

Barnet Local Plan EIP – Note on Industrial Land

Reason for producing this note

On Day 4 (Tuesday 4th October) at the hearing session's, consideration of Matter 4 – Economy, Employment, Retail and Town Centres, Inspector Wildgoose requested provision of a note that

- reflected on the wording of BSS01 in relation to industrial land and
- set out Council's proposed strategic approach in a suggested modification with associated justification.

Background

The Council has utilised three evidence base documents that relate to industrial land in Barnet. These are :

Barnet Employment Land Review [EB_E_04]; London Industrial Land Demand Study (LILDS) [EB_E_06]; West London Employment Land Review (WLELR) [EB_E_09]. All three documents provide information on Barnet's Industrial Land. The LILDS and WLELR specifically look at the demand for industrial land in Barnet for 2016-2041.

These evidence documents all recognise that although there is no Strategic Industrial Land in the Borough there are a number of smaller Locally Strategic Industrial Sites (LSIS) which provide the majority of industrial land supply for Barnet. The land safeguarded for industry through designation as LSIS amounts to 50.7 ha (*subject to the findings of note 25*).

The LILDS identified a need for an additional 7.3 hectares of industrial land while the WLELR identified a need for 13.5 hectares of industrial land. Table 68 (page115) of the WLELR provides a summary of demand across the types industrial land use for Barnet.

Industrial land needs (0.65 plot ratio) vs LILDS (ha)

	West London Evidence						LILDS			
	Logistics	Manufacturing	Building Trades	Transport	Other	West London Total	Warehousing	Industrial	Sub Total	LILDS Total
Barnet	7.7	-4.1	3.3	0.7	5.8	13.5	9.3	-2.2	7.1	7.3

This level of demand for industrial land is significant for Barnet and therefore should be acknowledged by the Spatial Strategy Policy for Barnet BSS01. This is reflected in proposed modifications to BSS01 as set out in EXAM76 – Note on Employment.

Consideration

To recognise the importance of industrial land to the economic sustainability of the Borough additional wording should be added to BSS01. This is now set out in EXAM76 – Note on Employment.

Conclusion

The Council invites the Inspectors to consider and recommend that the Council makes the additional further modifications with regards to the Local Plan's approach to Employment as set out in EXAM76, recognising that those considered to be Main Modifications will need to be formally consulted upon in due course.