



Barnet Draft Local Plan
Publication Stage Representations Form

Ref:

(For official use
only)

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 ___GSS01 Delivering Sustainable Growth_____ 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.

Please be as precise as possible. If you wish to support the legal compliance or soundness of the

John Lewis Partnership ('JLP') owns land within the Mill Hill East area shown on Map 3E Mill Hill East. JLP's site comprises the Waitrose store and car park, immediately to the south of the railway line, next to Mill Hill East Station. JLP's site has the potential to contribute towards meeting the housing needs of the plan, whilst retaining and improving the existing Waitrose store.

Since the previous consultation on the local plan, the John Lewis Partnership has identified the site as a potential location for a mixed-use residential scheme which retains the existing Waitrose shop and therefore could contribute to housing delivery within the next five years. JLP is keen to work with the Council to develop an appropriate scheme on the site.

Policy GSS01 sets out the growth strategy for delivering sustainable growth. The policy refers to new homes being directed to Growth Areas, including Mill Hill (Policy GSS07).

To bolster the soundness of Policy GSS01 and the overall emerging Local Plan, Policy GSS07 and Annex 1 site allocations should be updated to reflect JLP's site in Mill Hill East.

A submission is made in parallel to Policy GSS07 and Policy CDH04.

Plan, or its compliance with the duty to co-operate, please also use this box to set out your comments.

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.

The wording of Policy GSS01 does not in itself need updated, however to make the delivering sustainable growth policy and Local Plan overall more sound Policy GSS07 Mill Hill should be updated to reflect the addition of the Waitrose site and car park, 'Land South of Mill Hill East Station' should also be reflected within the Schedule of Site Proposals in Annex 1.

Continue on a separate sheet if necessary

Please note:

In your representation you should summarise succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

Question 5: If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing sessions?

Yes, I wish to participate in hearing session(s)

No, I do not wish to participate in hearing session(s) /
I am not seeking modification to the Plan

Question 6: If you wish to participate at the examination hearings, please outline why you consider this to be necessary.

Please note that the inspector will make the final decision as to who is necessary to participate in hearing sessions, and to which hearing session(s) they should attend, and they will determine the most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

As a key stakeholder in the Mill Hill East Area, and Barnet, JLP would like to participate in the examination on the Policies related to Mill Hill East, including GSS01 Delivering Sustainable Growth, to partake in discussions and inform the final form of the policies and site allocations.

Declaration of consent

The personal information you provide on this form will be processed in accordance with General Data Protection Regulations 2018 (GDPR). The information you provide will only be used for the purposes of the preparation of the Local Plan as required by the Planning and Compulsory Purchase Act 2004 (as amended), and may be used by the Council to contact you if necessary, regarding your submission. Your name, name of organisation, and comments, will be made available for public inspection when displaying and reporting the outcome of the statutory consultation stage and cannot be treated as confidential. You will not be asked for any unnecessary information and we will not publish any personal data beyond what is stated in this declaration.

Your details will be kept in accordance with the Council's Privacy Notice, until the Local Plan is adopted plus a further five years to evidence that a fair and transparent process has been followed. Processing is kept to a minimum and data will only be processed in accordance with the law. We will take all reasonable precautions to protect your personal data from accidental or deliberate loss or unauthorised disclosure.

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The legal basis which enables the Council to process your data for this purpose is consent from the data subject (you) under Article 6, paragraph (a) of the GDPR. Information provided will be stored in accordance with the Council's retention and disposal guidelines.

By completing and signing this form I agree to my name, name of organisation, and representations being made available for public inspection on the internet, and that my data will be held and processed as detailed above, in accordance with the Council's Privacy Notice:

Signature _____ Ian Anderson _____ Date _____ 9 August 2021 _____



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

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Policy GSS07 Mill Hill East 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"/> |
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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

John Lewis Partnership ('JLP') owns land within the Mill Hill East area shown on Map 3E Mill Hill East. JLP's site comprises the Waitrose store and car park, immediately to the south of the railway line, next to Mill Hill East Station. JLP's site has the potential to contribute towards meeting the housing needs of the plan; whilst retaining and improving the existing Waitrose store. JLP is keen to work with the Council to develop an appropriate scheme on the site.

Firstly, to make Policy GSS07 and emerging Local Plan more 'effective' and 'justified' JLP's site should be included within its development sites. Since the previous consultation on the local plan, the John Lewis Partnership has identified the site as a potential location for a mixed-use residential scheme which retains the existing Waitrose shop and therefore could contribute to housing delivery within the next five years. Its inclusion in the Mill Hill East policy and as a site allocation, will help give more assurance to the ability of the plan to deliver the new homes required over the plan period.

Secondly, Policy GSS07 should be updated to make it consistent with national policy which encourages making effective use of land. The current policy wording refers to Mill Hill East delivering 'good suburban growth'. This should be updated to reflect that more intense development could be achieved on sites which are well served by public transport (i.e. next to stations like JLP's site). This would make it consistent with NPPF Policy (Para 125 a) which states plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible.

comments.

Continue on a separate sheet if necessary

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To bolster the soundness of this policy the emerging Local Plan should be updated to reflect this suitable, deliverable and available site.

Amendments required to Policy GSS07 to make it sound are as set out below. Struck out words are to be omitted. Additions are shown in **bold**.

*The Council will positively consider proposals on suitable sites to deliver further good suburban growth, including at ~~Mill Hill East Station~~, Watchtower House and IBSA House. **More intensive development may be appropriate at Mill Hill East Station and on land to the South of Mill Hill East Station,***

The addition of the Waitrose site and car park, 'Land South of Mill Hill East Station' should also be reflected within the Schedule of Site Proposals in Annex 1.

Continue on a separate sheet if necessary

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As a key stakeholder in the Mill Hill East Area, owning the Waitrose site and adjoining car park, JLP would like to participate in the examination on the Policies related to Mill Hill East and the relevant site allocations to partake in discussions and inform the final form of the policies and site allocations.

Declaration of consent

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Signature Ian Anderson Date 9 August 2021



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

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Policy ___CDH04 Tall Buildings_____ Paragraph _____ Figure/Table _____

Policies Map designation _____

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

- | | | |
|--|------------------------------|--|
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Since the previous consultation on the local plan, the John Lewis Partnership has identified the site as a potential location for a mixed-use residential scheme which retains the existing Waitrose shop and therefore could contribute to housing delivery within the next five years.

The current drafting of Policy CHD04 Tall Buildings indicates that Tall Buildings may be appropriate in strategic locations listed in the policy. This list does not include Mill Hill East, the only growth area where tall buildings are not identified. Whilst tall buildings may not be appropriate across the Mill Hill East area, immediately adjacent to Mill Hill East Station there is an opportunity to optimise development. One way to achieve this would be with taller buildings on the site. The potential of Tall Buildings should be recognised in this location. This would make it consistent with other strategic locations. It would also make the policy consistent with NPPF Policy (Para 125 a) which states plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. The NPPF rightly recognises that locations that are well served by transport being particularly suitable for denser development. Policy CHD04 should be updated to make it consistent with national policy. Similarly, 'Very Tall' Buildings are also considered appropriate in this growth area location with strong public transport links.

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The policy wording should be updated as set out in bold. Additions are shown in **bold**.

a. Tall buildings (8 to 14 storeys (26 to 46 metres above above ground level)) may be appropriate in the following strategic locations:

- Brent Cross Growth (Opportunity) Area (Policy GSS02);
- Brent Cross West Growth (Opportunity) Area (Policy GSS03);
- Colindale Growth (Opportunity) Area including Grahame Park Estate (Policy GSS06);
- Cricklewood Growth (Opportunity) Area (Policy GSS04);
- Edgware Growth Area (Policy GSS05);
- **Mill Hill East (Policy GSS07) (on sites close to the Station)**
 - West Hendon Estate (Policy GSS10);
 - New Southgate Opportunity Area²⁷ (Policy GSS09);
 - Major Thoroughfares - Edgware Road (A5) and Great North Road (A1000) (Policy GSS11); and the
 - Town Centres of Finchley Central and North Finchley (Policy GSS08)

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most appropriate procedure to adopt to hear those who wish to participate at the examination hearings.

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Signature Ian Anderson Date 9 August 2021