

Barnet Local Plan EIP – Note on Housing Numbers (Including Supporting Table AA)

Reason for producing this note

On Day 2 (Wednesday 21st September) at the hearing session's, consideration of Matter 2 – Spatial Strategy and Strategic Policies, Inspector Wildgoose requested provision of a note addressing how housing numbers (anything covered by a GSS policy with a requirement to deliver in it) have been arrived at (with reference to the density matrix where appropriate) and how they contribute towards overall provision.

This will include consideration of housing allocations in Opportunity Areas, Growth Areas and Town Centres, and any other sources of supply that could not be proposed as allocations but are intended to contribute for example, existing planning permissions and sites under construction.

If there is a shortfall this Note must bring it together.

This Note should also consider briefly what options are available to the Council if allocations do not go to plan (having regard to the duty to positively prepare a plan).

Background

Prior to the examination hearings, the Council produced a detailed Strategic Sites Delivery Technical Paper (EXAM 9) which sets out in detail how housing numbers have been arrived at for the Barnet Local Plan. This Note (including Table AA) supplements the detailed work in the Strategic Sites Delivery Technical Paper, by focusing on how the housing numbers have been arrived at, focusing on the mechanics of the Density Matrix and setting out the position on planning consent.

Table 5 in the Technical Paper¹ sets out planned New Homes Delivery over the proposed lifetime of the Plan. This represents the most up-to-date assessment of delivery and therefore supersedes Main Modification MM36. The Council therefore withdraws MM36. The total in MM36 has been revised from 44,000 new homes to 44,970 new homes. This is consistent with the outcome of the Strategic Sites Technical Paper (EXAM 9) which came out with a total of 44,500 new homes. The slight change in figures (of 470 new homes) as set out in Table AA is largely due to the rounding up and down of figures following further scrutiny of housing numbers.

The Note also makes clear that the Plan target as expressed in Policy BSS01 is “a minimum” of 35,460 homes by 2036. Therefore the numbers in Table 5 must be regarded in the context of the minimum target in Policy BSS01.

¹ Pages 7 - 8

Consideration

Numbers have been arrived at in 2 ways – through the Density Matrix or through Planning Consent. Where a Proposal Site has an extant planning consent that number (that is used whilst the density matrix has been used to calculate supply for Proposal Sites with no planning consents.

, The Density Matrix continues to provide a helpful mathematical standpoint against which appropriate development densities can be tested, considered and benchmarked at the earliest stages of planning, before substantive design work is undertaken through the Development Management process. Many of the principles that underpin the Density Matrix are captured in the design-led approach, set out in the London Plan 2021.

The use of the Density Matrix is shown in Table AA. This sets out the reasoning behind the use of a density in terms of PTAL and context.

The Council does have substantive design work behind some of the sites and will share this with the Inspectors when specific site proposals are discussed at EIP Hearing sessions.

There is no housing numbers shortfall in the Local Plan. The Plan target is as expressed in Policy BSS01 a minimum of 35,460 homes by 2036. Therefore the numbers in Table 5 must be regarded in the context of the minimum target in Policy BSS01. Table 5 demonstrates how much the Plan can supply against the housing target.

. Further scrutiny of Table 5 since publication of the Strategic Sites Delivery Technical Paper reveal a slight uplift of 470 units. Table AA reveals a total estimate of supply of 44,970 units.

The Sites Trajectory (EXAM 10) shows the high level of consented schemes that contribute a major component of housing supply In Barnet. The Technical Paper (EXAM 9) supplemented by Table AA highlights the progress being made on major regeneration schemes across the Borough including consented schemes underway at Brent Cross Town (6,700 new homes), and under construction in Colindale (Beaufort Park – 560 new homes and Colindale Gardens 1,750 new homes) and on Major Thoroughfares (Sainsburys – The Hyde – 1,300 new homes). Estate renewal and infill has made significant progress in the last decade in providing new homes and continues to contribute to housing delivery. All the estate renewal and infill schemes are underway, contributing an additional 4,560 new homes. Progress is also being made with proposals at pre-app stage including regeneration and revitalisation at Edgware and North Finchley town centres where at least 6,000 new homes are expected to be delivered over the life of the Plan.

In summary the Council has a degree of confidence (notwithstanding further economic dips) that over 20,000 new homes can be delivered from these significant regeneration schemes and that as evidenced by the Housing Delivery Test 2021, Barnet can continue its track record of delivering more new homes than neighbouring, as well as Outer London, boroughs.

There remains a significant cushion of 9,510 units over the BSS01 minimum target of 35,460 units. The Council considers, that the delivery of new homes will continue at current rates. It is on that premise the Plan should be considered to be positively prepared. Accordingly, the Council considers that there is no reasonable basis for considering other options that do not plan for that success.

The Council has highlighted in EXAM 17 that it will facilitate the early review the Local Plan through formal publication of the Local Development Scheme (LDS). This will set out a new

timetable for the review. This early review will provide the opportunity to consider options if allocations in the recently adopted Local Plan do not progress in line with proposals.

Conclusion

The Council has provided an update on housing numbers. These are set out in Table AA. These show how numbers have arrived in the Plan.

There is no housing numbers shortfall in the Local Plan. The Plan target is as expressed in Policy BSS01 a minimum of 35,460 homes by 2036. Table AA shows a total of 44,970 units, exceeding the target by 9,510 units.

The Council has agreed to an early review of the Local Plan. This will enable it to consider options if the Plan does not go to plan.

Encl – Table AA

TABLE AA

Table 5 - New Homes Delivery – 2021/22 to 2035/36

	Relevant Growth and Spatial Strategy Policy	Total Supply Oct 2022 (Rounded)	Justification		
			Density Matrix - Allocated Sites	Planning Consent	Other
Growth Areas and <u>Mill Hill East</u>	Brent Cross Policy GSS02	7,550		Brent Cross Growth Area is delivering 7,572 new homes based on the 2010 and 2014 planning consent.	The 9,500 number used in the Reg 19 reflects the London Plan indicative capacity for the much wider Brent Cross Cricklewood Opportunity Area which includes the Growth Areas of Brent Cross, Brent Cross West (Staples Corner) and Cricklewood. The housing numbers for these other Growth Areas are set out in this Table.
	Brent Cross West Policy GSS03	1,800	Matrix applied to 15.3 ha Growth Area. PTAL expected to reach 4 by Years 11 to 15 of the Plan due to BXW Thameslink and West London Orbital. This supports mid range Central densities of 355 units per ha. Assumption that about one third of area would be residential.		Indicative capacity rounded to 1,800 units to be delivered in Years 11 to 15

			355 x 15.3/3 = 1,811 units		
	Cricklewood Policy GSS04	1,400	<p>Site 7 – Beacon Bingo. 0.47 ha site with high PTAL supporting highest Central densities of 405 units per ha. Assumption that 30% of site is non residential.</p> <p>0.47 x 405/100 x 70 = 133 units -----</p> <p>Site 8 – Broadway Retail Park – 2.77 ha site with high PTAL supporting highest Central densities of 405 units per ha. Assumption that 10% of site is non residential.</p> <p>2.77 x 405/100 x 90 = 1,010 units</p> <p><i>Planning app 20/3564/OUT – a residential led mixed use scheme of 1,049 new homes for Broadway Retail Park (Site 8) has been approved by Council and the Mayor. However it has been called in by the Secretary of State and a Public Inquiry is</i></p>	<p>Within Growth Area</p> <p>1 – 13 Cricklewood Lane (18/6353/FUL) 145 units -----</p> <p>194 – 196 Cricklewood Broadway (17/0233/FUL) 96 units</p> <p>.</p> <p>Sub Total = 241</p>	<p>Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies</p> <p>Indicative Capacity reflects</p> <p>Uplift (50)</p> <p>Plus Density Matrix</p> <p>1,143 units</p> <p>Plus</p> <p>Consents</p> <p>241 units</p> <p>Total = 1,434 units</p>

			<i>scheduled for February 2023.</i> ----- Sub Total = 1,143		
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	<p>Edgware Policy GSS05</p>	<p>5,000</p>	<p>Site 27 – Edgware Town Centre – 7.83 ha site with high PTAL supporting highest Central densities of 405 units per ha. Assumption that 25% of site is non residential.</p> <p>7.83 x 405/100 x 75 = 2,378 units</p> <p>-----</p> <p>Site 28 – Edgware Underground and Bus Stations – 8.17 ha site with high PTAL supporting highest Central densities of 405 units per ha. Assumption that 30% of site is non residential.</p> <p>8.17 x 405/100 x 70 = 2,316 units from Local Plan</p> <p>-----</p> <p>Sub Total = 4,694 units</p>	<p>Within Site 27 120 – 124 Station Road (Premier Place) U/C (19/6697/FUL) 122 units (incl. within Density Matrix numbers for Site 27)</p> <p>-----</p> <p>Within Growth Area 30 High Street (19/6697/FUL) 14 units</p> <p>-----</p> <p>Equity House (19/3729/PNO) 18 units</p> <p>-----</p> <p>The Rectory, Rectory Lane (18/2839/FUL) 52 units</p> <p>-----</p> <p>Sub Total = 84 units</p>	<p>An uplift of 225 units has been added to reflect size of Growth Area and town centre windfall</p> <p>Plus</p> <p>Indicative Capacity of Growth Area reflects Density Matrix</p> <p>4,694 units</p> <p>Plus</p> <p>Consents</p> <p>84 units</p> <p>Total = 5,003</p>
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	<p>Colindaleⁱ Policy GSS06</p>	<p>4,250</p>	<p>Site 11 – KFC / Burger King Restaurant – 0.44 ha site with high PTAL supporting highest Central densities of 405 units per ha. Assumption that 10% of site is non residential.</p> <p>0.44 x 405/100 x 90 = 160 units -----</p> <p>Site 12 – McDonalds Restaurant – 0.48 ha site with high PTAL supporting highest Central densities of 405 units per ha. Assumption that 10% of site is non residential.</p> <p>0.48 x 405/100 x 90 = 175 units -----</p> <p>Site 13 – Public Health England – 4.77 ha site with medium PTAL supporting highest Urban densities of 170 units per ha. Assumption that 5% of site is non residential.</p> <p>4.77 ha x 170/100 x 95 = 770 units from Local Plan -----</p> <p>Sub Total = 1,105 units</p>	<p>Within Growth Area</p> <p>Colindale Station (19/0859/OUT) 313 units -----</p> <p>Colindale Gardens (Former Peel Centre) U/C (H/04753/14, 16/7836/S73, 19/6512/OUT) 1,750 units -----</p> <p>Beaufort Park – Blocks D and F (20/0276/FUL) (14/07064/FUL) 561 units -----</p> <p>Imperial House (19/2897/FUL) 102 units U/C -----</p> <p>Sub Total = 2,726 units</p>	<p>Indicative Capacity of Growth Area reflects Density Matrix 1,015 units</p> <p>Plus</p> <p>Unimplemented AAP Proposals 430 units</p> <p>Consents 2,726 units</p> <p>Total = 4,261 units</p>
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			<p>Unimplemented Colindale AAP sites</p> <p>Kwik Fit -60 units Merit House – 180 units Middlesex University Halls – 190 units</p> <p>Sub Total = 430 units</p>		
	Mill Hill Eastⁱⁱ Policy GSS07	1,800	<p>Site 46 – IBSA House – 2.08 ha site with low PTAL supporting Suburban densities of 75 units per ha. Assumption that 100% residential. 2.08 x 75 = 156 units <i>Consent for IBSA House (19/ 6551/FUL) subject to S106 – 197 units</i> -----</p> <p>Site 47 – Mill Hill East Station – 1.24 ha site with good PTAL supporting Urban densities of 170 units per ha. Assumption that 40% is non residential.</p> <p>1.24 x 170/ 100 x 60 = 126 -----</p>	<p>Within Mill Hill East Area</p> <p>Millbrook Park U/C (H/03904/12) Phases 5 to 10 979 units -----</p> <p>National Institute of Medical Research U/C (16/4545/FUL) 290 units -----</p> <p>Sub Total = 1,269 units</p>	<p>Indicative Capacity of Mill Hill East Area reflects</p> <p>Density Matrix 506 units</p> <p>Plus Consents 1,269 units</p> <p>Total = 1,775</p>

			<p>Site 49 Watchtower House and Kingdom Hall - 7.31 ha site with low PTAL supporting Urban densities of 170 units per ha.ⁱⁱⁱ Assumption that 82% is non residential.</p> <p>7.31 x 170/100 x 18 = 224 units</p> <p>-----</p> <p>Sub Total = 506 units (547 units)</p>		
	Growth Areas Total	21,800			21,845
District Centre	Burnt Oak Policy GSS08	200		<p>Stag House 17/8140/FUL (U/C) 51 units</p> <p>-----</p> <p>100 Burnt Oak Broadway; 19/1049/FUL 100 units</p> <p>-----</p> <p>Sub total = 151 units</p>	<p>Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies</p> <p>Indicative Capacity reflects Uplift (50)</p> <p>Plus Consents</p> <p>151 units</p> <p>Total = 201 units</p>

	<p>Chipping Barnet Policy GSS08</p>	<p>700</p>	<p>Site 45 – Land at Whalebones – 2.2 ha site with low PTAL supporting Suburban densities of 75 units per ha Assumption that 10% is non residential.</p> <p>$2.2 \times 75/100 \times 90 = 149$ units</p> <p><i>19/3949/FUL (REFUSED)</i> 152 units <i>Dismissed on appeal (number of units likely to be reduced following appeal) (EB_SDG_04)</i> -----</p> <p>Site 43 – Army Reserve Depot – 1.26 ha site with good PTAL supporting Urban densities of 170 units per ha. Assumption that 10% is non residential.</p> <p>$1.26 \times 170/100 \times 90 = 193$ units -----</p> <p>Site 44 – High Barnet Station – 1.5 ha site with high PTAL supporting Urban densities of 260 units per ha. Assumption</p>		<p>Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies</p> <p>Indicative Capacity reflects</p> <p>Uplift (50)</p> <p>Plus Density Matrix 635 units</p> <p>Total = 685 units</p>
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			<p>that 25% is non residential.</p> <p>$1.5 \times 260/100 \times 75 = 293$ units</p> <p>-----</p> <p>Sub Total = 635 units</p>		
	Colindale - The Hyde Policy GSS08	50			Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies
	Finchley Central Church End Policy GSS08	800	<p>Site 30 – Finchley Central Station – 4.15 ha site with high PTAL supporting Urban densities of 260 units per ha. Assumption that 50% is non residential</p> <p>$4.15 \times 260 /100 \times 50 = 540$ units</p> <p>-----</p> <p>Site 59 – Central House – 0.15 ha site with high PTAL supporting Central^{iv} densities of 405 units per ha (Urban densities of 260 units per ha). Assumption that 20% is non residential</p> <p>$0.15 \times 260/100 \times 80 = 31$ units</p>		<p>Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies</p> <p>Indicative Capacity reflects</p> <p>Uplift (50)</p> <p>Plus</p> <p>Density Matrix 737 units</p> <p>Total = 787 units</p>

			<p>----- Site 62 – Tesco Finchley – 0.85 ha site with high PTAL supporting Urban densities of 260 units per ha. Assumption that 25% is non residential</p> <p>$0.85 \times 260/100 \times 75 = 166$ units</p> <p>----- Sub Total = 737 units</p>		
	Golders Green Policy GSS08	50			Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies
	North Finchley Policy GSS08	1,100	<p>Site 64 – 744 -776 High Road – 0.54 ha site with high PTAL supporting Central densities of 405 units per ha. Assumption that 20% is non residential</p> <p>$0.54 \times 405/100 \times 80 = 175$ units</p> <p>----- Site 66 – East Wing – 0.44 ha site with high PTAL supporting Central densities of 405 units per ha. Assumption that 30% is non residential</p> <p>$0.44 \times 405/100 \times 70 = 125$ units</p>		<p>Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies</p> <p>Indicative Capacity reflects</p> <p>Uplift (50)</p> <p>Plus</p> <p>Density Matrix 1,045 units</p> <p>Total = 1,095 units</p>

		<p>-----</p> <p>Site 57 – 309 – 319 Ballards Lane – 0.4 ha site with high PTAL supporting Central densities of 405 units per ha. Assumption that 20% is non residential $0.4 \times 405/100 \times 80 = 130$ units</p> <p>-----</p> <p>Site 58 – 811 High Road and Lodge Lane car park – 0.73 ha site with high PTAL supporting Urban densities of 260 units per ha Assumption that 30% is non residential $0.73 \times 260/100 \times 70 = 133$ units</p> <p>-----</p> <p>Site 60 – Finchley House – 0.62 ha site supporting Central densities of 405 units per ha. Assumption that 20% is non residential $0.62 \times 405 /100 \times 80 = 201$ units</p> <p>-----</p> <p>Site 61 – Tally Ho Triangle – 0.99 ha site supporting Central</p>		
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			<p>densities of 405 units per ha. Assumption that 20% is non residential</p> <p>$0.99 \times 405/100 \times 70 = 281$ units</p> <p>-----</p> <p>Sub Total = 1,045 units</p>		
	Brent Street Policy GSS08	50			Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies
	East Finchley Policy GSS08	300	<p>Site 23 – Bobath Centre, East Finchley – 0.39 ha site with high PTAL supporting Urban densities of 260 units per ha. Assumption that 75% is non residential</p> <p>$0.39 \times 260/100 \times 25 = 25$ units</p> <p>-----</p> <p>Site 24 – East Finchley Station car park – 0.74 ha site with high PTAL supporting Urban densities of 260 units per ha Assumption that 30% is non residential</p> <p>$0.74 \times 260/100 \times 70 = 135$ units</p> <p>-----</p>	<p>12 – 18 High Road (18/5822/FUL)</p> <p>24 units</p> <p>Sub total = 24 units</p>	<p>Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies</p> <p>Indicative Capacity reflects</p> <p>Uplift (50)</p> <p>Plus</p> <p>Density Matrix</p> <p>220 units</p> <p>Plus</p> <p>Consents</p> <p>24 units</p> <p>Total = 294 units</p>

			<p>Site 26 – Park House – 0.2 ha site with high PTAL supporting Urban densities of 260 units per ha. Assumption that 40% is non residential</p> <p>$0.2 \times 260/100 \times 60 = 31$ units</p> <p>-----</p> <p>Site 25 – East Finchley substation^y – 0.19 ha site with high PTAL supporting Urban densities of 260 units per ha. Assumption that 5% is non residential</p> <p>$0.19 \times 260/100 \times 95 = 29$ units (<i>Number likely to change following refusal of (21/5217/FUL).</i>)</p> <p>-----</p> <p>Sub Total = 220 units</p>		
	Hendon Central Policy GSS08	50			Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies
	Mill Hill Broadway Policy GSS08	110	<p>Site 33 – Bunns Lane car park 0.33 ha site with high PTAL supporting Urban densities</p>		Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies

			<p>of 260 units per ha. Assumption that 50% is non residential</p> <p>$0.33 \times 260/100 \times 50 = 43$ units</p> <p>-----</p> <p>Site 48 – Mill Hill Library – 0.17 ha site with high PTAL supporting Urban densities of 225 units per ha. Assumption that 50% is non residential</p> <p>$0.17 \times 225/100 \times 50 = 19$ units</p> <p>-----</p> <p>Sub Total = 62 units</p>		<p>Indicative Capacity reflects</p> <p>Uplift (50)</p> <p>Plus</p> <p>Density Matrix 62 units</p> <p>Total = 112 units</p>
New Barnet Policy GSS08	1,200	<p>Site 16 – 45 – 69 East Barnet Road – 0.6 ha site with high PTAL supporting Urban densities of 260 units per ha. Assumption that 30% is non residential</p> <p>$0.6 \times 260/100 \times 70 = 109$ units</p> <p>-----</p> <p>---</p> <p>Site 19 – East Barnet Shooting Club – 0.25 ha site with good PTAL supporting Urban</p>	<p>183 Victoria Road (19/3313/ FUL) 15 units</p> <p>-----</p> <p>---</p> <p>Victoria Quarter (Former East Barnet Gasworks) B/04834/14 371 units</p> <p>-----</p> <p>--</p> <p>Salvation Army Hall Albert Road (17/5522/FUL)</p>	<p>Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies</p> <p>Indicative Capacity reflects</p> <p>Uplift (50)</p> <p>Plus</p> <p>Density Matrix 577 units</p> <p>Plus</p>	

			<p>densities of 170 units per ha. Assumption that site is 100% residential $0.25 \times 170 = 43$ units</p> <p>-----</p> <p>---</p> <p>Site 20 - Fayers Building Yard and Church 0.21 ha site with good PTAL supporting Urban densities of 170 units per ha. Assumption that 30% is non residential $0.21 \times 170/100 \times 70 = 25$ units</p> <p>-----</p> <p>----</p> <p>Site 21 – New Barnet Gasholder – 2.23 ha site with low PTAL supporting Urban densities of 95 units per ha. Assumption that 5% is non residential. $2.23 \times 95/100 \times 95 = 201$ units</p> <p>-----</p> <p>--</p> <p>Site 22 – Sainsburys, New Barnet Town Centre – 1.02 ha site with high PTAL supporting Urban densities of 260 units per ha.</p>	<p>39 units</p> <p>-----</p> <p>--</p> <p>Site 52 – Kingmaker House (19/5403/FUL) (19/1952/PNO) 137 units (COMP)</p> <p>-----</p> <p>---</p> <p>Sub Total = 562 units</p>	<p>Consents 562 units</p> <p>Total = 1,189 units</p>
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			Assumption that 25% is non residential $1.02 \times 260/100 \times 75 = 199$ units ----- ---- Sub Total = 577 units		
	Temple Fortune Policy GSS08	50			Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies
	Whetstone Policy GSS08	860	Site 53 – Allum Way – 4.27 ha site with high PTAL supporting Urban densities of 260 units per ha. Assumption that 46% is non residential $4.27 \times 260/100 \times 54 = 599$ units	Site 54 – Barnet House 21/3726/FUL 260 units	Uplift of 50 has been added in Phase 3 to reflect town centre windfall arising from implementation of Local Plan policies Indicative Capacity reflects Uplift (50) Plus Density Matrix 599 units Plus Consents 260 units Total = 859 units
	District Centres	5,520			5,472

	Policy GSS08 Total				
	Cross Rail 2 Policy GSS09	250			Estimate of 250 units in Phase 3 based on progress of New Southgate Opportunity Area
	WLO Policy GSS09	950			Estimate of 950 based on expected arrival of West London Orbital
	Existing Public Transport Nodes Policy GSS09	450	<p>Site 55 Woodside Park Station East – 0.46 ha site with high PTAL supporting Urban densities of 260 units per ha. Assumption that 20% is non residential</p> <p>$0.46 \times 260 / 100 \times 80 = \mathbf{96 \text{ units}}$</p> <p>-----</p> <p>Site 56 - Woodside Park Station West – 1.37 ha site with high PTAL supporting Urban densities of 260 units per ha. Assumption that 100% is residential</p> <p>$1.37 \times 260 = \mathbf{356 \text{ units}}$</p> <p>of which 96 units are from (19/4293/FUL)</p> <p>-----</p> <p>Sub Total = 452 units</p>		<p>Indicative Capacity reflects</p> <p>Density Matrix 452 units including 96 units from Consent (19/4293/FUL)</p>

	Existing & Major New Public Transport Infrastructure Policy GSS09	1,650			1,652
	Total				
	Estate renewal & infill Policy GSS10			Site 10 – Douglas Bader Park Estate – (20/6277/FUL) 482 units U/C ----- Grahame Park Estate (U/C) (19/5493/OUT) 2,088 units ----- Fosters Estate (U/C) (19/2517/FUL) 189 units ----- West Hendon Estate (U/C) (H/01054/13) 1,150 units ----- Granville Road (U/C) (F/04474/14) 132 units ----- Dollis Valley (U/C) (B/00354/13) 365 units	Indicative capacity reflects Consents Total = 4,555 units

				----- Westhorpe Gardens (U/C) (18/7495/FUL) 149 units ----- Sub Total = 4,555 units	
	Estate renewal & infill Policy GSS10	4,560			4,555
	Total				
	Major Thoroughfares Policy GSS 11		<p>Site 5 – Edgware Hospital – 2.87 ha site with good PTAL supporting Central densities of 170 units per ha. Assumption that 25% of site is non residential.</p> <p>2.87 x 170/100 x 75 = 366 units</p> <p>-----</p> <p>Site 15 – Tesco Coppetts Centre 3.12 ha site with low PTAL supporting Urban densities of 170 units per ha. Assumption that 25% of site is non residential.</p> <p>3.12 x 170 /100 x 75 = 397 units</p>	<p>Finchley Police Station, 193-195 Ballards Lane (COMP) (19/2079/FUL) 41 units</p> <p>-----</p> <p>Land West of Beechwood Avenue (COMP) (18/6355/FUL) 87 units</p> <p>-----</p> <p>Crown Honda, Hyde Estate Road (20/3906/FUL) 470 units</p> <p>-----</p> <p>Colindale Telephone</p>	<p>Indicative capacity reflects Density Matrix = 1,418 units</p> <p>Plus</p> <p>Consents = 2,412 units</p> <p>Total = 3,830 units</p>

			<p>----- Site 31 – Brentmead Place 0.27 ha site with good PTAL supporting Urban densities of 170 units per ha. Assumption that site is 100% residential.</p> <p>0.27 x 170 = 46 units</p> <p>----- Site 50 – Watford Way 0.86 ha site with low PTAL supporting Urban densities of 122 units per ha. Assumption that site is 100% residential.</p> <p>0.86 x 95 = 105 units</p> <p>----- Site 51 – Great North Road 0.81 ha site with high PTAL supporting Urban densities of 122 units per ha. Assumption that 60% of site is non residential.</p> <p>0.81 x 260/100 x 40 = 84 units -----</p>	<p>Exchange (18/0352/FUL) 505 units ----- Site 14 – Sainsburys, The Hyde 19/4661/FUL (U/C) 1,309 units ----- Sub Total = 2,412</p>	
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			<p>Site 63 – Philex House 0.28 ha site with high PTAL supporting Urban densities of 170 units per ha. Assumption that site is 100% residential.</p> <p>0.28 x 170 = 48 units -----</p> <p>Site 65 – Barnet Mortuary 0.28 ha site with low PTAL supporting Urban densities of 70 units per ha. Assumption that site is 100% residential.</p> <p>0.28 x 70 = 20 units -----</p> <p>Site 67 – Great North Leisure Park 3.45 ha site with low PTAL supporting Urban densities of 170 units per ha. Assumption that 40% of site is non residential.</p> <p>3.45 x 170/100 x 60 = 352 units -----</p> <p>Sub Total = 1,118</p>		
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	Major Thoroughfares Policy GSS 11	3,830			3,830
	Total				
	Other large sites Policy GSS01 f (Including car parks - Policy GSS12)		<p>Site 34 – Burroughs Garden Car Park 0.06 ha site with good PTAL supporting Urban densities of 150 units per ha. Assumption that 100% of site is residential.</p> <p>0.06 x 150 = 9 units</p> <p>-----</p> <p>Site 39 – The Burroughs Car Park 0.13 ha site with good PTAL supporting Urban densities of 160 units per ha. Assumption that 100% of site is residential</p> <p>0.13 x 160 = 21 units</p> <p>-----</p> <p>Site 42 – Usher Hall 0.44 ha site supporting Urban densities of 225 units per ha. Assumption that 100% of site is residential for students^{vi}</p>	<p>Site 2 – North London Business Park (NLBP) 15/07932/OUT 1,350 units</p> <p>-----</p> <p>Hendon Hub Sites Site 40 – Meritage Centre and part of Site 41 – PDSA and Fuller Street Car Park (21/4722/FUL) Equivalent to 87 units</p> <p>-----</p> <p>Site 35 – Egerton Gardens Car Park, Site 36 – Fenella and Site 38 – Ravensfield House (21/4709/FUL) Equivalent to 182 units</p> <p>-----</p> <p>Edeleman House, 1238 High Road (17/6853/PNO) (COMP)</p>	<p>Indicative capacity reflects</p> <p>Density Matrix = 230 units (including Car Parks)</p> <p>Plus</p> <p>Consents = 2,275 units</p> <p>Total = 2,505 units</p>

			<p>0.44 x 225 = 99 units (or 248 student units) 248 student units – 180 existing student units = 68 student units</p> <p>68 student units is equivalent to 27 dwellings</p> <p>-----</p> <p>Site 1 – Former Church Farm Leisure Centre 0.13 ha site with low PTAL supporting Urban densities of 95 units per ha. Assumption that 100% of site is residential</p> <p>0.13 x 95 = 12 units</p> <p>-----</p> <p>Site 3 – Osidge Lane Community Halls 0.45 ha site with low PTAL supporting Urban densities of 140 units per ha. Assumption that 75% of site is non residential.</p> <p>0.45 x 140/100 x 25 = 16 units</p> <p>-----</p> <p>Site 4 – Osidge Library & Health Centre</p>	<p>26 units</p> <p>-----</p> <p>45-47 Friern Barnet Road (19/6786/FUL) 22 units</p> <p>-----</p> <p>215-223 High Road (19/1346/FUL) 20 units</p> <p>-----</p> <p>Carmelite Friars, 63 East End Road (18/4221/FUL) 15 units</p> <p>-----</p> <p>Land at Broadfields Primary School (15/03137/FUL) 112 units</p> <p>-----</p> <p>Oak Lodge, 54 The Bishops Avenue (19/5453/FUL) 29 units</p> <p>-----</p> <p>Friern Court (20/2339/FUL) 11 units</p> <p>-----</p> <p>66 Woodside Park Road (19/6833/FUL) 13 units</p> <p>-----</p> <p>Whetstone Delivery Office</p>	
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			<p>0.39 ha site with low PTAL supporting Urban densities of 80 units per ha. Assumption that 50% of site is non-residential.</p> <p>0.39 x 80/100 x 50 = 16 units</p> <p>-----</p> <p>Site 18 – Former East Barnet Library 0.16 ha site with low PTAL supporting Urban densities of 140 units per ha. Assumption that 50% of site is non residential.</p> <p>0.16 x 140/100 x 50 = 12 units</p> <p>-----</p> <p>Site 32 – Manor Road Car Park 0.08 ha site with low PTAL supporting Urban densities of 95 units per ha. Assumption that site is 100% residential.</p> <p>0.08 x 95 = 7 units</p> <p>-----</p> <p>Sub Total = 120 units</p>	<p>(19/3523/FUL) COMP 41 units</p> <p>-----</p> <p>2 - 10 Hermitage Lane 18/4674/FUL 52 units</p> <p>-----</p> <p>70-84 and Land at Oakleigh Road North (19/1950/FUL) 107 units (U/C)</p> <p>-----</p> <p>60 West Hendon Broadway (17/6434/FUL) 53 units</p> <p>-----</p> <p>1,3,4, 5 The Exchange, Brent Cross Gardens 17/2355/PNO 20/5375/PNO COMP 70 units</p> <p>-----</p> <p>186 High Street, Edgware 18/4685/FUL 20 units COMP</p> <p>-----</p> <p>1-5 Princes Parade 19/4784/FUL</p>	
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			<p>----- Policy GSS12 – Redevelopment of car parks (not otherwise allocated in the Local Plan) Estimated capacity = 100 units ----- - Sub Total = 110 units</p>	<p>22 units ----- Moxon Street Garage, Chipping Barnet 18/1337/FUL 10 units COMP ----- 141-143 Dollis Road 17/3796/FUL 23 units U/C ----- Marshall Hall, Hammers Lane 17/6118/FUL 10 units ----- Sub total = 2,275 units</p>	
	<p>Other large sites Policy GSS01 f (Including car parks - Policy GSS12)</p> <p>Total</p>	<p>2,510</p>			<p>2,500</p>
	<p>Small Sites (under 0.25 ha)</p>	<p>5,100</p>			<p>Small Sites estimate based on historic consents. Small sites</p>

	Policy GSS01				allocations are included in Other sites
	Total	44,970			

ⁱ Indicative Capacity does not include Douglas Bader Park Estate which is within Estate Renewal and Infill

ⁱⁱ Mill Hill East is not a Growth Area

ⁱⁱⁱ Increase to urban density due to concentrated nature of the existing buildings on the site.

^{iv} This should be Urban densities

^v Indicative capacity likely to be reduced following refusal of (21/5217/FUL) in June 2022

^{vi} Reduce by 180 student units to reflect existing accommodation