the wider site and to maximise the beneficial use of the Green Belt. These proposals would

make an important contribution to helping to meet the housing target, and could also contribute to meeting the requirements of providing larger units within the Local Plan.

- 4.25 The Council should plan proactively and adopt a flexible approach to delivery and ensure that the right sites are delivered in the right locations where availability, suitability and deliverability are not issues that need to be overcome. To achieve an increased housing requirement, and meet the Council's objectively assessed housing needs there needs to be a flexibility and diversity in the approach to site allocation.
- 4.26 Whilst we support maximising the efficiencies of previously-developed land and operating within identified settlement boundaries as far as possible, we suggest Green Belt release is required for sites which make limited contribution towards the purposes. The site has been assessed as being a poorly performing part of the Green Belt in the evidence base and should therefore be prioritised for release.
- 4.27 Given its proximity to local services and facilities (and potential forthcoming allocations) and the character of the surrounding area, it is our contention that the site is ideally-suited to some form of residential development. However, should the Council consider it to be an appropriate location for an alternative use then we would be open to discussing potential alternative development options further.

## Deliverability

- 4.28 The NPPF requires new Local Plans to provide a five-year supply of deliverable land for housing. 'Deliverable' and 'developable' is defined within the NPPF as follows:
- **“Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.
  - **Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”
- 4.29 We consider the site has strong potential and represents a deliverable and developable residential-led development opportunity.
- 4.30 This development opportunity would be facilitated and subsequently realised through the allocation of the site in the Draft Local Plan.
- 4.31 The site is available; offers a suitable location for development; and delivery is achievable within the next five-years. Further detail in respect of these three requirements is set out below:
- **Available** – The site is in a single land ownership (Mill Hill Missionaries). At this stage, there are no identified issues in relation to the Council or a third-party bringing forward the site for development. There are no constraints or restrictions in terms of ownership which might mean the site cannot come forward in the first five years of the new Local Plan period.
  - **Suitable** – The site's poor performance in Green Belt terms coupled with the nature of the surrounding area and the need for additional housing in the Borough render the site suitable for development. Through a masterplan-led approach that seeks to respond to the surrounding area and the Listed Building, we consider

that there are no insurmountable issues which cannot be overcome through appropriate mitigation measures. There are no other designations on the site. Should the Council consider the site to be a sustainable location for future development, we would welcome the opportunity to produce the necessary supporting studies.

- **Achievable** – Development on the site is considered to be inherently achievable, and there are considered to be no insurmountable constraints to development. The site could be utilised to deliver a diverse range and type of housing, and would therefore be appealing to several developers and housebuilders. Mill Hill is an attractive location and values are considered to be good, and therefore we consider that development would be able to commence on-site within the first five years of the new Local Plan.

### Site Assessment vs. Local Plan Key Objectives

4.32 The key objectives of the Local Plan are set out Table 2. An assessment of the site against each of these 11 key objectives is set out in **Table 4.3** below.

**Table 4.3 | Local Plan Key Objectives Site Assessment**

Local Plan Key Objectives	Site Assessment
To respond and recover from the impact of COVID19.	The site can provide a high-quality environment for residents, with easy access to public transport, services, facilities and an abundance of open space. The site is also able to contribute to boosting economic recovery within the Borough, through providing homes and jobs to meet an identified need.
To deliver growth to meet housing aspirations and Needs.	The site can contribute to meeting housing requirements within the Borough, and also assist in plugging the shortfall of housing across London overall.
To improve the quality and types of housing across the Borough in response to resident needs and demographic change.	The site can deliver a high-quality residential scheme that will respond to the wider housing requirement of the Borough and can meet the needs of several different demographic groups.
To make Barnet a place of economic growth and prosperity where space for commercial, business and service uses are fit for a post COVID19 recovery.	The delivery of the site will result in both short and long-term economic benefits.
To improve orbital connectivity and sustainable travel options including cycling and walking.	The location of the site enables the use of the most sustainable forms of transport.
To conserve and enhance the historic environment of the Borough, particularly the distinctive character and identity of Barnet's town centres and suburbs.	Through a masterplan-led approach, the site can align with the distinctive character and identity of the Borough.

To support strong and cohesive communities.	The site can deliver an appropriate housing mix that helps to deliver and support strong and cohesive communities.
To promote healthy living and wellbeing.	By aligning with a Health Impact Assessment, the site can ensure the delivery of healthy living and wellbeing.
To meet social infrastructure needs.	The site has the capacity and ability to deliver supporting social infrastructure.
To deliver an environmentally sustainable Borough and build resilience to climate change.	The site can deliver the necessary environmental and ecological mitigation measures and result in a positive impact in terms of biodiversity.
To integrate the natural environment into the urban landscape, improving access to, and enhancing the contribution of biodiversity, Green Belt, Metropolitan Open Land and green and blue infrastructure.	The site has already been considered as performing weakly in Green Belt terms. As such, the delivery of the site can serve a greater need and purpose but still incorporate green principles.
To ensure new development is high quality, sustainable, and capable of adaption to meet the needs of residents over their lifetime.	The development would align with 'future home' initiatives to ensure that it adaptable over time.

### Exceptional Circumstances

4.33 Paragraph 136 of the NPPF sets out that “Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans”.

4.34 In light of the above and other evidence provided in this Statement, it is considered that exceptional circumstances exist which justify the site’s release from the Green Belt. These circumstances include, but are not limited to, the following:

- Housing need and the need to ensure that the Borough contributes to meeting the housing requirement as a minimum, whilst also considering the shortfall of housing across London overall; ;
- Housing price and affordability issues within the Borough and wider Market Area;
- Housing mix imbalances and ensuring that the right type of housing (such as market / affordable housing, or senior living) is delivered in the right places in the Borough;
- The ability of the site to contribute positively to housing delivery and help ensure the Borough has a positive housing land supply position;
- The fact that the site is available; offers a suitable location for development; and delivery is achievable within the next five-years;

- The development of the site would align with the sustainability directives set out in national and local planning policy
  - The sustainable and accessible location of the site and the fact that it is well-connected to local services and facilities;
  - The low performance of the site in Green Belt terms and how development could serve a greater purpose and facilitate a more beneficial use of the site;
  - The ability of the site to incorporate areas of community-related development and open space; and
  - How the development of the site can ensure the long-term preservation of the designated heritage asset; and
  - That the site is not constrained by any environmental or landscape designations.
- 4.35 The site can help to deliver high-quality residential-led development in a well-connected and sustainable location, and thus align with some of the fundamental principles and objectives of the Draft Local Plan.
- 4.36 Development of the site would not just deliver a diverse quantum of social, economic and environmental benefits, but would also contribute positively to the Council's desire to locate housing in alternative locations across the Borough and avoid an imbalance towards simply enhancing previously-developed land, or land within existing settlement boundaries.
- 4.37 As set out above, there are considered to be several exceptional circumstances which justify the site's release from the Green Belt and, when considered against the other 67 sites assessed in the Integrated Impact Assessment, the site is considered to perform highly, particularly against other Green Belt sites.
- 4.38 Although we consider the site to be ideally-suited for residential-led development, we welcome the opportunity to explore the site's potential in collaboration with the Council should they share our belief that it is a site primed for development that would perhaps be better-suited to a use that has not yet been assessed in the evidence base or discussed within this representation.



## 5. Conclusion and Next Steps

- 5.1 This Statement has considered the Regulation 19 Draft Local Plan and the associated evidence base and, in the context of this, has presented a further site for consideration; Land to the east of Lawrence Street, Mill Hill.
- 5.2 We have considered forthcoming policies and suggested amendments for the policies discussed to be found sound.
- 5.3 We have also considered the need to ensure diversity and flexibility in the type of sites brought forward over the Plan period and emphasise the need for sites which perform poorly Green Belt terms – such as the site – to be released from the Green Belt so that they can serve a greater purpose.
- 5.4 The site is suitable; available; and deliverable over the Plan period and could make a positive contribution to the identified housing needs of the Borough. The site is under single ownership, and therefore not reliant on land deals involving several parties, nor is it constrained in such a way that impediments future delivery.
- 5.5 There are considered to be several exceptional circumstances which justify the site's release from the Green Belt and, given its proximity to local services and facilities and the character of the surrounding area, it is our contention that the site is ideally-suited to some form of residential-led development.
- 5.6 Residential-led development of the site (for approximately 200 dwellings to meet local needs) would respond positively to the overarching growth and sustainability directives set out in national, regional and local planning policy. However, should the Council consider it to be an appropriate location for an alternative use then we would be open to discussing potential alternative development options further.
- 5.7 In terms of next steps, we welcome the opportunity to further discuss the site proposals with the Council and would be able to undertake any further technical studies considered necessary to support the case for development.

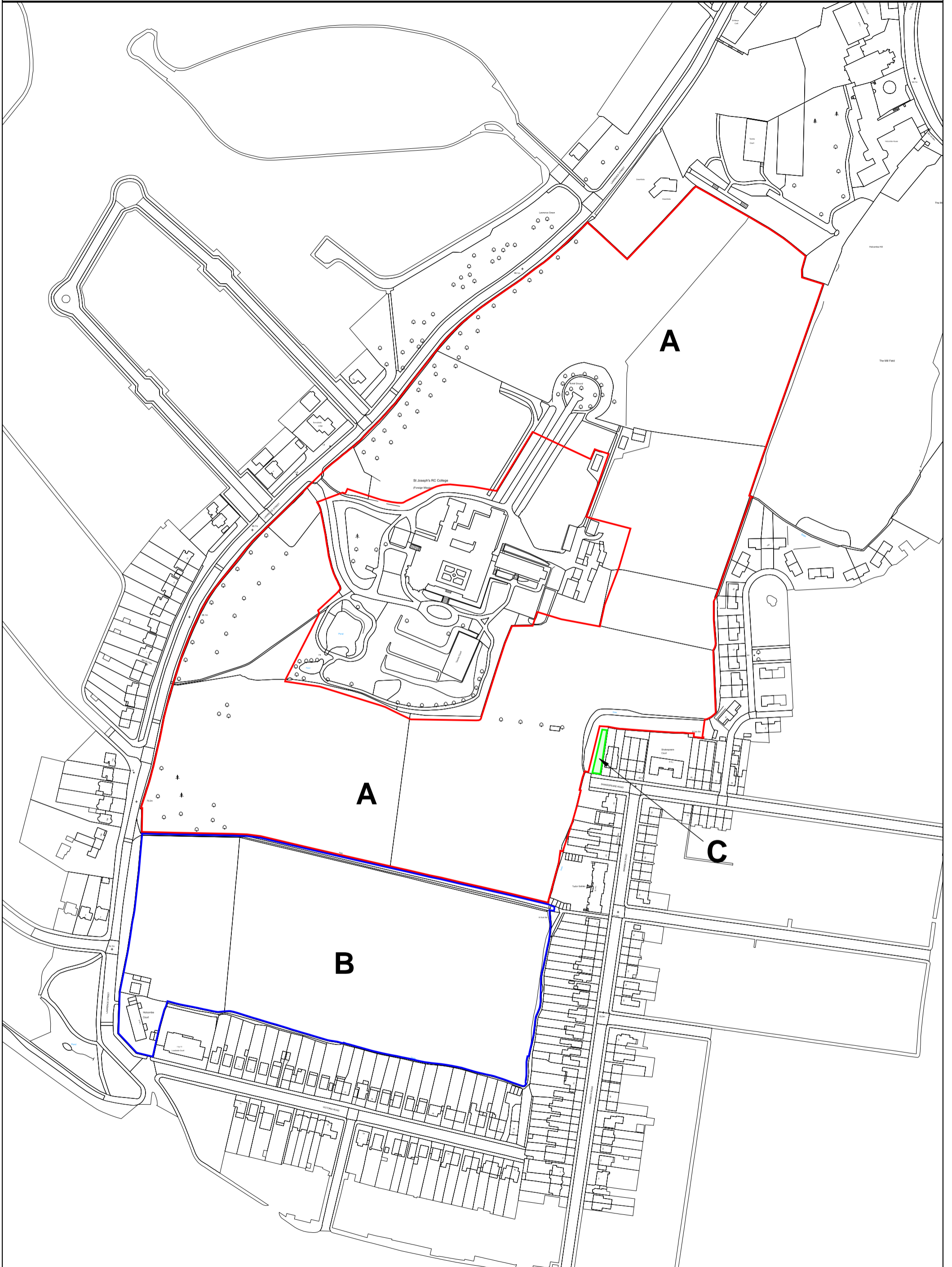
## Appendices

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**Appendix 1. Site Location Plan**

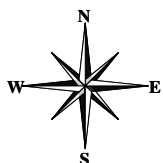
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# Land at Mill Hill - Planning Appraisal



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Plan Ref:

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Planning Appraisal**

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**Appendix 2. Site Photographs (August 2021)**

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## Site Photographs and Analysis

**Photo 01:** View from Albert Road, looking north – the developable part of the site is visible and situated adjacent to Victoria Road, and lies at base of slope which rises up to St Josephs Gate which is concealed by mature landscaping.



**Photo 2:** View from footpath, looking southwest – the developable part of the site is well defined and enclosed, by existing footpath, mature landscaping and built residential development.



**Photo 03:** Looking south from edge of St Josephs Gate – the developable part of the site is well defined and separated (in physical and visual terms) from converted Grade II Listed building.



**Photo 04:** Looking north at St Josephs Gate – limited / no intervisibility between the developable part of the site and converted Grade II Listed building due to existing nature landscaping and topography.



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