

Barnet’s Housing Trajectory and 5-Year Supply

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1 Introduction

- 1.1 Demonstrating a 5-year supply of deliverable housing sites is a requirement of the National Planning Policy Framework (NPPF).
- 1.2 Barnet's target as set out in the London Plan (2021) is to deliver 2,364 net new homes per year. The 5-year supply calculation takes into account the shortfall of delivery since the beginning of the London Plan period, and includes a 5% buffer, as required by the NPPF.
- 1.3 Based on current consents and projected delivery of allocated sites, Barnet can demonstrate a deliverable supply of 6.5 years (see Table 1).

2 Major Sites

- 2.1 Identified supply is split into minor planning permissions, major planning permissions, allocations and prior approvals. Allocations are sites identified for development in planning policy documents including the Area Action Plan for Colindale, the Area Action Plan for Mill Hill East, the Draft Local Plan and Town Centre Strategies/Frameworks as well as Planning Briefs. Allocations include the Regeneration Areas (Colindale, Mill Hill and Brent Cross Cricklewood). The sites identified in Allocations underpin housing delivery in the longer term. Over half of Barnet's consents are in the Regeneration Areas and can represent very large schemes such as Brent Cross Cricklewood, Beaufort Park and Colindale Gardens in Colindale. The consents outside Regeneration Areas could be considered to be windfall major development, although Barnet does not include a long-term windfall projection for major development. Prior approvals for conversion of certain non-residential uses such as offices to residential are considered as a separate category to consents.

3 Minor Sites

- 3.1 Minors are represented by an analysis of ten years of past completions for development between 1 and 9 units. The average delivery equates to a figure of 342 units per annum.

Table 1 - 5 Year Supply Calculations

A	Housing target for past plan period (2019/2020 - 2020/21)	4,728
B	Housing completions for past plan period (2019/2020 - 2020/21)	4,378
C	Shortfall (A-B)	350
D	Five-year target (2021/212 - 2025/26) (2,364x5)	11,820
E	Five-year requirement (shortfall + five-year target) (C+D)	12,170
F	Five-year requirement + 5% buffer	12,779
G	Annual five-year requirement+ 5% buffer (F/5)	2,556
H	Housing supply (2021/22 - 2025/26)	16,577
I	5% buffer gap (G-F)	3,799
J	Housing land supply years + 5% buffer (G/F)	6.5

Table 2 – Total Identified 5 Year Supply

	2021-22	2022-23	2023-2024	2024-2025	2025-2026	Totals
Consented	1,708	2,293	3,027	2,949	2,891	12,868
Allocation	0	12	255	672	662	1,601
Prior Approval	293	105	0	0	0	398
Total Majors	2,001	2,410	3,282	2,621	3,553	14,867
Total Minors	342	342	342	342	342	1,710
Total Majors and Minors	2,343	2,752	3,624	3,963	3,895	16,577

Figure 1: Barnet's Housing Trajectory/ Completions and Manage/ Monitor



4 Appendix 1: Barnet Housing Trajectory Summary

	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36
Past Completions Majors	1070	810	1080	1147	786	1243	1426	1881	2000	1786	1641	1941															
Projected Completions Majors													2001	2410	3282	3621	3553	3197	2732	3500	3401	3082	1711	1813	1543	1699	1573
Past Completions Minors	426	329	389	262	295	221	309	346	360	444	368	428															
Projected Completions Minors													342	342	342	342	342	342	342	342	342	342	342	342	342	342	342
All Past Completions	1496	1139	1469	1409	1081	1464	1735	2227	2360	2230	2009	2369															
All Projected Completions													2343	2752	3624	3963	3895	3539	3074	3842	3743	3424	2053	2155	1885	2041	1915
Total Completions	1496	1139	1469	1409	1081	1464	1735	2227	2360	2230	2009	2369	2343	2752	3624	3963	3895	3539	3074	3842	3743	3424	2053	2155	1885	2041	1915
Target	2055	2055	2255	2255	2255	2255	2349	2349	2349	2349	2364	2364	2364	2364	2364	2364	2364	2364	2364	2364	2364	2364	2364	2364	2364	2364	2364

5 Appendix 2: Barnet Housing Trajectory (sorted by ward)

Status	Site Address	Ward	Easting	Northin g	Source	Source Reference	Local Plan Reg 22	Strategic Spatial Distribution	Year Added to Trajectory	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Planning Pipeline TOTAL
PROPOSAL	Former Church Farm Leisure Centre, EN4 8XE	Brunswick Park	527660	194547	REG 22 PROPOSAL	Council Assets Disposal Programme	Site Proposal	GENERAL	2019/20				12												12
CONSENT	North London Business Park, N11 1NP	Brunswick Park	528030	193517	CONSENT	15/07932/OUT	Site Proposal	GENERAL	2015 /16					360	190	200	300	300							1350
PROPOSAL	Osidge Lane Community Halls, N14 5DU	Brunswick Park	528314	194079	REG 22 PROPOSAL	Council Assets Disposal Programme	Site Proposal	GENERAL	2019/20					16											16

PROPOSAL	Osidge Library and Health Centre, N11 1EY	Brunswick Park	528194	193921	REG 22 PROPOSAL	Council Assets Disposal Programme	Site Proposal	GENERAL	2019/20														16	16	
-	BRUNSWICK PARK									0	0	0	12	392	190	200	300	300	0	0	0	0	0	0	1394
CONSENT	100 Burnt Oak Broadway, Edgware, HA8 0BE	Burnt Oak	520183	190452	CONSENT	19/1049/FUL		TOWN CENTRE	2019/20			100												100	
CONSENT	Colesworth House, Crokesley House, Curtlington House, Clare House and Kedyngton House, Burnt Oak Broadway, HA8	Burnt Oak	520318	190247	CONSENT	19/2657/FUL Barnet Homes		GENERAL	2019/20			18												18	
PROPOSAL	Edgware Hospital	Burnt Oak	519772	191079	REG 22 PROPOSAL	Call for sites	Site Proposal	GENERAL	2019/20				86	70	70	70	70								366
ALLOCATION	Watling Avenue Carpark & Market, HA8 0AY	Burnt Oak	520097	190677	EXISTING ALLOCATION	Call for sites / UDP	Site Proposal	TOWN CENTRE	2019/20					80	80										160
UNDER CONSTRUCTION	Stag House	Burnt Oak	520200	190414	CONSENT	Barnet Homes 17/8140/FUL		GENERAL				51													51
-	BURNT OAK									0	51	118	86	150	150	70	70	0	0	0	0	0	0	0	695
UNDER CONSTRUCTION	194 - 196 Cricklewood Broadway, NW2 3EB	Childs Hill	523761	185820	CONSENT	17/0233/FUL		TOWN CENTRE	2017/18			96													96
CONSENT	Hermitage Lane	Childs Hill	525087	186393	CONSENT	Barnet Homes 18/4674/FUL		GENERAL	2019/20			52													52
PROPOSAL	Beacon Bingo	Childs Hill	523713	185895	REG 22 PROPOSAL	Call for sites	Site Proposal	REGENERATION AREA	2019/20								70	62							132
CONSENT	B&Q, Broadway Retail Park, NW2 1ES	Childs Hill	523857	185892	CONSENT	20/3564/OUT	Site Proposal	REGENERATION AREA	2019/20				200	200	200	200	249								1049
UNDER CONSTRUCTION	Granville Road	Childs Hill	524656	186914	CONSENT	APP/N5090/W/15/3132049 F/04474/14		PRIORITY HOUSING ESTATE	-			58	74												132

UNDER CONSTRUCTION	Tower Service Station 617 Finchley Road London NW3 7BS	Childs Hill	525064	186019	CONSENT	16/5296/FUL		GENERAL	2017/18	28													28	
CONSENT	1-13 Cricklewood Lan, NW2 2DQ	Childs Hill			CONSENT	18/6353/FUL		GENERAL	2021			145											145	
-	CHILDS HILL									28	206	219	200	200	200	200	249	70	62	0	0	0	0	
CONSENT	Beaufort Park REMAINING Phases (Blocks D1-D7)	Colindale	522057	189847	CONSENT	H/02713/09		REGENERATION AREA	-		189	190											379	
UNDER CONSTRUCTION	Beaufort Park REMAINING Phases (Blocks F1, F2, F8, F9)	Colindale	522057	189847	CONSENT	H/04672/14		REGENERATION AREA	-	182													182	
CONSENT	Colindale Station Colindale Avenue NW9 5HR	Colindale	521308	189957	CONSENT	19/0859/OUT Colindale Station SPD		GENERAL	2019/20					100	100	103							303	
CONSENT SUBJECT S106	Colindale Telephone Exchange The Hyde, NW9 6LB	Colindale	521633	188697	CONSENT	17/5534/PNO 18/0352/FUL		GENERAL	2018/19			305	200										505	
ALLOCATION	Colindeep Lane, NW9 6RY	Colindale	521490	189641	REG 22 PROPOSAL	Call for sites	Site Proposal	GENERAL	2019/20								60	68					128	
CONSENT	Douglas Bader Park Estate, Clayton Field, NW9 5SE	Colindale	521474	191093	CONSENT	20/6277/FUL	Site Proposal	GENERAL	2019/20				100	100	100	100	153						553	
UNDER CONSTRUCTION	Grahame Park	Colindale	521626	190185	CONSENT	Grahame Park SPD W01731JS/04 19/5493/OUT		PRIORITY HOUSING ESTATE REGENERATION AREA	-			209		332	196	224	326	166	206	136	169	124	124	2088
CONSENT	Imperial House, the Hyde, NW9 5AL	Colindale	520591	189944	CONSENT	APP/N5090/W/16/3158645 15/04442/FUL 19/2897/FUL		REGENERATION AREA	2014/15		50	52											102	
ALLOCATION	KFC/Burger King, NW9 5EB	Colindale	520725	189756	EXISTING ALLOCATION	Colindale AAP	Site Proposal	REGENERATION AREA	2010/11								80	82					162	

	Former 217 to 223 High Road, N2 8AN																									
PROPOSAL	Manor Park Road Car Park 72-76 Manor Park Rd N2 0SJ	East Finchley	526447	189861	REG 22 PROPOSAL	Council Assets Disposal Programme	Site Proposal	GENERAL								7									7	
CONSENT	Carmelite Friars, 63 East End Road, N2 0SE	East Finchley	526022	189867	CONSENT	18/4221/FUL		GENERAL	2020/21																15	
-	EAST FINCHLEY																									318
COMPLETED	186 High Street, HA8 7EX	Edgware	519035	191950	CONSENT	18/4685/FUL		GENERAL	2019/20	20															20	
PROPOSAL	Edgware Town Centre	Edgware	519311	191619	REG 22 PROPOSAL	Edgware Growth Area SPD	Site Proposal	TOWN CENTRE	2013/14																2379	
PROPOSAL	Edgware Underground & Bus Stations, HA8 7AW	Edgware	519498	191921	REG 22 PROPOSAL	Edgware Growth Area SPD	Site Proposal	TOWN CENTRE	-							465	463	463	463	463					2317	
UNDER CONSTRUCTION	Land At Broadfields Primary School Roseberry Drive, Edgware, HA8 8JP	Edgware	519584	193723	CONSENT	15/03137/FUL 20/4031/FUL		GENERAL	2016/17		60	77													137	
CONSENT	Land at the Rectory, Rectory Lane, HA8 7LG	Edgware	519416	192111	CONSENT	18/2839/FUL		GENERAL	2019/20																51	
UNDER CONSTRUCTION	Premier Place, 102-124 Station Road And Car Park To Rear, HA8 7BJ	Edgware	519391	191764	CONSENT	16/0112/FUL		TOWN CENTRE	2016/17	62															62	
CONSENT	Equity House, 128-136 High Street, HA8 7EL	Edgware	519140	191781	PRIOR APPROVAL	19/3729/PNO		GENERAL	2020/21		18														18	
-	EDGWARE																								4984	
COMPLETED	2A Lichfield Grove N3 2JP	Finchley Church End	525146	190564	PRIOR APPROVAL	18/4463/PNO		GENERAL	-	12															12	
PROPOSAL	Finchley Central Station N3 2RY	Finchley Church End	525232	190664	REG 22 PROPOSAL	Call for sites	Site Proposal	TOWN CENTRE							200	200	156								556	
COMPLETED	Land West of Beechwood Avenue N3 3BA	Finchley Church End	525231	189495	CONSENT	18/6355/FUL		GENERAL	2018/19	97															97	
UNDER CONSTRUCTION	Basing Way Green	Finchley Church End			CONSENT	Barnet Homes 19/6610/FUL		GENERAL	2021/22		46														46	

-	FINCHLEY CHURCH END									109	46	0	0	200	200	156	0	0	0	0	0	0	0	0	711
CONSENT	Oak Lodge, 54 The Bishops Avenue, N2 0BE	Garden Suburb	526748	187953	CONSENT	19/5453/FUL		GENERAL	2020/21		29														29
CONSENT	6 Barons Court, 56 The Bishops Avenue	Garden Suburb			CONSENT	21/0263/FUL		GENERAL	2021/22			109													109
-	GARDEN SUBURB									0	29	109	0	0	0	0	0	0	0	0	0	0	0	0	138
UNDER CONSTRUCTION	1-5 Princes Parade, Golders Green Road and 1-3 Heather Gardens NW11 9HS	Golders Green	524159	188253	CONSENT	18/2492/FUL 19/4784/FUL		GENERAL	2018/19		22														22
CONSENT	290-294 Golders Green Road, NW11 9PY	Golders Green	524177	188326	CONSENT	16/3806/FUL 19/6857/FUL		GENERAL	-			111													111
CONSENT	Brent Cross Cricklewood	Golders Green	523450	186817	CONSENT	C/17559/08		REGENERATION AREA	-								743	700	700	1000	1000	1000	1000	1480	7623
CONSENT	Brent Cross 1A (North)	Golders Green	523450	186817	CONSENT	15/00720/RMA		REGENERATION AREA	2015/16		47														47
CONSENT	Brent Cross 1B (North)	Golders Green	523450	186817	CONSENT	17/2963/RMA		REGENERATION AREA	2017/18					52											52
CONSENT	Brent Cross - 1B (South)	Golders Green			CONSENT	17/6662/RMA (as amended by non material amendment application, LPA ref: 20/1174/NMA)		REGENERATION AREA	2021/22			290													290
CONSENT	Brent Cross - 1C (Plot 13)	Golders Green			CONSENT	18/6337/RMA (as amended by non material amendment application, LPA ref: 20/1209/NMA)		REGENERATION AREA	2021/22			356													356
CONSENT	Brent Cross - 1C (Plot 11)	Golders Green			CONSENT	18/6409/RMA		REGENERATION AREA	2021/22					352											352

CONSENT	66 Woodside Park Road, N12 8RY	Totteridge	525965	192561	CONSENT	19/6833/FUL		GENERAL	2020/21		13												13		
UNDER CONSTRUCTION	Whetstone Delivery Office, 14 Oakleigh Road North, N20 9EY	Totteridge	526497	193905	CONSENT	19/3523/FUL		GENERAL	2020/21		41												41		
-	TOTTERIDGE										128	70	139	0	181	270	111	111	111	111	0	0	0	0	1232
UNDER CONSTRUCTION	Dollis Valley - Phase 3	Underhill	525025	195489	CONSENT	B/00354/13		PRIORITY HOUSING ESTATE	-		135													135	
CONSENT	Dollis Valley - Phase 4	Underhill	525025	195489	CONSENT	B/00354/13		PRIORITY HOUSING ESTATE	-				124											124	
CONSENT	Dollis Valley - Phase 5	Underhill	525025	195489	CONSENT	B/00354/13		PRIORITY HOUSING ESTATE	-					99										99	
UNDER CONSTRUCTION	Marie Foster Home, Wood Street, EN5 4BS	Underhill	524237	196366	CONSENT	18/5926/FUL		GENERAL	2017/18	33														33	
-	UNDERHILL										33	135	0	124	99	0	0	0	0	0	0	0	0	0	391
ALLOCATION	309-319 Ballard's Lane North Finchley N12 8LY	West Finchley	526260	192020	EXISTING ALLOCATION	North Finchley SPD	Site Proposal	TOWN CENTRE	2018/19									65	65					130	
ALLOCATION	811 High Rd North Finchley & Lodge Lane carpark N12 8JT	West Finchley	526254	192388	EXISTING ALLOCATION	North Finchley SPD	Site Proposal	TOWN CENTRE	2018/19							66	66							132	
ALLOCATION	Central House and 1-9 Ballards Lane	West Finchley	525227	190795	REG 22 PROPOSAL	Finchley Church End town centre strategy	Site Proposal	TOWN CENTRE	2013/14						48									48	
ALLOCATION	Finchley House, High Rd & Kingsway North Finchley N12 0BT	West Finchley	526389	191955	EXISTING ALLOCATION	North Finchley SPD	Site Proposal	TOWN CENTRE	2018/19								100	102						202	
COMPLETED	Former Police Station 193-195 Ballards Lane N3 1LZ	West Finchley	525628	191262	CONSENT	19/2079/FUL		TOWN CENTRE	2019/20	41														41	
CONSENT	Rowlandson House, 289-293 Ballards	West Finchley	526188	191913	PRIOR APPROVAL	17/7863/PNO 19/0948/PNO		GENERAL	-		47													47	

	Lane, N12 8NP																											
ALLOCATI ON	Tally Ho Triangle, High Rd, Ballards Lane & Kingsway, North Finchley N12 0GA/0BP	West Finchley	526341	192018	EXISTIN G ALLOC ATION	North Finchley SPD	Site Propo sal	TOWN CENTRE	2018/19								141	140									281	
PROPOSA L	Tesco, 21- 29 Ballards Lane N3 1XP	West Finchley	525292	190937	REG 22 PROPO SAL	Finchley Church End town centre strategy	Site Propo sal	TOWN CENTRE	2013/14									100	70								170	
COMPLET ED	7 Shakespea re Road, N3 1XE	West Finchley	525215	190877	PRIOR APPRO VAL	19/2022/PNO		GENERAL	2020/21	48																	48	
-	WEST FINCHLEY									89	47	0	0	0	48	166	309	305	135	0	0	0	0	0	0	0	1099	
COMPLET ED	1,3,4 and 5 The Exchange, Brent Cross Gardens, NW4 3RJ	West Hendon	523540	188002	PRIOR APPRO VAL	17/2355/PNO 20/5375/PNO (24 units)		GENERAL	-	70																	70	
CONSENT SUBJECT S106	60 West Hendon Broadway	West Hendon	522389	187613	CONSE NT	16/0972/FUL 17/6434/FUL		GENERAL	2018/19		53																53	
ALLOCATI ON	Philex House 110- 124 West Hendon Broadway NW9 7DW	West Hendon	521811	188233	REG 22 PROPO SAL	Call for sites/UDP 16/3265/PNO	Site Propo sal	REGENERAT ION AREA					48															48
UNDER CONSTRU CTION	West Hendon Estate	West Hendon	521865	187924	CONSE NT	H/01054/13		PRIORITY ESTATE	-	43	143	324	161	115	116	394											1296	
CONSENT	65 Watford Way, NW4 3AQ	West Hendon	522742	188781	PRIOR APPRO VAL	20/1898/PNO		GENERAL	2020/21		19																19	
-	WEST HENDON									113	215	324	161	163	116	394	0	0	0	0	0	0	0	0	0	0	1486	
ALLOCATI ON	744-776 High Rd North Finchley N12 9QG/9QS	Woodhou se	526364	192287	EXISTIN G ALLOC ATION	North Finchley SPD	Site Propo sal	TOWN CENTRE	2018/19									75	100								175	
ALLOCATI ON	East Wing, 672-708 High Rd North Finchley N12 9PT/9QL	Woodhou se	526421	192045	EXISTIN G ALLOC ATION	North Finchley SPD	Site Propo sal	TOWN CENTRE	2018/19											60	65						125	
PROPOSA L	Former Barnet Mortuary, N3 2EU	Woodhou se	526215	190584	REG 22 PROPO SAL	Council Assets Disposal Programme	Site Propo sal	GENERAL						20													20	
PROPOSA L	Great North Leisure Park N12 0GL	Woodhou se	526583	191131	REG 22 PROPO SAL	Call for sites	Site Propo sal	GENERAL																	176	176	352	

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UNDER CONSTRUCTION	Summers Lane	Woodhouse	527326	191794	CONSENT	Barnet Homes 18/4200/FUL	GENERAL																		14			
CONSENT	Land Adjacent to Finchley Memorial Hospital	Woodhouse	526381	191205	CONSENT	20/4343/OUT	GENERAL	2021/22																		130		
CONSENT	Britannia House, 960 High Road, N12 9RY	Woodhouse	526361	193040	CONSENT	17/6593/FUL 18/5483/FUL (2)	GENERAL	2020/21																		23		
-	WOODHOUSE								0	14	153	0	0	20	0	0	251	276	60	65	0	0	0		839			
TOTAL MAJORS									200	241	328			319		350	340	308	1711	181	154			1573	39118			
SMALL SITES									342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	5130
TOTAL + SMALL SITES									234	275	362	3963	3895	353	3074	384	374	342	2053	215	188	2041	1915	44248				