

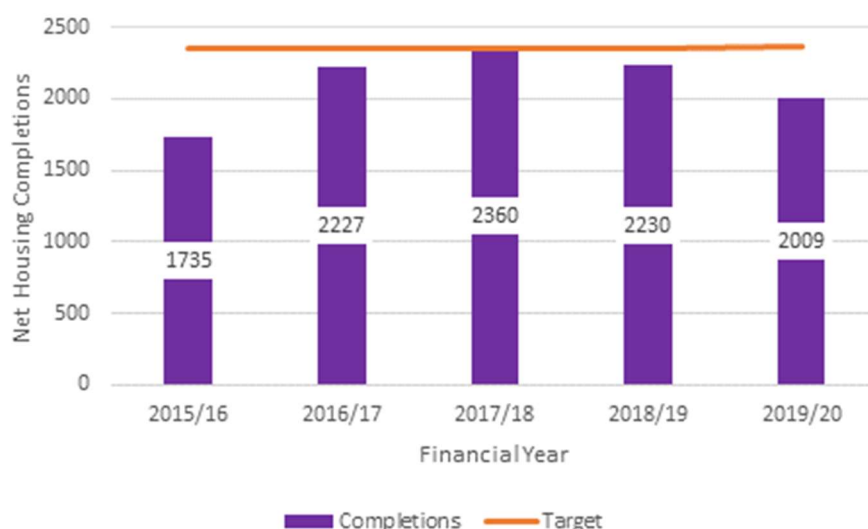
London Borough of Barnet

Housing Delivery Action Plan 2021

December 2021

Executive Summary

Delivering the right homes in the right locations at the right time underpins successful and sustainable growth in Barnet. Barnet's Housing Delivery Action Plan (HDAP) highlights the causes of delays to development following planning consent and the actions the Council proposes to undertake to speed up the delivery of new homes.



Barnet has significantly improved delivery of housing over the past five years (2015/16 – 2019/20), as shown in Figure 2.1. Residential completions have steadily increased towards the London Plan target, managing to deliver above the target in 2017/18, with a slight under delivery in 2018/19 and 2019/20.

Although this HDAP focuses on figures up to 2019/20 it is worth noting that figures for 2020/21 show that Barnet has again exceeded the London Plan target with 2,369 new homes completed. This could be partly attributed to the impact of the two previous HDAPs.

Barnet may have delivered even more homes in 2020/21 if it were not for a number of strategic problems faced by housebuilders. The construction industry is facing a number of significant challenges. These largely arise from the impact of the COVID-19 pandemic in terms of increased demands for building materials, mainly generated by home improvements, at a time when there have been shortfalls in production. Supply chain issues and associated rising costs have been compounded by Brexit particularly in terms of labour shortages in the construction industry. These issues are impacting on housing delivery across the country. The response of housing developers to these significant global and national challenges is beyond the scope of a local authority housing delivery action plan produced, at the behest of Government, because not enough new homes are being built in Barnet.

Barnet has consistently approved significantly more new homes than the annual requirement figure and has improved upon the number of homes delivered year on year when measured against the annual London Plan requirement figure.

	Housing Target	New homes Approved
2015/16	2,255	4,729
2016/17	2,349	3,341
2017/18	2,349	4,814
2018/19	2,349	3,479
2019/20	2,364	3,664

Despite an extensive pipeline, delivery can be slow. Typically, schemes take 21-35 months to start on site after planning consent. Barnet is also reliant on larger (and often more complex) schemes of more than 150 units. In 2019/20 over 65% of new homes approved were in large schemes. By contrast small sites (under 0.25 ha) are delivering just a third of new homes in Barnet.

The Council continues to take steps to speed up and get the balance right on housing delivery. This is expressed most significantly through the 51 policies and 65 site proposals in Barnet's Local Plan which is well advanced having passed Reg 19 stage in Summer 2021. The Council expects the Local Plan to undergo examination in mid-2022 and to be adopted in early 2023. Through revising the Local Development Scheme, as the programme for a suite of new SPDs, the Council has further set out its intentions to plan for good growth. Improvements to Development Management processes help ensure the timely determination of planning application decisions. The message on regeneration and growth in Barnet is clearly expressed through the Annual Regeneration Report and the Growth Strategy 2019. As a package they all serve to demonstrate the very proactive approach that the Council is taking to boosting housing delivery.

The Government, through the Housing Delivery Test (HDT), continues to underestimate housing delivery in Barnet. Therefore, the Government's HDT results should be considered with some caution.

The Council uses the Planning London Datahub (former London Development Database (LDD)) as the source for completions. In Barnet between 2017/18 and 2019/20 a total of 6,599 new homes were completed. This contrasts with 6,368 new home completions according to the Government. The housing requirement figures used in the HDT are also incorrect. They should follow the London Plan's annual target of 2,349 for 2017/18 and 2018/19 and a target of 2,364 for 2019/20, requiring 6,865 when taking into account the reduced 2019/20 requirement, instead of 6,787 as MHCLG figures state. Using figures sourced from the Planning London Datahub and the correct housing requirement figure, Barnet has delivered more than 95% of its housing requirement for this period and is therefore not required to produce a HDAP. However, the Council considers that there are merits in demonstrating what actions it is undertaking to improve housing delivery, this includes proposals for developing a Barnet Growth Model. It has therefore produced this HDAP for 2021 as a platform for engagement with developers as well as support for the emerging Local Plan.

This HDAP also considers the 2020/21 financial year. A year largely dominated by COVID19 has impacted on housing delivery. The Government's response to this through the application of the Housing Delivery Test is awaited.

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1 Introduction

- 1.1.1 The Government is committed to the improved delivery of new homes through their economic and housing growth agendas. It has made continuous changes to the planning system intended to deliver more housing, improve housing affordability and remove barriers to development.
- 1.1.2 The Housing Delivery Test (HDT) provides a measure of housing delivery based on the preceding three financial years. There is now a requirement for housing action plans to be produced by local planning authorities where the delivery of new housing is below 95% of the housing requirement. According to the Government, Barnet's housing delivery is below 95%. The Council has therefore been required to produce this Housing Delivery Action Plan (HDAP). The HDAP provides an analysis of housing delivery, highlighting barriers and identifying actions to reduce the risk of further under-delivery. The HDAP also highlights measures that Barnet is already taking to improve levels of housing delivery.
- 1.1.3 Responsibility for producing, monitoring and updating the HDAP rests with the Council. However, implementing the HDAP is reliant on a collaborative process between a range of stakeholders including developers, land promoters, private and public landowners, infrastructure providers (such as utility providers) and neighbouring authorities with adjoining or cross-boundary sites. These all have an impact on housing delivery.
- 1.1.4 The Council invites comments on the contents of this HDAP and also encourages ongoing proactive engagement with relevant stakeholders in implementing its actions for improving housing delivery.

1.2 Why is the HDT Action Plan Being Prepared?

- 1.2.1 The HDT has been introduced by the Government as a monitoring tool to demonstrate whether local planning areas are building enough homes to meet their housing need. The Government is seeking to place greater responsibility on key stakeholders for housing delivery; for local authorities this means making them more accountable for delivery in their areas; therefore, extending responsibilities significantly beyond the granting and discharging of planning permissions.
- 1.2.2 The NPPF highlights the importance that a sufficient amount and variety of land comes forward where it is needed, that the needs of groups with specific housing requirements are addressed, and that land with permission is developed without unnecessary delay (para 60). The Council has a pivotal role in supporting the delivery of this objective, both in its capacity as the local planning authority responsible for determining planning applications and through the work it undertakes to support and facilitate growth and regeneration across the Borough.

- 1.2.3 The Government continues to underestimate housing delivery in Barnet. Therefore, the Government's HDT results should be considered with some caution. The Council uses the Planning London Datahub as the source for completions and derives its housing requirement figure from the London Plan. Using figures sourced from the Planning London Datahub and the correct housing requirement figure taking into account the month taken off for COVID-19 delays, Barnet has delivered more than 95% of its housing requirement for this period and is therefore not required to produce a HDAP. This is set out in Table 1.1 below. Although not required to produce an Action Plan the Council considers that there are merits in demonstrating what it is doing to encourage housing delivery in Barnet. As well as being a platform for engagement with developers it also serves as a supporting document for the emerging Local Plan.

1.3 How is the HDT Measured?

- 1.3.1 To maintain the supply of housing, local planning authorities (LPAs) are required to monitor progress in building out sites which already have planning permission. The 'Housing Delivery Test Rule Book' and Planning Practice Guidance (PPG) set out the details for calculating the HDT. This provides an annual measurement of housing delivery within a LPA plan making area. It therefore measures net additional dwellings provided against the number of homes required.
- 1.3.2 The total net housing completions in a LPA area are gathered by the Department for Levelling Up, Housing and Communities (DLUHC) on an annual basis. These figures are then considered over a rolling three-year period to calculate each LPA's performance against the HDT. Production of an action plan is required where, as in Barnet's case, delivery falls below 95% of the housing requirement.
- 1.3.3 The consequences for under-delivery are set out in the NPPF and accompanying PPG and continue to apply until a subsequent HDT measurement is published with results demonstrating that delivery has recovered sufficiently to 95% and above.
- 1.3.4 HDT consequences apply individually to authorities like Barnet which are covered by a spatial development strategy. This means being monitored against the housing requirement figure set out in the development plan for Barnet (the London Plan and Barnet's Local Plan) for the purposes of the HDT where this requirement figure is less than 5 years old (or is older and a review has found this does not require updating). The HDT measurement rule book sets out the circumstances for the calculation where the requirement is over 5 years old.

1.4 How does Barnet Perform Against the HDT?

- 1.4.1 On 19th January 2021 the Government produced the third set of HDT results showing that Barnet delivered below the 95% threshold set in the HDT over the years 2017/18 to 2019/20.
- 1.4.2 The Housing Delivery Test: 2020 Measurement Technical Note (MHCLG, 2021) indicates that Barnet does not have an 'up to date plan', applying the following definition: "an 'up to date plan' for the purposes of the HDT is a plan which is less than five years old..." Barnet's Core Strategy and Development Management DPDs were adopted in 2012.
- 1.4.3 The Technical Note describes how the housing requirements are calculated. For Barnet, the requirement for this HDAP is based on the housing target set in the London Plan 2016 and London Plan 2021.
- 1.4.4 Based on performance over the preceding 3 years using DLUHC figures, Barnet avoids needing to apply the presumption in favour of sustainable development and can continue to apply appropriate weight to relevant Core Strategy and Development Management DPD policies. However, Barnet is required to produce an Action Plan, although, as delivery over the last 3 year period is at 94%, is not required to add an additional 20% buffer on to the five-year land supply. This is measured as the number of homes delivered over the last 3 years (6,368) expressed as a percentage of the overall requirement figure (6,787). The 'homes required' within 2019/20 in the HDT has been reduced by a month to reflect the temporary disruption that the national lockdown had to local authority planning services and the construction sector.
- 1.4.5 The Council uses the Planning London Datahub as the source for completions. Table 1.1 shows 6,599 new homes were completed over the years 2017/18 to 2019/20. This contrasts with 6,368 new home completions according to the Government (See Table 1.2). The housing requirement figures are also incorrect and should follow the 2016 London Plan's annual target of 2,349 and the 2021 London Plan's annual target of 2,364, requiring 6,865 when taking into account the reduced 2019/20 requirement, instead of 6,787 as DLUHC figures state. Using figures sourced from the Planning London Datahub and the correct housing requirement figure, Barnet has delivered more than 95% of its housing requirement for this period and is therefore not required to produce a HDAP.

	2017/18	2018/19	2019/20	Total number of homes
Number of homes approved	4,814	3,479	3,664	11,957

Number of homes required	2,349	2,349	2,364	7,062
Number of homes delivered	2,360	2,230	2,009	6,599
Delivery deficit / surplus	+11	(119)	(355)	(463)

Table 1.1 Barnet's housing delivery over the period 2017/18 – 2019/20

	2017/18	2018/19	2019/20	Total number of homes
HDT no. of homes delivered	2,125	2,221	2,022	6,368
Datahub no. of homes delivered	2,360	2,230	2,009	6,599
Variance (Datahub vs HDT)	235	9	-13	231

Table 1.2 Housing delivery from the HDT 2017/18 – 2019/20

1.4.6 Barnet has consistently approved significantly more new homes than the annual requirement figure. This suggests a lack of significant issues impacting on delivery with regards to the number of new homes approved. However, the main problems in terms of housing delivery appear to relate to the slow up take between the granting of planning permission/ issuing of decision notices and the start on site and subsequent completion of new homes. There has been a general slowdown in build out times with the gap between consent and start on site being on average 21 to 35 months.

1.5 Action Plan Status

1.5.1 Although not forming part of the Council's development plan, this HDAP provides evidence to support Barnet's emerging Local Plan. Adoption of the new Local Plan is expected by early 2023.

2 Housing Delivery Analysis

2.1 Local Context

- 2.1.1 Barnet is the fourth largest London borough by area covering 8,670 ha and, with an estimated population of nearly 400,000¹, is the most populous borough in London. Predominately suburban in character, Barnet mainly comprises detached, semi-detached and terraced housing but is also one of the greenest boroughs with 28% of its area designated as Green Belt and 8% as Metropolitan Open Land.
- 2.1.2 Barnet faces significant challenges when providing a suitable mix of good quality housing in meeting the changing demographic and economic make-up of the Borough. Affordability of housing is an increasingly important issue, as is ensuring that the size and mix of homes delivered will meet the needs of an increasingly ageing population. Whilst the need to tackle these challenges is not new, it is inevitable that these issues will become more apparent in the future as the population continues to rise and housing targets set by the GLA/ Central Government are increased.
- 2.1.3 Development and regulatory services in Barnet are provided by Re (Regional Enterprise), which is a joint venture between Capita and the Council. The services provided by Re include planning, regeneration, highways, environmental health and cemeteries.

2.2 Development Plan

- 2.2.1 Barnet's Development Plan comprises the Local Plan Core Strategy and Development Management Policies documents, both adopted in September 2012, together with the London Plan. Although no new borough-wide schedule of site proposals was included in the Local Plan the Council produced, allocations were included in the area action plans at Colindale (2010) and Mill Hill East (2009). The area action plans were progressed in advance of the Local Plan in order to expediently realise opportunities for regeneration that had been prioritised in the 2004 London Plan. The emerging Local Plan includes a schedule of 65 new site proposals.
- 2.2.2 The HDAP provides supporting evidence for the new Local Plan; the Council consulted on a Reg 19 Local Plan during June to August 2021. Having an up-to-date plan in place will ensure that Barnet has the right land available in the right places to deliver the homes and jobs that the Borough needs up to 2036. The Plan will also identify the new infrastructure, such as transport, schools, health centres and utility networks, required to support delivery of new homes.
- 2.2.3 The London Plan provides the overall housing target for Barnet. This stands at 2,364 new homes per annum as set out in recently adopted 2021 London Plan. The previous London Plan set out a target of 2,349 new homes per annum.

¹ ONS Mid-2020 population estimates

- 2.2.4 Barnet's Reg 19 Local Plan proposes to meet the London Plan target of 35,460 new homes over the Plan Period up to 2036, while providing a supply of sites for up to 46,000 new homes which is set out in Barnet's SHMA.

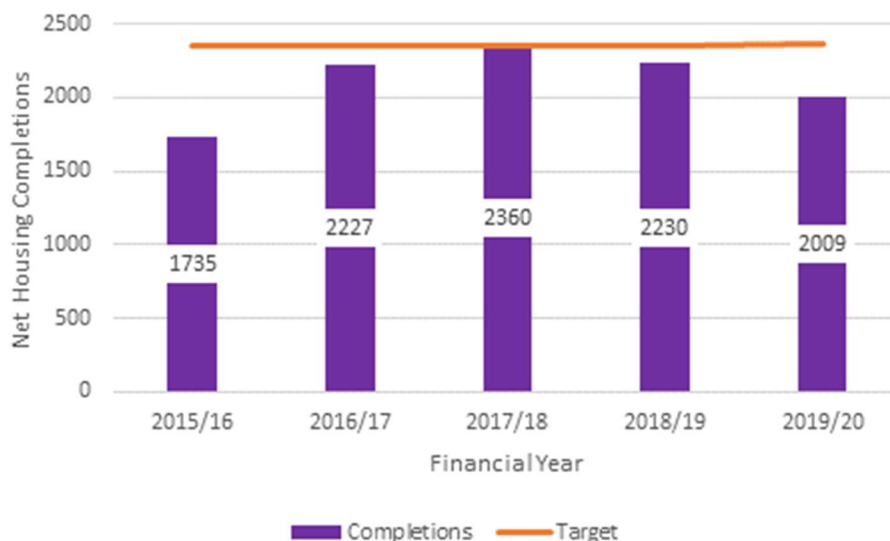
2.3 Housing Delivery and Supply

The Planning London Datahub is the central repository for information on proposed and future development. The process of gathering the planning data has been digitised and works through an automated system.

Completions

- 2.3.1 The Council's proactive approach to large scale delivery of new homes is reflected in the area action plans for Mill Hill East and Colindale. These planning frameworks are now unlocking delivery, working alongside other regeneration initiatives and development partnerships particularly on the priority housing estates of Dollis Valley, Grahame Park and West Hendon. The Council acknowledges that it's a long time from planning policy for development areas to seeing active build-out of individual schemes, and that it now faces new challenges to deliver the right homes in the right places at the right time. A more multi-faceted approach is required.
- 2.3.2 Barnet has significantly improved delivery of housing over the five years (2015/16 – 2019/20), as shown in Figure 2.1. Residential completions have steadily increased towards the London Plan target, managing to deliver above the target in 2017/18, with a slight under delivery in 2018/19 and 2019/20. COVID-19 and Brexit together have impacted on building materials production and costs, as well as labour shortages in the construction industry. The industry faces new challenges to established supply chains. Given these global and national problems there are likely to be ongoing challenges to ensuring that housing delivery targets are met in full.

Figure 2.1 Housing completions (2015/16 – 2019/20)



Approvals

2.3.3 The number of new homes granted planning consent for the past five years (2015/16 – 2019/20) compared with completions is set out in Table 2.1 below.

	Housing Target	New homes Approved	New homes Completed
2015/16	2,255	4,729	1,735
2016/17	2,349	3,341	2,227
2017/18	2,349	4,814	2,360
2018/19	2,349	3,479	2,230
2019/20	2,364	3,664	2,009

Table 2.1 Approved new homes compared with completions (2015/16 – 2019/20) Source – London Datahub

2.3.4 Table 2.1 shows a considerable difference each year between the number of new homes approved and those completed. This indicates that the most significant issues adversely impacting on housing delivery in Barnet are post permission and relate to delays in starting and completing schemes.

Barnet's Housing Supply and Sites

2.3.5 As at 31st March 2021 there were 11,741 new homes in Barnet's development pipeline, derived from 865 sites. Delivery is reliant on a number of large sites including North London Business Park (1,350 units), Colindale Gardens (1,750), Beaufort Park (561), Grahame Park (209), Colindale Telephone Exchange (505), Sainsburys The Hyde (1,309), Former East Barnet Gasworks (371), Brent Cross (927), Millbrook Park (989), Fosters Estate (217) and West Hendon Estate (1,296).

- 2.3.6 Barnet's housing trajectory identifies nearly 44,248 new homes for the period 20120/21 – 2035/36. From these figures a 5-year housing supply can be demonstrated. The housing trajectory includes site proposals identified in a suite of planning policy documents including the Area Action Plans (AAPs) for Colindale and for Mill Hill East, North Finchley Town Centre SPD, Edgware Growth Area SPD, Town Centre Strategies/Frameworks, Planning Briefs as well as site proposals set out in the Local Plan (Reg 19). These site proposals taken together with new homes delivered by Barnet Homes, make a significant contribution to the Council's housing delivery pipeline.
- 2.3.7 The Colindale AAP contains 5 sites allocated for development which to date have still not come forward since the plan was adopted in 2010. These site allocations, including the number of new homes proposed for each, have been revisited in the emerging Local Plan. The Council approved a new Local Development Scheme in September 2021 which includes a new Colindale and Burnt Oak Masterplan. The new Masterplan, which is expected to come forward in 2022, will support the continued implementation of the Colindale AAP and establish future priorities for healthy and connected places, place-based initiatives.
- 2.3.8 In preparation of the Local Plan's schedule of proposals, the Council conducted several information gathering exercises on potential sites. This provided an opportunity for individuals and organisations to suggest land or buildings within Barnet for development. These sites have been assessed to determine their suitability and whether they are deliverable and developable. Sites that satisfy this assessment have been included in the Reg 19 Local Plan published in June 2021.

COVID-19 and Brexit

- 2.3.9 Both COVID-19 and Brexit are having a significant impact on the housing sector and the construction industry particularly with regard to materials and labour shortages. It still remains too early to gauge what the overall impact will be on the housing market and delivery of new homes. This is a national issue requiring research by the Government.
- 2.3.10 The Council will also monitor other national changes made to the planning system in response to the challenges posed by COVID-19. These include changes to the Planning Use Classes Order from September 2020 and the Town & Country Planning (Permitted Development & Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 which came into force in August 2020.

2.3.11 Changes to Permitted Development will have a more immediate impact in allowing free-standing vacant commercial and residential buildings to be demolished and rebuilt as residential use within footprint of an existing building. There is also a new Permitted Development (a summary of which is set out in Table 2.2) to allow free-standing blocks of flats to be extended upwards by two storeys to create new homes. Known as “top hatting” by Barnet Homes – this is seen as a solution to maximise use of existing assets by putting additional stories on existing blocks. The Council’s own housing management organisation, Barnet Homes, is delivering this ‘top hatting’ at several sites; although it has been recognised that the cost and complexity with this approach to housing delivery does not often make it an attractive commercial proposition. These permitted development rights also have the impact of reducing the ability of the Council to maximise the potential of the site which could be achieved through an improved site arrangement. Furthermore, the demolition of buildings can impact on sustainability objectives such as achieving net zero.

Table 2.2 – Summary of Prior Approval Process for Additional Storeys

<p>Right to construct new flats above certain buildings 4 new PD rights (Classes AA-AD) introduced into GPDO. Each class allows work for construction of 1 or 2 additional storeys, consisting of new flats, built on top of highest existing storey of certain buildings.</p> <p>Classes AA & AB permit new flats on detached buildings & terraced buildings respectively which are in commercial or mixed use as shops, for financial & professional services, restaurants & cafes, offices, betting offices, pay day loan shops, or launderettes or in a mixed use combining one of those commercial uses with use as a dwellinghouse. (For Class AA only, the building must already be 3 storeys in height, above ground level, to rely on the PD right).</p> <p>Classes AC & AD permit new flats on terraces or detached buildings respectively which are in use as single dwellinghouses. In both cases the right is not permitted if the house has already been enlarged by the addition of one or more storeys above the original structure.</p> <p>Extending Existing Homes - New Class AA – Development within curtilage of a dwelling house enables homeowners to extend existing homes by up to 2 additional storeys on a 2, or more, storey home and one additional storey on a one storey home. The rights are subject to detailed conditions and limitations.</p>
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2.4 Supporting Housing Delivery in Barnet

2.4.1 Barnet has adapted well to growth and the Council is doing its part to maintain the flow of new housing. There are four main strands of actions that the Council is undertaking in supporting housing delivery.

- *Corporate Related Support*
- *Policy Related Support*
- *Development Management*
- *Regeneration*

Corporate Related Support

2.4.2 The Council has taken a pro-active and managed approach to growth, identifying sites with significant development potential, engaging development partners and overseeing comprehensive estate renewal. This approach will continue as thousands of new homes are built in regeneration areas over the coming decade. With a need to respond to demographic change the Council acknowledges more has to be done to manage and plan growth. This includes further improvements to the Barnet Growth Model.

2.4.3 Led by elected members, the Growth Strategy highlights the places such as town centres and major thoroughfares as the locations in which development can not only be accommodated, but in which it will bring the most benefit to communities and help to strengthen local economies. Running ahead of the Local Plan the Growth Strategy enables the Council to engage with communities about growth and set out a message about how development presents an opportunity to address wider challenges. The Growth Strategy is focused on infrastructure, jobs, town centres and neighbourhoods, as well as housing. Its adoption in January 2020 informed the Council's response to COVID-19, including emphasis on thriving town centres, digital infrastructure investments, and supporting entrepreneurialism and business innovation.

2.4.4 The Growth Strategy sets out the Council's role in facilitating growth. It is underpinned by three guiding principles:

- Shape changes to places to secure healthy, resilient and cohesive communities; including focusing resources on the people and places identified as most in need of support and investment;
- Ensure sustainable development increases housing supply, invests in our local economy, and delivers infrastructure to address the needs of a changing population; including homes people can afford;
- Capitalise on development to ensure the benefits of growth are maximised for our residents, while helping the Council to meet its savings targets.

- 2.4.5 The Growth Strategy is supported by a Delivery Plan that sets out key projects and programmes to show how the Council will direct future investment. It considers the approach to securing funding and opportunities to form strategic partnerships to improve delivery.
- 2.4.6 In parallel with this, the Council is seeking to improve its Growth Model for the Borough to set out parameters and assumptions to be used for modelling expected delivery when direct information cannot be obtained from a housing developer on lead-in times and build out rates. The aim of this project is to improve confidence in delivery, provide greater financial assurance around income from future Council Tax revenue generated by new residents as well as monitoring the funding sources and timing infrastructure provision.
- 2.4.7 A key role for the Growth Strategy is the need for the Council to work in partnership with local communities and respond to growth in a way that will support resilient communities, by enabling representation, facilitating dialogue, and reaching out to communities to secure resident involvement.
- 2.4.8 The Local Plan is the spatial expression of a suite of Council strategies including the Growth Strategy, Long Term Transport Strategy and the Housing Strategy.
- 2.4.9 The relationship of corporate strategies with the Local Plan is set out below.



Figure 2.2 The Local Plan and Barnet strategies

Policy Related Support

- 2.4.10 As noted above, Barnet is producing a new Local Plan to conform with the requirements set out in the 2021 National Planning Policy Framework (NPPF) to identify how the Council intends to meet the new housing, employment and infrastructure needs to successfully deliver government requirements and those of the London Plan.
- 2.4.11 Progressing a Local Plan review with additional site allocations and new planning policies will help boost housing delivery and ensure the right sizes, types and tenure of homes are built.
- 2.4.12 The draft Local Plan sets out the overall development strategy for the Borough for the period 2021-2036. Providing an up-to-date policy framework for the determination of planning applications; the new plan includes both strategic policies and non-strategic policies. It gives greater certainty for those wanting to bring forward sites for housing delivery, supporting investment decisions. The Council expects Barnet's updated Local Plan to be adopted by early 2023.
- 2.4.13 As evidenced by the publication of Barnet's 8th version of the Local Development Scheme in September 2021 the Council continues to produce Supplementary Planning Documents (SPDs) to provide further guidance on policy topics. The Edgware Growth Area SPD covers Barnet's only major town centre, a highly accessible place which plays a key role in supporting the Borough's growth requirements was adopted in June 2021. – The main focus of other potential SPDs is set out below. The delivery of documents is subject to national planning reforms such as the August 2020 White Paper – Planning for the Future.

Planning Contributions SPD

- 2.4.14 This document will involve a review and update of the Planning Obligations SPD adopted in 2013 together with the Skills Employment Enterprise and Training SPD adopted in 2014 to reflect new policy as set out in Barnet's Local Plan. The SPD will be linked to CIL Charging Schedule Review which examines the effectiveness of Barnet's CIL since Spring 2013. This has undergone examination in November 2021 and is expected to be finalised in 2022. The CIL charging schedule is the primary means of funding local infrastructure. Review and merge existing Planning Obligations and Skills Employment Enterprise & Training SPD to supplement emerging Local Plan Policies. Adoption of this SPD is expected in late 2022.

Designing for Density SPD

2.4.15 The SPD will provide detailed parameters to Local Plan policy to provide a well-considered response to achieving higher density development that takes account of best practice and guidance in optimising land use and development capacity; including the assessment of appropriateness of tall building proposals in strategic locations with identified site-specific, and character considerations to ensure that the development of tall buildings occurs in the most appropriate parts of the borough. It will identify typologies related to uses, form, public realm, safety, amenity, and microclimates. The SPD will progress in stages alongside and following the adoption of the Local Plan. SPD adoption is expected in 2023/24.

Sustainable Design and Development Guidance SPD

2.4.16 Merge, review and update of existing 2016 Residential Design Guidance and Sustainable Design and Construction SPDs to supplement relevant Local Plan Policies. The SPD will be updated following the adoption of the Local Plan. It will provide guidance on implementing a range of sustainability measures including increased energy efficiency, reduced carbon emissions, reduction of land, water, noise air pollution, reduce resource use and waste. Adoption of the SPD is expected in 2023.

Brent Cross Cricklewood Growth Area SPD

2.4.17 The SPD will be based on review of the 2005 Planning Development Framework for Brent Cross and Cricklewood Regeneration Area. Adoption of this SPD is not expected until 2024.

Green Infrastructure SPD

2.4.18 To review and update of existing 2018 SPD to supplement emerging Local Plan Policies. The SPD will be updated following the adoption of the Local Plan. It will provide guidance on delivering green measures including biodiversity net gain, urban greening factor and restoration of Barnet's blue infrastructure. Adoption of the SPD is expected by late 2023.

Colindale and Burnt Oak Masterplan

The new Masterplan, which is expected to come forward in 2022, will support the continued implementation of the Colindale AAP and establish future priorities for healthy and connected places, place-based initiatives. The Colindale and Burnt Oak Masterplan will be delivered by the Council's Growth Team with planning support.

Registers

- 2.4.19 The introduction of registers for Self-Build and Brownfield Land have so far failed to influence the delivery of new homes in Barnet. The Self-Build and Custom House Building Register, as advertised on Barnet's website, has attracted limited interest to date. As of September 2021, there were only 138 entries on the Register.
- 2.4.20 The Brownfield Land Register, which is updated annually, includes sites with extant full planning permission, outline planning permission and also sites without planning permission deemed suitable for residential development in Part 1. Part 2 of the register is available to include permissions granted with permission in principle for residential development. Barnet is yet to receive an application for permission in principle.
- 2.4.21 The limited success of these top-down initiatives is unsurprising. Locally led growth deals and plans are a more effective way of improving housing delivery.

Development Management

- 2.4.22 Barnet encourages customers to seek pre-application advice, particularly for major or complex schemes. Operating a flexible system charging for pre-application advice on certain types of development proposals and briefs, the Council seeks to adapt to meet the users' requirements including the format in which advice is provided.
- 2.4.23 In order to provide a consistent and high-quality pre-application advice service, the Council has decided that the cost of the service should be recovered directly. Charges for pre-application advice are based primarily on the size and complexity of the proposed development, and whether a face-to-face meeting is sought. The standard fee includes time taken by the case officer at the investigation stage, meeting and providing written comments. Details of the charging regime covering a meeting, (including site visit if required), and written advice is provided on the Council's website. The Council encourages the involvement of specialist officers (e.g. urban design, heritage, arboriculture) at the early stages of pre-application discussions.
- 2.4.24 The Council offers a Fast-Track service for planning applications and pre-planning submissions. The benefit of this service is that it speeds up the administration and review of applications and pre-application submissions. It offers guaranteed turnarounds that help bring certainty to the planning process.
- 2.4.25 Barnet also offers Planning Performance Agreements (PPAs) for large developments, where a dedicated planning officer who, alone or as part of a team, is responsible for overseeing or carrying out the obligations in accordance with the PPA.

- 2.4.26 Barnet is currently meeting the Government targets for speed of determining applications. The latest figures show that during the two-year period from April 2019 to March 2021, there were 96 major decisions issued, with 89.6% of these made within 13 weeks or the agreed time. During the same period, there were 5,380 minor development decisions issued, with 92.9% of these determined within 8 weeks or the agreed time.
- 2.4.27 There have already been steps taken in Barnet to streamline conditions that are attached to planning permissions, only attaching pre-commencement conditions where necessary. This exercise has been undertaken to encourage applicants to seek discharge of conditions in a logical manner, rather than adopting a piecemeal approach. The Council is looking at developing a basic predictor model using the timing of conditions sign offs to major schemes to predict starts on site.
- 2.4.28 Barnet's development management officers, supported by policy planners, regularly discuss relevant proposals with developers. More wider discussions on planning matters take place at the annual Developers Forum, with the most recent held in January 2021. This Forum is open to all developers and applicants that are operating in Barnet and enables 1 on 1 discussions with Development Management and Planning Policy officers. A duty planning officer is also available on the phone during office hours. The duty planning officer is able to provide general advice on planning issues and help address concerns that may be raised by development proposals.

Regeneration

- 2.4.29 The Council has played a key role in regenerating the Borough. Barnet's regeneration schemes have secured almost 7,500 new homes to date, with a further 5,500 yet to be completed. Residents of housing estates such as Stonegrove and Dollis Valley are enjoying a wealth of benefits, including improved housing, better public realm, enhanced community facilities, better public transport connections and more cohesive integration with surrounding areas. The Council's Growth Strategy highlights that future regeneration will be focused on town centres and places within the Borough that have good transport connections.
- 2.4.30 Regeneration schemes are complex, long-term and impacted by both local and external challenges that can lead to delays. There are many dependencies that influence the delivery of a scheme such as, community support, procurement of development partners and their third-party contractors, confirming Compulsory Purchase Orders and securing government funding. Schemes need to be financially viable, approved by Committee, supported by residents and skilfully managed. To ensure success, there needs to be resilience to delays and innovation to develop workable alternatives when challenges occur.

2.4.31 The Annual Regeneration Report (<https://www.barnet.gov.uk/regeneration/annual-regeneration-report>) helps set the scene for regeneration across Barnet on a scheme-by-scheme basis, providing an update on progress and achievements including:

- How places are being transformed through partnership developments on priority housing estates
- How people's lives are being improved through re-developed, better quality and fit for purpose new homes
- How the Council is investing in skills, training and employment opportunities in our communities
- How financial investment is being made to secure sustainable communities and services.

Summary

2.4.32 Overall, Barnet has been taking a number of steps to encourage and speed up the delivery of housing. This package of measures has contributed to achieving an increase in overall housing delivery over the past five years and an improvement in approval of applications against the current London Plan target. The production of corporate documents such as the Growth Strategy and Long-Term Transport Strategy help lead the way with community engagement on the future of the Borough. Through planning policy support, Barnet's new Local Plan, together with a suite of new SPDs, is providing a framework for planned growth. Improvements to Development Management processes help ensure the timely determination of planning application decisions. The message on regeneration in Barnet is clearly expressed through the Annual Regeneration Report. As a package they all serve to demonstrate the very proactive and bottom-up approach that the Council is already taking to boosting housing delivery.

2.5 Delays in Implementation and Completion

2.5.1 The main obstacle to housing delivery in Barnet is associated with delays in implementing planning permission. Typically, the gap between grant of planning consent and a start on site in Barnet for 1-9 new homes is 21 months, for 10-149 new homes is 33 months and for 150+ new homes is 35 months. This was reflective of development trends in London pre COVID-19.

2.5.2 This HDAP focuses on the 2019/20 financial year for completions which was almost totally unaffected by the COVID-19 lockdown from March 23rd 2020.

2.5.3 Table 2.2 shows how many approved schemes of +150 residential new homes are currently either completed, started or not started in the last five years as well as total approved residential new homes, approved residential new homes on schemes of +150 new homes with the number of schemes within and the percentage these schemes make up of total approved homes. It shows Barnet's reliance on such sites to deliver new homes ranging from 25%-75% of the total units delivered.

	2015/16	2016/17	2017/18	2018/19	2019/20
Total new homes approved	4,729	3,341	4,814	3,479	3,664
Total new homes approved from 150+ unit schemes	3,568 (8)	825 (4)	2,980 (7)	1,940 (3)	2,394 (4)
% of new homes within 150+ unit schemes	75.4%	24.7%	61.9%	55.8%	65.3%
Lapsed	1				
Completed	2	4	1		
Started	5		3	1	
Not started			3	1	4
Total schemes	8	4	7	2	4

Table 2.2 Approved schemes of +150 new homes status

- 2.5.4 This high dependence on larger sites results is a potential risk to overall future delivery, given the broad reliance on meeting a significant proportion of the target for new homes through a small number of very large schemes. For these schemes, experience shows that they can often have more complex issues that require resolving, and these can therefore have the potential for significant delays.
- 2.5.5 An increased reliance on taller buildings is likely to mean it taking longer to build out developments. The reason for this being that it is generally not feasible to phase construction and occupation of such schemes. According to New London Architecture's Tall Buildings Survey 2021 there are 28 tall buildings (20 storeys or above in height) in the 2020 pipeline. Many of these new homes are being delivered in wider regeneration schemes such as Brent Cross, Colindale Gardens and West Hendon.

2.5.6 The status of approved schemes between 10-149 new homes as well as total approved new homes and approved new homes on schemes of 10-149 new homes, the number of schemes these new homes are within and the percentage these schemes make up of total approved homes, is shown in Table 2.3.

	2015/16	2016/17	2017/18	2018/19	2019/20
No. New homes Approved	4,729	3,341	4,814	3,479	3,664
No. New homes Approved on 10-149 Schemes	693 (17)	1,971 (40)	1,106 (26)	858 (26)	786 (19)
Lapsed	4	2			
Completed	10	16	3	5	
Started	3	22	9	5	3
Not started			14	13	16
Total schemes	17	40	26	26	19

Table 2.3 Approved schemes of 10-149 new homes status

2.5.7 The data shows lapsed permissions and include 6 prior approval permissions for change of use from office to residential with a residential net gain of 86 new homes. One full planning permission that had lapsed has since submitted additional planning applications with a higher number of new homes proposed, however, these applications were subsequently refused and withdrawn. One full planning permission that had lapsed has since submitted a planning application and has been approved with additional new homes. Overall, there have been 250 new homes contained within the schemes that have lapsed in the past five years.

2.5.8 For schemes of 10 to 149 residential new homes there has been a range of between 5 to 10 schemes refused each year in the past five years totalling 1,085 potential residential new homes, compared to 5,414 approved. Of these refusals, just under a third have been dismissed at appeal and just under a third have been allowed. Those allowed amount to a total of 848 new homes. The information on appeals is relevant to the year the appeal was dismissed or allowed; this may not be in the same year as the actual refusal.

	2015/16	2016/17	2017/18	2018/19	2019/20
No. New homes Approved schemes 10-149	693	1,971	1,106	858	786
Refused as % of approved	55%	9%	13%	17%	30%
Refused	10 (384)	7 (184)	7 (140)	9 (143)	4 (234)
Appeal in progress					
Appeal dismissed	1 (35)	1 (34)	3 (81)	5 (102)	1 (51)
Appeal allowed	2 (192)	1 (20)	3 (47)		1 (87)
Appeal withdrawn		1 (8)			
Delayed and subsequently approved in original app or new	4 (273)	5 (111)	3 (47)	2 (71)	

Table 2.4 Refused planning applications for schemes of 10-149

2.6 High Housing Target and Small Sites

- 2.6.1 Barnet has the 4th highest housing target (2,364 per annum) in London set out in the 2021 London Plan. Barnet has the 7th highest small sites target (434 per annum) which contributes towards meeting the overall housing target for the Borough.
- 2.6.2 Barnet will struggle to continue delivering present levels of growth beyond 2030 once the current major regeneration areas and housing estate renewal schemes have been granted permission and subsequently completed. A sustained high housing target will necessarily put pressure upon the continued protection of Green Belt, MOL and other open spaces in Barnet.
- 2.6.3 According to modelling in the GLA's London-wide Strategic Housing and Land Availability Assessment (SHLAA) in 2017 small sites are capable of delivering 38% of Barnet's housing capacity. Although completion numbers have increased Table 2.5 shows that it is unrealistic to expect small sites to deliver 38% of Barnet's housing numbers, especially if the total housing target were increased.

	Net approvals on small sites (below 0.25 ha in size)	Net completions on small sites (below 0.25 ha in size)	% on small sites of net completions
2015/16	697	439	25.3%
2016/17	1,165	601	27.0%
2017/18	1,131	602	25.5%
2018/19	1,148	735	33.0%
2019/20	835	733	36.5%

Table 2.5 Small sites delivery

2.6.4 The increase in completions on small sites corresponds to the increase in housing delivery in the past five years. To continue with the higher percentage of net completions on small sites it will necessitate significant resource support for London boroughs from the GLA.

2.7 Planning Committees

2.7.1 Performance in terms of the determination of planning applications in Barnet is good. The three Area Planning Committees in Barnet – Chipping Barnet, Finchley & Golders Green and Hendon – determine planning applications of up to 70 new homes. The Strategic Planning Committee can sometimes be required to determine applications on behalf of the area committee.

2.7.2 Applications for over 150 new homes that trigger referral to the Mayor of London and those on Council owned sites are considered by the Strategic Planning Committee – all other applications are determined by the area committees.

2.7.3 Regarding the quality of decision being made by the Planning Committees, the picture is generally good with most schemes securing approval. Table 2.6 shows schemes refused by the main planning committee in 2018/19 to 2020/21 and the outcome for each site. There are a handful of cases where an officer recommendation for approval has been overturned by committee, where a further authority has then overturned that decision.

Planning Application / Address	Net New homes	Officer Recommendation	Member Decision	Impact
2018/19				
17/8102/FUL – Pentavia Retail Park	724	Refusal	Withdrawn	This application was taken over by the Mayor of London and approved subject to S106 In July 2019. The applicant did not progress S106 and withdrew in March 2020. The site has since been sold for a non-residential use indicating that the approval was probably linked to a valuation.
2019/20				
18/6640/FUL – Phase 6b Millbrook Park	87	Approval	Refusal	A new application for the site was approved by planning committee in March 2020
2020/21				
Land Formerly Known as British Gas Works	652	Approval	Refusal	A new application for 544 new homes has yet to be decided
Whalebones	152	Approval	Refusal	Application has gone to appeal
Blocks 7-9 Chandos Way and Blocks 1-6 Britten Close	48	Approval	Refusal	Refused
679 High Road	307	Approval	Refusal	Application has gone to appeal
33 Lyonsdown Road	20	Approval	Refusal	Refused

Table 2.6 Planning Committee decisions

- 2.7.4 A total of 11,957 homes were approved during the 2018-21 period, far exceeding the adopted housing target for the borough of 7,062 homes for the equivalent period. This demonstrates that the granting of permission is not a cause of delays to the delivery of development.
- 2.7.5 One further and somewhat lesser-known delay is the start of the 2-week period in which the Mayor will decide whether to intervene. It is quite common for this to be delayed for no apparent reason. We would welcome the cause of this being reviewed as part of any review seeking to speed up planning decision-making processes.

3 Key Actions and Responses

Corporate Related Support

3.1 Small sites

- 3.1.1 Given the London-wide emphasis on small sites the Council considers that the GLA should establish a 'one stop shop' service that applicants on small sites across London would be able to access. This service might provide generic advice and guidance and dissemination of good practice for developing sites in town centre locations, former car repair garages and joiner yards and on the potential to develop air space above existing developments.
- 3.1.2 Member led and Chief Executive led lobbying can be effective in getting conversations with Ministers, the Mayor and Deputy Mayors.
- 3.1.3 *Action* – to lobby Mayor of London to assist the delivery on small sites across London through the creation of a one stop shop service providing advice and guidance to applicants wishing to develop small sites.

3.2 Lobbying Government and the Mayor of London

- 3.2.1 In writing to the Government and the Mayor of London, the provision of advice and guidance can be acquired on matters Barnet has suggested as barriers to housing delivery.
- 3.2.2 *Action* - to raise matters with the Secretary of State and the Mayor of London when the Council proposes further actions which could be undertaken to improve housing delivery in Barnet. This includes delays in decision making on proposals in the Borough.

3.3 Develop Growth Model

- 3.3.1 In order to improve confidence in delivery, providing greater assurance on income from future Council Tax revenue generated by new residents as well as the timing of infrastructure provision there is a need for more robust modelling of growth which can reflect local circumstances.
- 3.3.2 *Action* – to develop a growth model for Barnet which will set out parameters and assumptions to be used when direct information cannot be obtained from the developer on lead-in times and build out rates. This work would involve getting developers together in an initial workshop with follow up questionnaires to gauge their experience and combine this with London-wide research where delivery conditions mirrored those found in Barnet.

Policy Related Support

3.4 Designing for Density SPD

- 3.4.1 Through Barnet's LDS the Council has rebadged the Building Heights SPD as the Designing for Density SPD. The planning document has been given a more appropriate title to reflect its objective to provide a well-considered response to achieving higher density development that takes account of best practice and guidance in optimising land use and development capacity; including the assessment of appropriateness of tall building proposals in strategic locations with identified site-specific, and character considerations to ensure that the development of tall buildings occurs in the most appropriate parts of the borough. It will identify typologies related to uses, form, public realm, safety, amenity, and microclimates. The SPD will progress in stages alongside and following the adoption of the Local Plan.
- 3.4.2 *Action* – work will commence on the evidence base to support the Designing for Density SPD which will progress in stages with the Local Plan. This will include examining the build out times from higher density development particularly with regard to very tall, tall and medium rise buildings

3.5 Local Plan

- 3.5.1 Through the Local Plan review the Council is taking a proactive approach in not only meeting the target set in the recently adopted London Plan but also providing a supply of sites for up to 46,000 new homes as set out in Barnet's SHMA. Ensuring the effective implementation of new Local Plan policies and consistency in planning decision making requires a proactive approach in terms of support for Development Management as well as elected representatives on Planning Committees.
- 3.5.2 *Action* - the Council attaches the highest priority to the timely production and subsequent adoption of a new Local Plan. Accordingly, it is the intention that the Local Plan be formally adopted early 2023. The Local Plan will be submitted to the Secretary of State at the end of 2021.
- 3.5.3 *Action* – introduce a systems-based approach between Policy and Development Management to ensure effective implementation of new Local Plan policies. Utilising such systems to further support elected representatives in their planning decision making.
- 3.5.4 *Action* – to update the changes to the 2006 UDP proposals map document published at Regulation 19. To produce an updated digital Policies Map to go alongside the Local Plan to be adopted.

3.6 SPDs

3.6.1 In June 2021 the Council adopted an area framework for Edgware Growth Area. It has set out a new programme (the LDS) for producing Local Plan documents up to 2024. This includes a new SPD focusing on Designing for Density, as well as setting out the Council's intention to review the 2005 Development Framework for Brent Cross Cricklewood. The new LDS also sets out a timetable for the review, update and consolidation of the existing suite of SPDs in order to effectively implement the new 52 planning policies in the new Local Plan.

3.6.2 *Action* - the Council will proactively take forward the implementation of these SPDs. It will consider the potential for a dedicated officer with responsibility for facilitating delivery of area based SPDs.

3.7 Small Sites

3.7.1 Responses to the Reg 18 and Reg 19 Local Plan highlighted concerns about what the Council is doing to help ensure delivery of the 5,000 new homes expected to be generated by small sites. Design codes that help support delivery are a necessary next step.

3.7.2 *Action* – to establish the parameters for design codes (at a boroughwide level through the Sustainable Design and Development Guidance SPD) that specifically support small sites delivery.

3.8 Monitoring

3.8.1 Technological solutions for identifying starts and completions will be sought. Monitoring indicators have been set out in the Regulation 19 Local Plan. Table 3.1 shows the housing and growth monitoring indicators.

Category/ Number	Key Performance Indicator	Policy	Target (if applicable)	Source of Monitoring Information
Housing				
1	Housing supply – no. of net additional dwellings completed in the borough	BSS01: Spatial Strategy for Barnet	Deliver 35,460 new homes between 2021 and 2036	Planning database and on-site monitoring
2	Housing supply – no. of net additional dwellings completed in strategic locations	GSS01: Delivering Sustainable Growth	Delivery of new homes between 2021 and 2036 in accordance with time periods set out in Table 5.	Planning database and on-site monitoring
3	Housing supply – allocated land for development progress	GSS01: Delivering Sustainable Growth	Delivery of new homes through Site Proposals in accordance with Table 5A	Housing trajectory

4	Affordable housing supply delivered as % of net additional dwellings	HOU01: Affordable Housing	Minimum 35% affordable housing from all developments of 10 or more dwellings	Planning database and Affordable Housing team
5	Housing mix – building the right homes for the next generation	HOU02: Housing Mix	New homes delivered in accordance with HOU02 dwelling size properties	Planning database
6	Conversions and Re-development – management of family housing stock	HOU03: Residential Conversions and Re-development of Larger Homes	No conversions or re-development of larger houses in locations that are either in an area with a PTAL of 4 or less OR are not within 400 metres walking distance of a Major or District Town Centre	Planning database
7	Specialist housing – number of specialist older persons homes provided	HOU04: Specialist Housing	Delivery in accordance with London Plan	Planning database
8	Specialist housing – management of Houses in Multiple Occupation (HMO)	HOU04: Specialist Housing	All new HMOs meet requirements of the Additional Licensing Scheme	Planning database and Environmental Health Private Sector Housing Team
9	Specialist housing – management of student accommodation	HOU04: Specialist Housing	All new student accommodation subject to a Student Management Plan	Planning database
10	Inclusive design and access standards - % of units which are M4(2): accessible and adaptable dwellings compliant and M4(3): wheelchair user dwellings compliant	CDH02: Sustainable and Inclusive Design	All new homes meet M4(2) standard 10% of new homes to meet M4(3)	Planning database

3.8.2 Action – to identify new sources of information such as satellite GIS to aid in monitoring housing developments.

3.8.3 Action – to make use of the new Planning London Datahub and the additional information that is captured in monitoring indicators.

3.9 Training and Workshops

3.9.1 There is a need to improve understanding of the mechanics of housing delivery for planners within development management and strategic planning.

3.9.2 Action – for planning officers and councillors to access training events specifically about the delivery of new homes. Re have signed up with Urban Design London's Building Homes Network. Through a series of events specifically for those involved with building housing there will be an opportunity for those working in, or with, home-building local authorities and housing associations, to share ideas, experiences and learn about best practice. Re continue to highlight access to events about development within London run by bodies such as New London Architecture and Future of London are attended by a range of private sector, public sector and voluntary sector bodies.

Development Management

3.10 Proactive engagement with developers/landowners

3.10.1 *Action* - the Council will also consider ways in which more support might be given to developers of medium size and large sites post approval. This Action Plan is being used as a vehicle for feedback on what can be improved. The Council looks forward to hearing from developers.

3.11 Conditions attached to permissions

3.11.1 The Government has taken steps to reduce the number of pre-commencement conditions.

3.11.2 *Action* - the Council will keep conditions under review and explore the scope for implementing additional measures, for example streamlining the number of conditions attached to permissions or encouraging applicants to seek discharge of conditions in the most efficient manner and sequence. The Council will continue to offer the option to fast track the discharge of planning conditions.

Regeneration

3.12 Use of the Annual Regeneration Report

3.12.1 Barnet Homes are implementing a programme of consents for microsites across the Borough. A number of these sites are former garages.

- 3.12.2 *Action* - using the Annual Regeneration Report to publicise the smaller scale elements of Barnet's Development Pipeline. Opportunity to highlight improvements to small scale and under used brownfield sites, setting out best practice on bringing them into productive use as new homes.

4 Monitoring and Review

- 4.1.1 As set out above an Action Plan is intended to be a practical document aimed at increasing housing delivery, and contains locally specific actions to help facilitate this, underpinned by local evidence. This HDAP will be improved through ongoing dialogue with developers and other key stakeholders involved in housing delivery. The planning actions set out will be implemented by Re and monitored by the Planning Policy Team.

Actions to Improve Housing Delivery in Barnet

Progress from 2019/20	Objective	Action	Lead	Timescale
Corporate Related Support				
Carried over	Support housing delivery on small sites	To lobby Mayor of London to assist the delivery on small sites across London through the creation of a one stop shop service providing advice and guidance to applicants wishing to develop small sites.	Leader / Chief Executive	Ongoing
Carried over	Improve housing delivery	To raise matters with the Secretary of State and the Mayor of London when the Council proposes further actions which could be undertaken to improve housing delivery in Barnet. This includes delays in decision making on proposals in the Borough.	Leader / Chief Executive	Ongoing
Carried over	Improve housing delivery	Refresh the existing growth model for Barnet with a set of parameters and assumptions to be used when direct information cannot be obtained from the developer on lead-in times and build out rates. This work would involve getting developers together in an initial workshop with follow up questionnaires to gauge their experience and combine this with London-wide research where delivery conditions mirrored those found in Barnet.	Leader / Chief Executive	2021/22
Development Management				
Carried over	Improve speed of housing delivery	The Council will also consider ways in which more support might be given to developers of medium size and large sites post approval. This Action Plan is being used as a vehicle for feedback on what can be improved. The Council looks forward to hearing from developers	Development Management	2021/22
Carried over	Reduce the amount of time between decision notice being issued and developers being able to start on site	The Council will keep conditions under review and explore the scope for implementing additional measures for example streamlining the number of conditions attached to permissions, or encouraging applicants to seek discharge of conditions in the most efficient manner and sequence.	Development Management	Ongoing
Policy Related Support				

Carried over	Maintain a strong housing-related evidence base	Work will commence on the evidence base to support the Designing for Density SPD which will progress in stages with the Local Plan. This will include examining the build out times from higher density development particularly with regard to very tall, tall and medium rise buildings	Planning Policy	Ongoing
New action	Replace ageing development plan policies and identify new housing allocations to aid the delivery of housing	The Council attaches the highest priority to the timely production and subsequent adoption of a new Local Plan. Accordingly, it is the intention that the Local Plan will be submitted to the Secretary of State at the end of 2021	Planning Policy	Submission of the Local Plan end of 2021
New action	Effective implementation of new policies	Introduce a systems based approach between Policy and Development Management to ensure effective implementation of new Local Plan policies. Utilising such systems to further support elected representatives in their planning decision making.	Planning Policy	Ongoing
New action	Update the policies map	To update the changes to the 2006 UDP proposals map document published at Regulation 19 and to work towards producing an updated digital Policies Map to go alongside the Local Plan to be adopted.	Planning Policy	2022/23

Carried over	Continue providing policy guidance	The Council will proactively take forward the implementation of these SPDs. It will consider the potential for a dedicated officer with responsibility for facilitating delivery of area based SPDs.	Planning Policy	Designing for Density SPD – 2023/24 Planning Contributions SPD – late 2022 Sustainable Design and Development Guidance SPD – 2023 Green Infrastructure SPD – late 2023 Brent Cross Cricklewood Growth Area SPD - 2024
New action	Support housing delivery on small sites	Establish the parameters for design codes (at a boroughwide level through the Sustainable Design and Development Guidance SPD) that specifically support small sites delivery.	Planning Policy	2022/23
Carried over	Continue to monitor housing delivery	To identify new sources of information (such as satellite GIS) to aid in monitoring housing developments.	Planning Policy	2021/22
New action	Continue to monitor housing delivery	To make use of the new Planning London Datahub and the additional information that is captured in monitoring indicators.	Planning Policy	Ongoing

Carried over	Improve understanding of housing delivery	For planning officers and councillors to access training events specifically about the delivery of new homes Re have signed up with Urban Design London's Building Homes Network. Through a series of events specifically for those involved with building housing there will be an opportunity for those working in, or with, home-building local authorities and housing associations, to share ideas, experiences and learn about best practice.	Planning Policy	2021/22
Regeneration				
Carried over	Small sites delivery by Barnet Homes	Using the Annual Regeneration Report to publicise the smaller scale elements of Barnet's Development Pipeline. Opportunity to highlight improvements to small scale and under used brownfield sites, setting out best practice on bringing them into productive use as new homes.	Regeneration and Barnet Homes	2021/22