

Our Ref: 02B905465

26 April 2023

Via email to: forward.planning@barnet.gov.uk and jdkemp@icloud.com

Dear Sir/Madam

Barnet Local Plan Review Examination in Public

Representations on the EXAM documents

This Letter has been prepared by Avison Young on behalf of Marstead Living Limited/IBSA, the owners of the Watchtower House and Kingdom Hall (WTHKH) site in Mill Hill (site allocation ref. 49).

Marstead Living has recently secured resolution to grant for full planning permission for the redevelopment of the WTHKH site for 185 homes, comprising 175 x Specialist Older Persons Housing (SOPH) units (use class C2) and 9 x conventional dwellings (use class C3) plus a community facility (ref. 22/0649/FUL).

We have previously submitted representations at Regulation 18 and 19 stage, and Hearing Statements for the Examination in Public.

This Letter sets out our comments with respect to the EXAM documents as relevant to our particular representations.

EXAM 51 LBB Note on Affordable and Market Housing

Point 12 - Policy HOU02 – Housing Mix - addition of criteria (g) (subject to other amendments)

LBB has proposed the following modifications to Policy HOU02, as follows:

Policy HOU02

In order to deliver ~~safe, strong and cohesive~~ ~~mixed and inclusive~~ neighbourhoods ~~the Council will support proposals~~ ~~development should~~ ~~which~~ provide a mix of dwelling types and sizes to ~~help meet current and future housing needs~~. ~~in order to create~~ sufficient choice for a growing and diverse population across all households in the Borough.

In protecting existing housing stock across Barnet the Council will manage the conversion of residential dwellings through Policy HOU03.

The Council's ~~Barnet~~ dwelling size priorities are set out in Table 6: All housing schemes are expected to include a proportion of family sized homes and reflect these dwelling size priorities unless it can be robustly demonstrated that a variation to the preferred mix is justified

a) ~~For market homes for sale and rent – 3 bedroom (4 to 6 bedspaces) properties are the highest priority, homes with 2 (3 to 4 bedspaces) or 4 bedrooms (5 to 8 bedspaces) are a medium priority.~~

b) ~~For Affordable Homes (see Policy HOU01 and supporting text):~~

- ~~i. the smallest 2 bedroom property in this tenure is required to provide a minimum of 4 bed spaces in accordance with the residential space standards in Table 9~~
- ~~ii. 2 and 3 bedroom properties are the highest priority for homes at Low Cost Rent.~~
- ~~iii. 3 bedroom properties are the highest priority for homes at a London Living Rent.~~
- ~~iv. 2 bedroom properties are the highest priority for homes at an Affordable Rent / Low Cost Home Ownership.~~

~~These dwelling size priorities will be subject to periodic review and update when new assessments of housing need are commissioned.~~

~~Through the Authorities Monitoring Report (AMR) the Council will set out progress on delivering these priorities and building the right homes for the next generation. The AMR will inform the Council's consideration of dwelling mix on a site by site basis.~~

In applying the preferred housing mix the Council will consider the following criteria:

- ~~e) a) Site size, surrounding context (including town centre location), PTAL and character;~~
- ~~e) b) Mix of uses;~~
- ~~e) c) Range of tenures;~~
- ~~d) provision of Build to Rent and~~
- ~~f) d) Potential for custom-build and community led schemes.~~

~~The Council acknowledges that for Specialist Housing schemes supported by Policy HOU04 there may be a need for greater flexibility~~

~~Innovative housing products that meet the requirements of this Policy will be supported.~~

We support the amendment to include "The Council acknowledges that for Specialist Housing schemes supported by Policy HOU04 there may be a need for greater flexibility" within the policy wording as we consider this provides clarity and improves the ability to meet the identified needs of the Local Plan.

Point 16 - Policy HOU04 – specialist housing, Table 8, reflecting on approach to care homes (see para 4.13.6 London Plan)

LBB has proposed modifications to Policy HOU04. As per our representations to the Regulation 19 consultation and within our Hearing Statement for Matter 3, we consider the structure and content of Policy HOU04 is muddled/confusing and, in our view, the Local Plan would be more effective if it contained a standalone policy to manage Specialist Older Persons Housing (SOPH) (as per the approach taken in the London Plan – Policy H13). This would better account for the scale of the need (significance) for this type of housing to meet local housing requirements going forward and allow it to better manage the distinct policy issues that this type of housing presents.

Notwithstanding this, we remain of the view the policy is in general conformity with the London Plan (in respect to SOPH matters) and when read together with London Plan Policy H13 it provides an adequate policy basis to manage SOPH proposals. This is subject to noting London Plan Policy H13 is silent on the use class of SOPH (noting that this type of product can fall within use class C2 or C3). In order to ensure general conformity with the London Plan, we recommend that

supporting text to Policy HOU04 adopts the same approach and therefore references to the use class of SOPH (such as at para 5.10.7 should be deleted).

EXAM 54 LBB Note on CHW01 Community Infrastructure

Point 9 Consider modification wording suggested by Avison Young in Hearing Statement for Matter 9

In our Hearing Statement for Matter 9 we set out that Policy CHW01 supports development that involves the loss or replacement of existing community facilities where a replacement facility is provided that is equivalent to or of better quality and meets the needs currently met by the existing facility. With specific reference to the particular circumstances associated with Site Ref. 49, in order to avoid unnecessary uncertainty in the determination of applications, we consider that in order for the policy to be effective, the policy/supporting text should be modified to confirm that the loss of existing community infrastructure will be permitted in instances where this is replaced off-site (including out-of-borough) where this would better address specific community needs (including as part of an estate rationalisation strategy).

Without modification, the policy could unintentionally prejudice the delivery of otherwise appropriate redevelopment sites and jeopardise their ability to meet the identified needs of the Local Plan.

As part of our Hearing Statement we set out suggested modifications to Policy CHW01 which would resolve this issue (new wording in red/deletions struck through):

“Development (including change of use) that involves the loss or replacement of existing community facilities / services will be permitted if:

- *A ~~the~~ replacement facility is provided (either on site or in a suitable alternative location) which is equivalent to or of better quality and meets the needs currently met by the existing facility, or*
- *it has been demonstrated that the facility is no longer required in its current use and that it is not suitable and viable for any other forms of social infrastructure for which there is a defined current or future need identified in the Infrastructure Delivery Plan.*

In determining applications the Council will consider the loss of community facilities as part of a wider public service transformation plan and/or other institution estate rationalisation programmes which requires investment in modern, fit for purpose infrastructure and facilities.”

LBB has accepted our proposed second modification (to MM209) which we support. With respect to the first proposed modification, we remain of the view this would provide greater clarity to enable appropriate redevelopment sites to come forward and meet the identified needs of the Local Plan.

EXAM 75 LBB Note on Site Allocations (updated 170323)

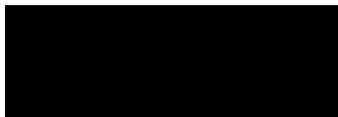
Site 49: Watch Tower House & Kingdom Hall (Mill Hill Growth Area)

LBB has proposed modifications to the Site Allocation for Site 49 to reflect the application (ref. 22/0649/FUL) was reported to the Council's Strategic Planning Committee on 18th January 2023 and the committee resolved to approve the application. We consider the modifications are appropriate and agree with the Council's view that the site is deliverable, with a development timeframe of 0-5 years.

We trust that the above comments are clear and helpful. We look forward to receiving updates with respect to the progression of the Local Plan.

Please do not hesitate to contact me should you require any additional details, or should you wish to discuss any of the above, at this stage.

Yours faithfully



Ellen Moore
Associate



For and on behalf of Avison Young (UK) Limited