



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Planning Policy Team
7th Floor, 2 Bristol Avenue
Colindale
London
NW9 4EW

By email: forward.planning@barnet.gov.uk

Our Ref: 21/263

Tuesday, 06 September 2022

Dear Sir/ Madam,

LAND TO THE SOUTHEAST OF BARNET GATE, BARNET
WRITTEN REPRESENTATIONS ON THE STAGE 2 WRITTEN STATEMENTS

Iceni Projects Ltd have been instructed by Mactaggart & Mickel Group to prepare representations on the London Borough of Barnet for Stage 2 Written Statements.

The National Planning Policy Framework ('NPPF') outlines that during the examination process a Local Plan must demonstrate that it has been positively prepared, is justified, is effective and is consistent with national policy. Outlined below are responses to a select number of the Inspector's questions which set out why we consider changes to Barnet Local Plan are necessary to ensure the soundness of the Plan.

These representations should be considered alongside those submitted at earlier stages of the Local Plan preparation.

a. Background

Soda Holdings Limited is the registered owner of the land to the southeast of Barnet Gate, Barnet. Mactaggart & Mickel are making these representations with a view to developing the land to the south-east of Barnet Gate to deliver a family-led housing scheme. The scheme will comprise of approximately 500 homes that will embrace the latest forms of environmental technology to combat climate change. The new homes will be offer generous amounts of open space; provide modern infrastructure for home-working and provide access to a range of wider services and facilities in Barnet, Edgware and Borehamwood. The emphasis will be on beauty, placemaking and positively responding to the local area.

A site location plan is attached at **Appendix A1**.

b. About Mactaggart and Mickel

Mactaggart & Mickel was founded in 1925 in Scotland. They are a fourth-generation family company, with family values and long-term goals. In 2021, Mactaggart & Mickel received a prestigious Five Star rating for customer satisfaction from the Home Builders Federation (HBF).

As well as shaping new communities in Scotland, Mactaggart & Mickel has more recently shaped projects in Oxfordshire and London and has several projects in North America (Chelsea in Manhattan and Williamsburg in Brooklyn). In 2017, Mactaggart & Mickel opened an office in south-west England, following a London-based division in 2020, demonstrating their commitment to projects in the south-east and south-west of England.

Mactaggart & Mickel is a leading property company that has strong and diversified foundations. Its governance structure allows it take entrepreneurial decisions and to break the status quo. They have an enthusiasm to implement new sustainable technologies, reduce the dependence on the private motor car and encourage new start-up entrepreneurial businesses.

Mactaggart & Mickel are committed to supporting the London Borough of Barnet through the plan-making process. The professional team will work alongside both officers and elected Members at the London Borough of Barnet to create a place that reflects local design policies and provides a shared sense of pride and commitment to longevity.

c. Comments on Inspectors' Matters, Issues and Questions (Stage 2)

Mactaggart & Mickel would like to make the following comments on the Matters, Issues and Questions Raised by the Planning Inspector. The question numbers listed below correlate with those contained within the consultation document.

Matter 12: Monitoring

Issue:

Whether the Plan would be able to be monitored effectively to ensure timely delivery of its proposals and be in general conformity with the London Plan?

Questions:

- 2. How would the implementation of the Plan be monitored? Would it be effective? How would the results of monitoring be acted upon, for example what would trigger a review of the Plan?**

As set out in the previous representations submitted by the Council, it commenced work on its Local Plan in 2016. Consequently, if the plan is found sound and adopted in 2023 it will have taken seven years to prepare. This emphasises the need for the Council to review the Local Plan in the short-term and have regular review mechanisms embedded within the adopted plan. Mactaggart & Mickel welcome the position by the Council to undertake a partial review (as set out on Page 2 of its representations to the Inspector's Matters (Stage 1); however, this should not just be limited to the Brent Cross Cricklewood Growth Area Planning Development Framework.

d. Conclusion

The emerging Local Plan is framed in the context of a pre COVID-19 environment. It seeks to respond to the demise of traditional retail and the changing landscape of town centres. It promotes high-density apartment-led living in areas with a strong public transport network. Whilst there is obvious role for this form of development the emerging Local Plan does need to provide balance within its strategic policies.

Mactaggart & Mickel also have concerns over the projected housing trajectory for the Borough. Future delivery rates are heavily inflated when based on long-term historical delivery rates. A significant number of schemes are also dependent on land assembly, infrastructure provision and will need to overcome on-site constraints such as flooding.

In accordance with national policy, the emerging Local Plan should respond to needs over the plan period. And, for the Local Plan to be found sound under the four tests of soundness as defined by the NPPF the Local Plan must be positively prepared, justified, effective and compliant with national policy.

Thank you for the opportunity to respond to the Stage 2 Written Statements of the Local Plan. We would be grateful for confirmation of the receipt of these representations and would welcome the opportunity to discuss the site and the contribution it can make to sustainable development of the Borough.

Yours sincerely,



James Bompas MBA MRTPI
Director

Appendix 1 – Site Location Plan

