

Barnet Local Plan Examination in Public

Our ref 65556/01/SSL
Date 18 April 2023
To Planning Inspectorate
From Lichfields on behalf of St Williams Homes LLP

Subject Response to Document EXAM 75

- 1.1 Following the closure of the Barnet Local Plan Examination Hearing Sessions in November 2022, the London Borough of Barnet has published a number of Examination documents in response to the Inspectors' requests throughout the hearing sessions. This note sets out St William's response to document EXAM 75 and specifically paragraphs 232-235 which relate to Site 21 (New Barnet Gasholder).
- 1.2 St William has an interest in the former gas holder site located 21 Albert Rd, New Barnet, EN4 9SH, highlighted in the draft plan as New Barnet Gasholder Site 21. The site is a redundant brownfield Gasworks site and in line with the NPPF is suitable and available for housing delivery, helping to meet the Council's housing growth objectives.
- 1.3 EXAM 75 proposes modifications to the site allocation to achieve two key objectives:
- Removal of the requirement for community floorspace as part of the allocation, on the basis that the site is located in a predominantly residential area which is in walking distance of existing community facilities (which are in more appropriate locations where these complement the core retail offer of the High Street in line with the New Barnet Town Centre Framework SPD);
 - Provide clarity that the residential capacity of 201 homes is indicative and could be exceeded subject to a design-led approach that takes into account the surrounding context and other material and planning policy considerations.
- 1.1 St William is supportive of the proposed modifications to the site allocation and agrees that the site is suitable for a 100% residential development, given its highly accessible location approximately 7 minutes' walk from New Barnet District Town Centre.
- 1.2 St William takes a bespoke design-led approach to each development and does not have a range of standard products. As such, the capacity of each site should be determined through a design-led process, which the proposed modification supports. This is consistent with London Plan policy D3. Initial design work and site analysis undertaken by St William has identified that the New Barnet Gasholder site could deliver around 300 homes, therefore it is important that site capacity is not constrained by the allocation wording, where it can be demonstrated that this can be increased through a design-led approach taking into account site opportunities and constraints.
- 1.3 In summary, St William is supportive of the proposed amendments to the Site 21 Allocation set out in EXAM 75.