

Barnet's Local Plan

Authorities Monitoring Report 2012/13



Contents

| | | |
|-----|--|-----------|
| | Summary | 1 |
| 1. | Authorities Monitoring Report 2012/13 | 3 |
| | Snapshot of Barnet’s population – a growing borough | 4 |
| 2. | Monitoring Barnet’s Local Development Scheme (LDS) | 6 |
| 3. | Monitoring the Community Infrastructure Levy | 8 |
| 4. | Monitoring the Duty to Co-operate | 9 |
| 5. | Monitoring Neighbourhood Plans | 9 |
| 6. | Understanding Barnet’s Housing Trajectory | 10 |
| 7. | Implementation of the Core Strategy (Policies CS1 to CS3) | 14 |
| | Place Shaping Headlines | 14 |
| | Brent Cross – Cricklewood (BXC) Headlines | 16 |
| | Distribution of Growth Headlines | 17 |
| 8. | Supply of ready to develop housing sites | 19 |
| 9. | Providing quality homes and housing choice in Barnet | 25 |
| | Are we building the right homes for the next generation ? | 25 |
| | Headlines for protecting and enhancing Barnet’s character | 28 |
| | Headlines for Promoting Barnet’s Town Centres..... | 30 |
| | Headlines for Enhancing and Protecting Barnet’s Open Spaces | 31 |
| | Headlines for Promoting a Strong and Prosperous Barnet | 31 |
| | Headlines for Providing Safe, Effective and Efficient Travel | 32 |
| | Headlines for Enabling Inclusive and Integrated Community Facilities and Uses..... | 33 |
| | Headlines for Improving Health and Well-being in Barnet..... | 34 |
| | Headlines for making Barnet a safer place | 34 |
| | Headlines for Ensuring the Efficient Use of Natural Resources | 35 |
| | Headlines for Dealing with our Waste..... | 37 |
| 10. | Implementation of Development Management Policies | 38 |
| | Headlines for protecting Barnet’s character and amenity | 38 |
| | Basement Applications | 38 |
| | Public Houses in Barnet..... | 40 |
| | Headlines for Development Standards | 41 |
| | Headlines for Accessibility and Inclusive Design..... | 41 |
| | Headlines for Environmental Considerations for Development..... | 42 |
| | Tall Buildings Headlines..... | 43 |
| | Headlines for Barnet’s Heritage and Conservation..... | 43 |
| | Headlines for Protecting Housing in Barnet..... | 44 |
| | Headlines for Protecting Housing | 44 |

| | |
|--|-----------|
| Focus on Increased Demand in Student Housing in Barnet..... | 44 |
| Headlines on Development Principles for Barnet’s Town Centres | 46 |
| Clarification on Town Centre Frontages (Development Management Policies) | 48 |
| Betting Shops in Barnet | 48 |
| Headlines for Community and Education Uses | 50 |
| Headlines for New and Existing Employment Space | 50 |
| Biodiversity Headlines..... | 52 |
| Headlines for Travel Impact and Parking Standards | 52 |
| Headlines for Telecommunications..... | 53 |
| 11. Appendix A - Mill Hill East Area Action Plan | 54 |
| Headlines for Mill Hill East | 54 |
| 12. Appendix B - Colindale Area Action Plan | 56 |
| Headlines for Colindale..... | 56 |
| 13. Appendix C | 61 |
| Dollis Valley..... | 61 |
| Grahame Park (New Hendon Village) | 61 |
| Granville Road | 61 |
| Stonegrove and Spur Road Estates | 62 |
| West Hendon | 62 |

Table of Monitored Policies

| Policy..... | Page Number |
|-------------------|-------------|
| POLICY CS1 | 14 |
| POLICY CS2 | 16 |
| POLICY CS3 | 17 |
| POLICY CS4 | 25 |
| POLICY CS5 | 28 |
| POLICY CS6 | 30 |
| POLICY CS7 | 31 |
| POLICY CS8 | 31 |
| POLICY CS9 | 32 |
| POLICY CS10 | 33 |
| POLICY CS11 | 34 |
| POLICY CS12 | 34 |
| POLICY CS13 | 35 |
| POLICY CS14 | 37 |
| POLICY DM01 | 38 |
| POLICY DM02 | 41 |
| POLICY DM03 | 41 |
| POLICY DM04 | 42 |
| POLICY DM05 | 43 |
| POLICY DM06 | 43 |
| POLICY DM07 | 44 |
| POLICY DM09 | 44 |
| POLICY DM11 | 46 |
| POLICY DM13 | 50 |
| POLICY DM14 | 50 |
| POLICY DM16 | 52 |
| POLICY DM17 | 52 |
| POLICY DM18 | 53 |

Summary

The Authorities Monitoring Report (AMR) for 2012/13 provides an analysis of planning policy performance against Barnet's Local Plan policies for the financial year from 1 April 2012 to 31 March 2013.

Barnet is changing. With a growing population, which is younger and more ethnically diverse the borough is becoming more metropolitan in its make-up. This does not mean it should lose the qualities, the good schools, the suburban low density housing, and access to green space that make it distinctive and attract people to live here.

The AMR is integral to identifying policies which are performing effectively as well as helping to strengthen policy areas which are changing and require a new response.

The AMR can identify trends. A trend is where there has been three clear years where the measure has consistently risen or fallen from the Local Plan baseline of 2010/11.

By effectively managing and monitoring change we can keep what is best about Barnet.

This AMR covers a period of significant local policy change. In September 2012 we adopted the Local Plan Core Strategy and Development Management Policies documents. Replacing the 170 policies from the 2006 Unitary Development Plan with a new suite of 34 Local Plan policies helps create a clearer and more concise planning framework for Barnet.

With clarity in mind we acknowledge that Local Plans have been tied up in unnecessary prescription, complex bureaucratic terminology and acronyms aplenty. We have therefore endeavoured to produce an AMR that reflects Barnet's clear and concise planning framework.

Key achievements highlighted in the AMR include:

- New Local Plan for Barnet with Core Strategy and Development Management Policies adopted in September 2012
- New SPDs on Sustainable Design & Construction and Residential Design Guidance adopted in April 2013. These SPDs provide further detail on implementing Local Plan policies
- Mayoral Community Infrastructure Levy introduced in May 2012
- Barnet Community Infrastructure Levy introduced in May 2013
- Barnet has a development pipeline of 27,000 new homes by 2025/26
- 1,370 new homes completed in 2012/13, one of the highest levels in London
- Colindale – a vibrant, successful and diverse neighbourhood making the largest contribution to housing delivery in Barnet, accounting for 42% of borough housing target to 2025/16
- Mill Hill East – major regeneration in the heart of Barnet. One of the highest quality sustainable developments in North London. Transformation underway with first phases of Millbrook Park (a scheme of 2,170 new homes) under construction
- Brent Cross-Cricklewood (BXC) is the largest and most valuable development in Barnet. It will create a sustainable mixed use metropolitan town centre with substantial residential, commercial and retail uses. BXC development re-phased and expected to proceed to timeline of 2010 hybrid planning consent
- Barnet's priority town centres now have planning frameworks or Town Teams in place to manage their future prosperity
- Town centres in general good health but rising vacancy trends in Chipping Barnet and North Finchley

1 Authorities Monitoring Report 2012/13

- 1.1.1 The Authorities Monitoring Report sets out how Barnet's planning policies have been implemented over the previous financial year and how the council's planning documents are progressing. This AMR generally focuses on the period April 2012 to March 2013. In addition it provides planning updates on development trends in Barnet as at February 2014 and reflects on national changes to permitted development rights which came into force in May 2013.
- 1.1.2 Barnet has been producing Annual Monitoring Reports since 2004. The Localism Act 2011¹ changed the requirements for monitoring, moving away from national core indicators. The focus is now on more local indicators that help to measure the implementation of planning policies and identify key planning issues which are more relevant to local people. This is the key difference between the Authorities Monitoring Report and the Annual Monitoring Report. Both are known as the AMR.
- 1.1.3 The local issues that this AMR focuses on include the health of Barnet's town centres and the impact of revisions to the Use Classes Order for change of use from offices to residential. This AMR examines trends in student housing, basement development and the increased clustering of betting shops as well as the loss of pubs.
- 1.1.4 The AMR also examines the implementation of the policies in the Local Plan Core Strategy and Development Management Policies documents as well as the Area Action Plans for Colindale and Mill Hill East. In addition the AMR highlights progress on the strategic planning documents that the Council through the Local Development Scheme (LDS)² has set out a commitment to produce as part of the Local Plan.
- 1.1.5 The AMR is required to set out details of receipts generated by the Community Infrastructure Levy (CIL)³. It must also reflect progress on neighbourhood plans and updates on actions taken under the duty to co-operate.
- 1.1.6 Sources for Tables and Figures in the AMR are from RE Planning Policy unless otherwise indicated.

¹ The scope of the Authorities Monitoring Report is set out in Part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012

² The LDS sets out the timetable for Local Plan documents the Council intends to produce in next 3 years. Version 3 of the LDS was published in July 2011

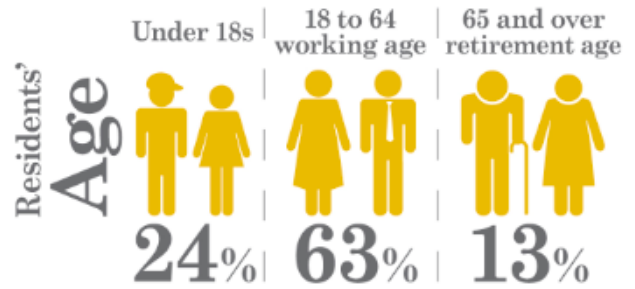
³ CIL is a levy on new development to support infrastructure funding. Barnet introduced its CIL on May 1st 2013.

1.2 Snapshot of Barnet's population – a growing borough

Barnet's population in 2011

356,400

An increase of 11.5% since 2001 (41,800). During the same period, London grew by 11.6%

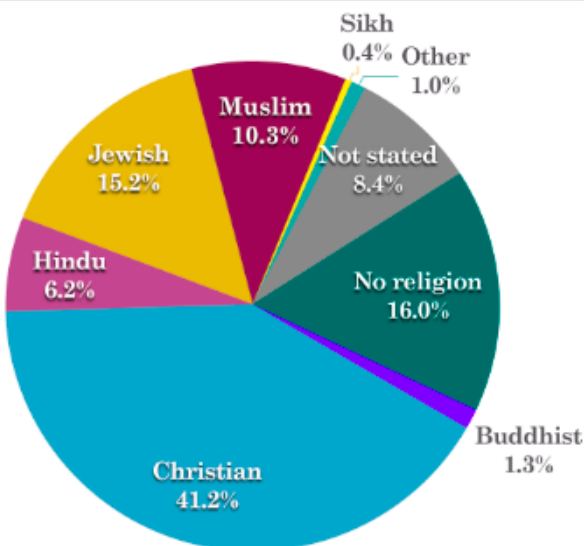
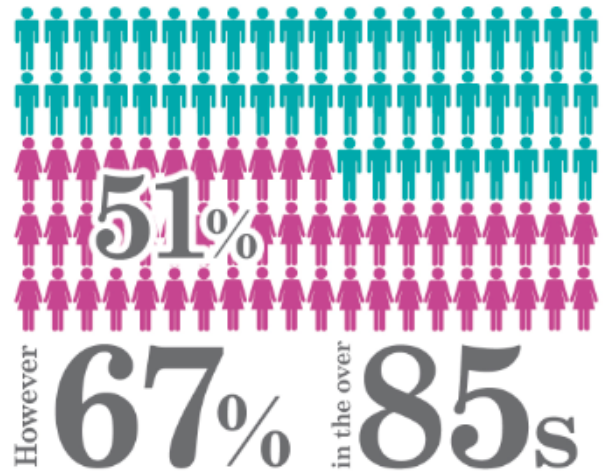


Households in Barnet
136,000 in 2011

↑ 60,000

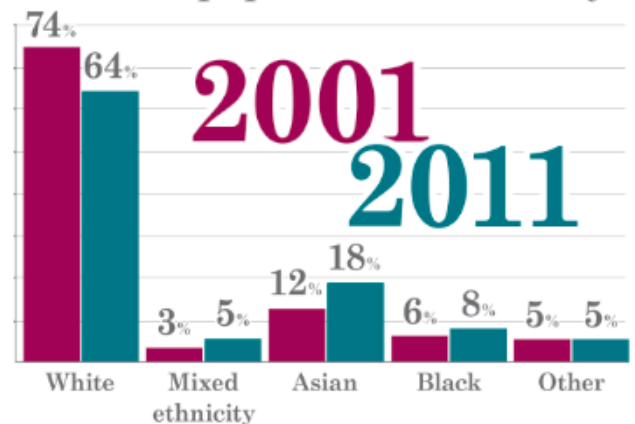
Barnet population expected to increase by 2021 (Source: GLA)

Barnet female population in 2011



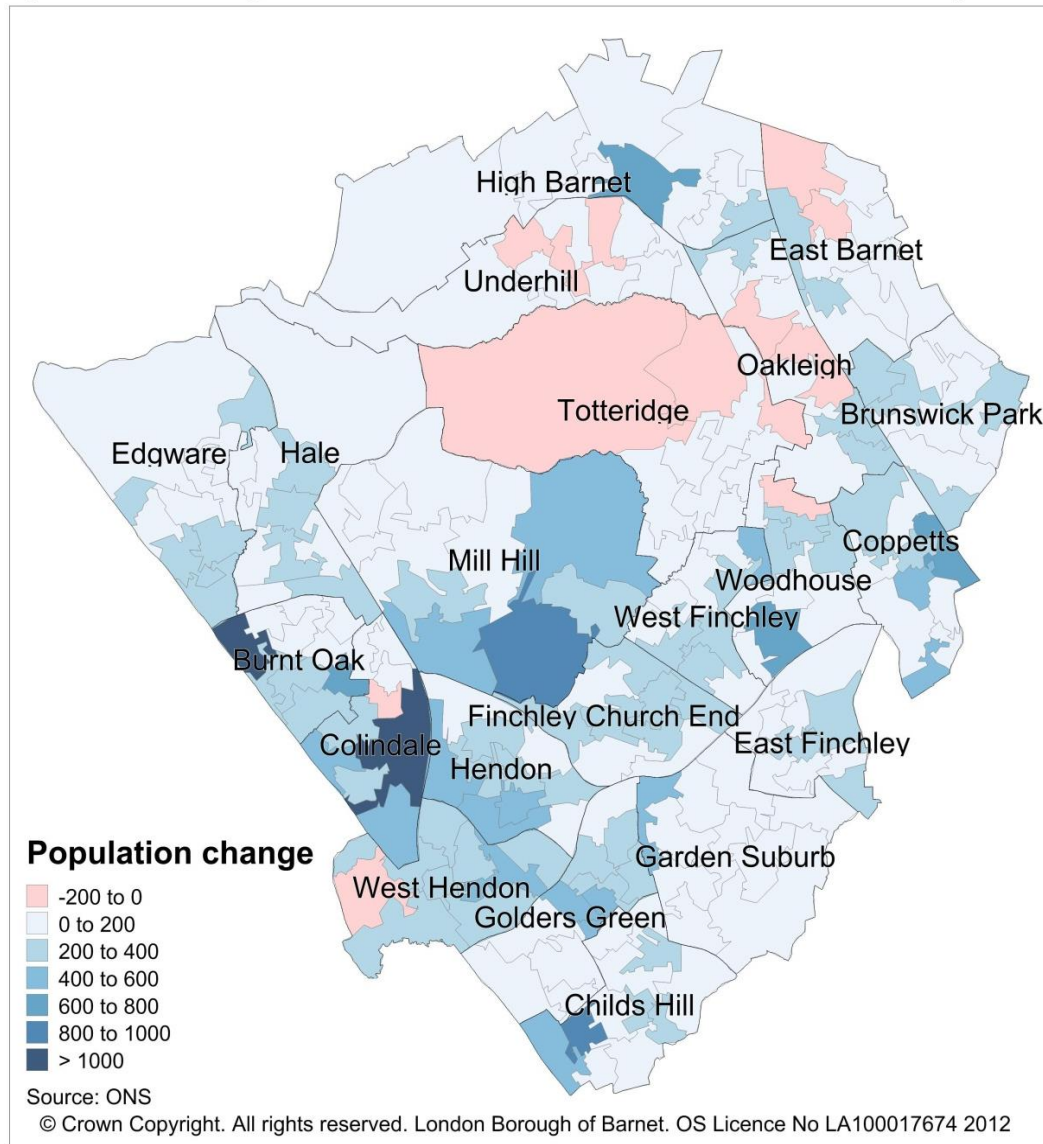
Information on this page is from the 2011 Census.

Barnet's population – ethnicity



Source: LB Barnet Commissioning Group

Map 1 – Population Change between 2001 and 2011



Source: LB Barnet Commissioning Group

- 1.2.1 According to the 2011 Census Barnet is now home to 356,400 people, a 11.5% increase on 2001. Population growth as shown in Map 1 above is mainly focused in the west of the borough. In eight wards (Coppetts, Colindale, Golders Green, Childs Hill, Finchley Church End, Hendon, West Finchley and Mill Hill) the population of 0 to 19 year olds grew by more than 20% since 2001. The resultant broad trend is that the north of the borough is getting older and the south is getting younger.
- 1.2.2 Barnet’s ethnic diversity has continued to increase. The population is more diverse in the south of the borough than the north. Barnet has a high percentage of households with multiple ethnicities and multiple languages spoken suggesting a higher level of ethnic integration than other parts of London, particularly other Outer London boroughs.

2 Monitoring Barnet's Local Development Scheme (LDS)

2.1.1 Barnet's most recent Local Development Scheme (LDS) was published in July 2011. The LDS sets out the intentions of the Council for the Local Plan, in particular the Development Plan Documents and Supplementary Planning Documents it intends to produce and the timetable for their production and review. The Council intends to revise the LDS in 2014/15.

2.1.2 Since April 2012 the following has happened:

Core Strategy and Development Management Policies

- Consultation on National Planning Policy Framework (NPPF) Further Proposed Changes in April 2012
- Inspector's Report received June 2012 and concluded that both documents satisfy the requirements of the Planning & Compulsory Purchase Act 2004 and meet criteria for soundness in the NPPF
- Both documents formally adopted by LB Barnet in September 2012

North London Waste Plan (NLWP)

- Examination in Public hearing sessions started and were adjourned in June 2012 as Inspector was concerned that NLWP did not meet legal duty to cooperate.
- Inspector highlighted the absence of constructive, active and ongoing engagement between the NLWP boroughs and the planning authorities to which significant quantities of North London's waste are exported.
- Inspector's Report concluded in March 2013 that NLWP failed to fulfil legal duty to cooperate and should not be adopted
- Re-launch of NLWP in April 2013 inviting views on what the new Plan should contain.

Supplementary Planning Documents

- Consultation on draft SPDs on Residential Design Guidance and Sustainable Design and Construction - November 2012
- Consultation on draft SPD on Planning Obligations – December 2012
- The 3 SPDs listed above were adopted in April 2013
- Consultation on draft SPD on Delivering Skills, Employment, Enterprise and Training (SEET) from Development through S106 in February 2014

2.1.3 Table 1 shows Barnet's progress so far on DPDs and indicates how the Council will move forward with NLWP2, Site Allocations and revisions to the Statement of Community Involvement. This is subject to revision of the LDS in 2014/15.

Table 1: Local Development Scheme Progress (DPDs)

| Activity | LDS Milestones | Progress | Comments |
|--|--|--|--|
| Core Strategy | Publication Consultation - May 2011 Submission - July 2011 Examination - Sept 2011 Adoption - Dec 11 | Completed Completed Completed Completed | Aug 2011 Dec 2011 Sept 2012 |
| Development Management Policies | Publication Consultation - May 2011 Submission - July 2011 Examination - Sept 2011 Adoption - Dec 11 | Completed Completed Completed Completed | Sept 2011 Dec 2011 Sept 2012 |
| North London Waste Plan (NLWP)1 | Publication Consultation - May 2011 Submission - Sept 2011 Examination - Dec 2011 Adoption - April 2012 | Completed Completed EIP Started Not started | NLWP1 not adopted. New indicative programme. See NLWP2. |

| Activity | LDS Milestones | Progress | Comments |
|--|---|---|---|
| North London Waste Plan (NLWP)2 | Preferred Stage Consultation April 2013 Publication Consultation Nov 2015 Submission – Apr 2016 Examination - Sep 2016 Adoption – May 2017 | Completed Not started Not started Not started Not started | Not started Not started Not started Not started |
| Site Allocations | Preferred Stage Consultation - Oct 2011 Publication Consultation – Jan 2012 Submission - May 2012 Examination - July 2012 Adoption - Oct 2012 | Not started Not started Not started Not started Not started | Programme for Site Allocations will be revisited in 2014/15 |

2.1.4 Table 2 shows progress on the production of Supplementary Planning Documents (SPDs). SPDs help to implement Local Plan policies so the slippage in producing the Core Strategy and Development Management Policies documents has an impact on delivery of lower tier documents such as Residential Design Guidance.

Table 2: Local Development Scheme Progress (SPDs)

| Activity | LDS Milestones | Progress | Comments |
|---|---|--|---|
| Sustainable Design and Construction | Pre-production– Jan 2011 Production / Consultation – Sept 2011 Assessment of Representations – Nov 2011 Adoption – Dec 2011 | Completed Completed Completed Completed | Jan 2012 Nov 2012 Jan 2013 April 2013 |
| Residential Design Guidance | Pre-production – Jan 2012 Production / Consultation – June 2012 Assessment of Representations – Oct 2012 Adoption – November 2013 | Completed Completed Completed Completed | Jan 2012 Nov 2012 Jan 2013 April 2013 |
| Planning Obligations SPD | Pre-production - Jan 2012 Production / Consultation – April 2012 Assessment of Representations – July 2012 Adoption – Aug 2012 | Completed Completed Completed Completed | Sept 2012 Dec 2012 Jan 2013 April 2013 |
| Contributions to Skills, Training, Employment and Enterprise⁴ | Pre-production -- Sept 2011 Production / Consultation – Feb 2012 Assessment of Representations – May 2012 Adoption – June 2012 | Completed Started Not started Not started | June 2013 Feb 2014 June 2014 Sept 2014 |
| Affordable Housing | Pre-production - Jan 2012 Production / Consultation – April 2012 Assessment of Representations – July 2012 Adoption – Aug 2012 | Not started | Programme for this SPD will be revisited in 2014/15 |
| Green Infrastructure | Pre-production - Start preparation of the evidence base – Jan 2012 Production -/ Consultation – June 2012 Assessment of Representations – Oct 2012 Adoption – Nov 2012 | Not started | Programme for this SPD will be revisited in 2014/15 |

2.1.5 The Council has engaged in a series of national and regional planning consultations since April 2012. Barnet’s contributions include :

- Response to Mayor’s Lifetime Neighbourhoods draft SPG (GLA workshop - July 2012)
- Exemption case for LB Barnet to CLG (Office to Residential) (Feb 2013)
- Response to Mayor’s Shaping Neighbourhoods: Character & Context draft SPG (GLA steering group - Sept 2011-May 2013)
- Response to Mayor’s Town Centres Draft SPG (May 2013)
- Response to LB Enfield North Circular Area Action Plan submission draft (May 2013)
- Response to CLG’s Greater Flexibilities for Change of Use (Oct 2013)
- Response to CLG Housing Standards Review (Oct 2013)

⁴ Formerly known as Contributions to Enterprise, Employment and Training

3 Monitoring the Community Infrastructure Levy (CIL)

- 3.1.1 Barnet Council is a CIL collecting authority. This enables it to collect CIL on commencement of planning approved development.
- 3.1.2 The Mayor of London's CIL was adopted in April 2012, one year prior to Barnet's own CIL meaning that more liable developments have commenced during the past year, and therefore more CIL income has been collected. At the present time Mayoral CIL raises funds towards the cost of constructing Crossrail and is a London-wide charge, applying to most land uses. In Barnet the Mayoral CIL is £35 per m². Since April 2013 Barnet has collected £1.42m of Mayoral CIL from 67 implemented planning consents
- 3.1.3 The Council has adopted a CIL Charging Schedule for Barnet. Collection of Barnet CIL commenced on May 1st 2013. The Council has a flat rate charge of £135 per m² on all types of chargeable development:
- residential (Use Classes C1-C4) and
 - retail (Use Classes A1-A5).
- 3.1.4 All 'chargeable development' is defined as:
- consisting of buildings usually used by people (but excluding buildings to which people do not usually, or only occasionally, go to inspect machinery or structures such as electricity pylons or substations)
- 3.1.5 Since May 2013 the Council has collected £354,000 of Barnet CIL from 16 implemented planning consents.
- 3.1.6 Since 1st April 2013 the Council has issued 303 liability notices for a total value of £7m Mayoral CIL and £11.3m Barnet CIL. However a large number of these sites may end up claiming exemption or relief from payment of the CIL contributions. Together with the number of sites that will not commence under this permission, it is not expected that a large proportion of these funds will actually be received.
- 3.1.7 Planning changes introduced in May 2013 relax planning controls over conversion of offices to residential use. Subject to a Prior Approval process planning permission is not required for such conversions. Therefore such schemes are not CIL liable. Therefore such schemes are not liable for CIL as there is usually 100% retained floor space, and neither can S106 Planning Obligations be applied to mitigate the impacts of the development.
- 3.1.8 The implementation of such schemes is estimated to lead to up to £2.5 million of lost S106 to Barnet through the relaxation of these planning controls. This is based on the gross office floor space lost (18,500m² x CIL rate) since May 2013 as the S106 and CIL charges are broadly equivalent, particularly if the lost affordable housing requirements are included within the quantum of impact.
- 3.1.9 The most significant change to CIL liability is the adoption of the Amendment Regulations in February 2014, which will lead to the loss of all CIL income linked to residential extension and annexes, as well as in relation to all self-build developments. In a single month a total of £129,000 of relief has been granted in relation to four developments.
- 3.1.10 In terms of Social Housing Relief, a total of £7.4m has been granted to date from the two CIL levies since April 2013 in relation to 15 development schemes.

4 Monitoring the Duty to Co-operate

- 4.1.1 Under the Localism Act the Council as a 'local authority' has a new 'duty to co-operate'. It requires that councils and public bodies 'engage constructively, actively and on an ongoing basis' with other local planning authorities on strategic priorities to ensure that plans are in place to support the current and future projected levels of development, in particular where there are issues of cross boundary impact.
- 4.1.2 The council continues to work in collaboration with neighbouring authorities and other relevant agencies to discuss common issues. Table 3 shows meetings since the introduction of Duty to Co-operate in November 2011.

Table 3: Duty to Co-operate and Barnet

| Public body | Meeting dates | Venue |
|---|-------------------|-----------------|
| Mayor of London (London Plan team) | 3 November 2011 | City Hall |
| Hertsmere Borough Council (Planning Policy team) | 17 April 2012 | Hertsmere |
| Environment Agency | 25 September 2012 | Barnet |
| London Borough of Enfield (Planning Policy team) | 1 October 2012 | Barnet |
| Drain London Forum | 4 October 2012 | City Hall |
| London Borough of Harrow (Planning Policy team) | 11 February 2013 | Harrow |
| Drain London Forum | 28 February 2013 | City Hall |
| GLA workshop on Duty to Cooperate | 22 March 2013 | City Hall |
| West London Alliance Policy Officers | 25 April 2013 | Ealing |
| Environment Agency (Water Framework Directive) workshop | 3 May 2013 | Hatfield |
| Drain London Forum | 24 May 2013 | City Hall |
| LB Enfield North Circular Area Action Plan submission draft - Barnet's response | 30 May 2013 | Email |
| West London Alliance Policy Officers | 27 June 2013 | Ealing |
| GLA - SHLAA | 7 August 2013 | City Hall |
| London Borough of Camden (GTANA) | 12 November 2013 | Phone Interview |
| Welwyn Hatfield Borough Council (SHMA) | 12 November 2013 | Phone Interview |
| Transport for London | 29 November 2013 | Barnet |
| London Borough of Camden (Planning Policy team) | 13 December 2013 | Camden |
| London Borough of Haringey (SHMA) | 17 December 2013 | Haringey |
| West London Alliance Policy Officers | 19 December 2013 | Ealing |
| Hertsmere Borough Council (Planning Policy team) | 23 January 2013 | Barnet |

GTANA - Gypsy and Traveller Accommodation Needs Assessment
 SHLAA – Strategic Housing Land Availability Assessment
 SHMA – Strategic Housing Market Assessment

5 Monitoring Neighbourhood Plans

- 5.1.1 The Localism Act introduced new rights and powers for communities, providing an opportunity for them to get directly involved in planning for their areas through Neighbourhood Development Plans (NDPs). There are three types of Neighbourhood Plans listed in the Localism Act - Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.
- 5.1.2 Neighbourhood plans are about developing land in a way that is sympathetic to the needs of local stakeholders and for giving local people a greater say in where new development should go and what it should look like. Once plans are adopted they will become an important consideration when making decisions on planning applications.
- 5.1.3 We have highlighted neighbourhood planning in the following ways :

- In May 2012 Council planners made a presentation to the Federation of Residents Associations (FORAB) explaining that neighbourhood planning involves a range of options and that those groups interested in starting a Neighbourhood Plan should talk to the council prior to making an application.
- In July 2012 further discussions on neighbourhood planning took place between the Leader of the Council and FORAB representatives.
- In November 2012 a further invitation to talk was repeated by planners who attended the November FORAB meeting.
- In June 2013 the Council published a web page on neighbourhood planning

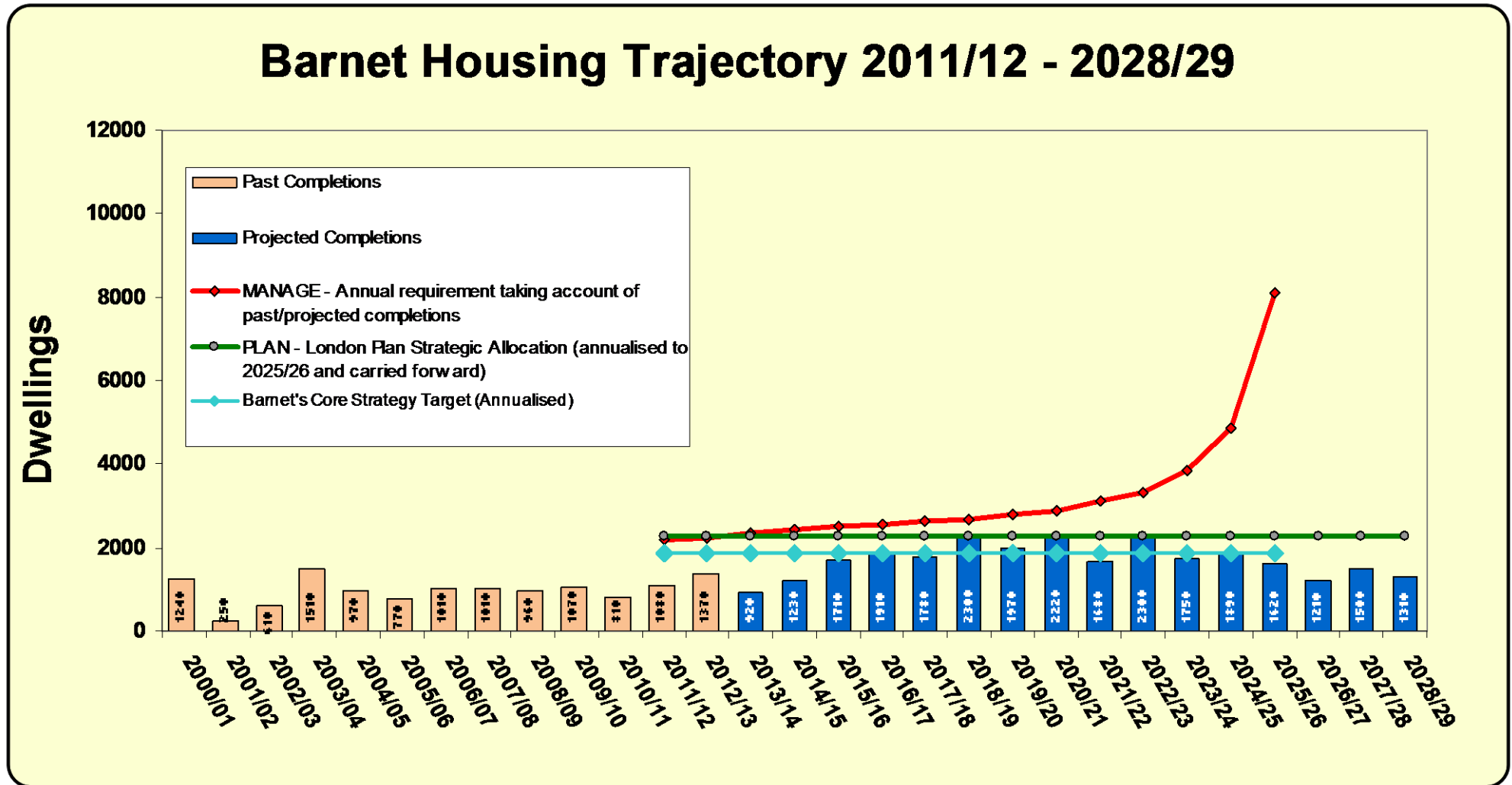
http://www.barnet.gov.uk/info/940434/neighbourhood_planning/1143/neighbourhood_planning

- 5.1.4 As of February 2014 the Council has received expression of interest in Neighbourhood Plans in Mill Hill, West Finchley and Childs Hill. We are working with community groups on progressing these proposals in 2014/15.

6 Understanding Barnet's Housing Trajectory

- 6.1.1 The housing trajectory as shown in Figure 1 highlights housing delivery over the next 15 years. Looking up to 2028/29 it goes beyond the time-frame of the Core Strategy, the baseline of which is 2011/12. It provides a breakdown of Barnet's housing development pipeline. These are planning approved schemes that either have planning consent or are allocated in the Core Strategy, Area Action Plans for Colindale Mill Hill East, Town Centre Frameworks or Planning Briefs. This development pipeline consists of 28,000 extra new homes that are expected to be delivered in the next fifteen years.
- 6.1.2 The trajectory focuses on the progress of major development schemes (ie 10 or more residential units) and includes strategic regeneration areas: Brent Cross Cricklewood (BXC); Colindale; and Mill Hill East as well as strategic housing developments on the priority estates: Dollis Valley, Grahame Park, Granville Road, Stonegrove and Spur Road, and West Hendon.
- 6.1.3 The trajectory illustrates the rate of housing delivery and has incorporated a realistic assessment of build out times of complex strategic developments such as BXC; Colindale; and Mill Hill East. The BXC scheme is expected to deliver its first new homes by 2017/18 and the regeneration of the area is expected to take at least 20 years to complete.
- 6.1.4 Barnet's current housing target is set out in the London Plan 2011. The target is set at 22,550 homes to be provided between 2011 and 2021. A breakdown of the proposed housing capacity over the 10 year period equates to a figure of 2,255 units per annum i.e. Barnet's Strategic Allocation. The target is set to be altered in 2014 by the GLA in response to 2011 Census which identified that London's population has been under estimated. This has led the GLA to reassess housing targets for the boroughs in order to meet housing demand.
- 6.1.5 In summer 2013 the Council worked in partnership with the GLA to produce the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA underpins the new strategic housing target for Barnet set out in Further Alterations to the London Plan published in January 2014.

Figure 1 – Barnet’s Housing Trajectory



6.1.6 Key to the understanding the trajectory is a focus on monitoring and managing the cumulative completions in accordance with the strategic allocation (the London Plan) rather than simply highlighting the annualised rates of completions. Barnet's housing trajectory shows:

- net additional dwellings since 2000/01;
- net additional dwellings for 2011/12;
- projected net additional dwellings over a 15 year period (up to 2028/29);
- the annual net additional dwelling requirement for the lifetime of the Local Plan (MANAGE);
- annual average number of net additional dwellings needed to meet overall housing requirements, with regards to previous year's performance (MONITOR) as shown in Figure 2

6.1.7 Barnet had the 4th highest level of net housing completions in London in 2012/13. An additional 1,370 new homes were built in Barnet in 2012/13. Only Hillingdon, Lewisham and Southwark have delivered more new homes than Barnet in 2012/13. Figures 3 and 4 show how we compare with other London Boroughs with regard to housing delivery.

6.1.8 In terms of affordable housing Barnet has delivered the 9th highest number of affordable homes (1,072) compared with all London Boroughs. Croydon is the only other outer London borough to have delivered more affordable homes than Barnet for the same period.

Figure 2 – Barnet's Housing Performance against the London Plan

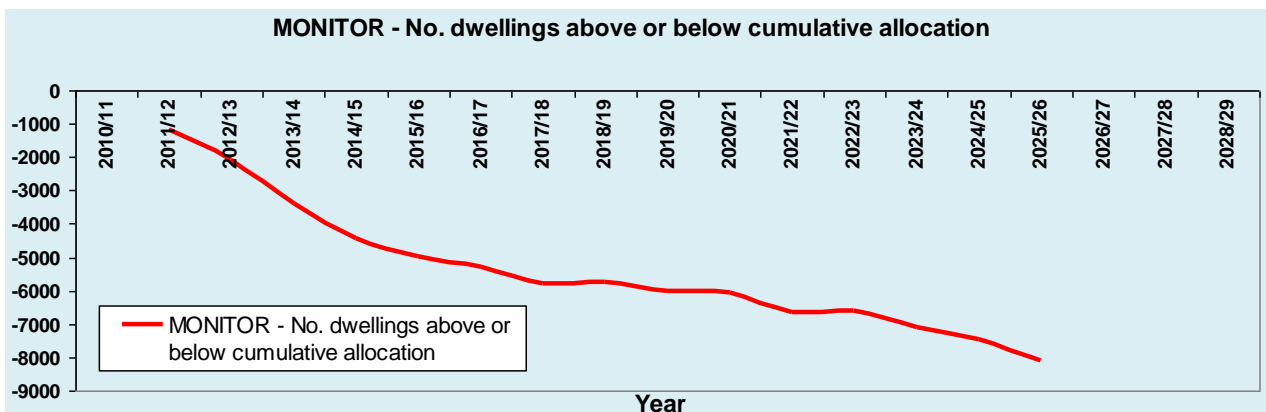
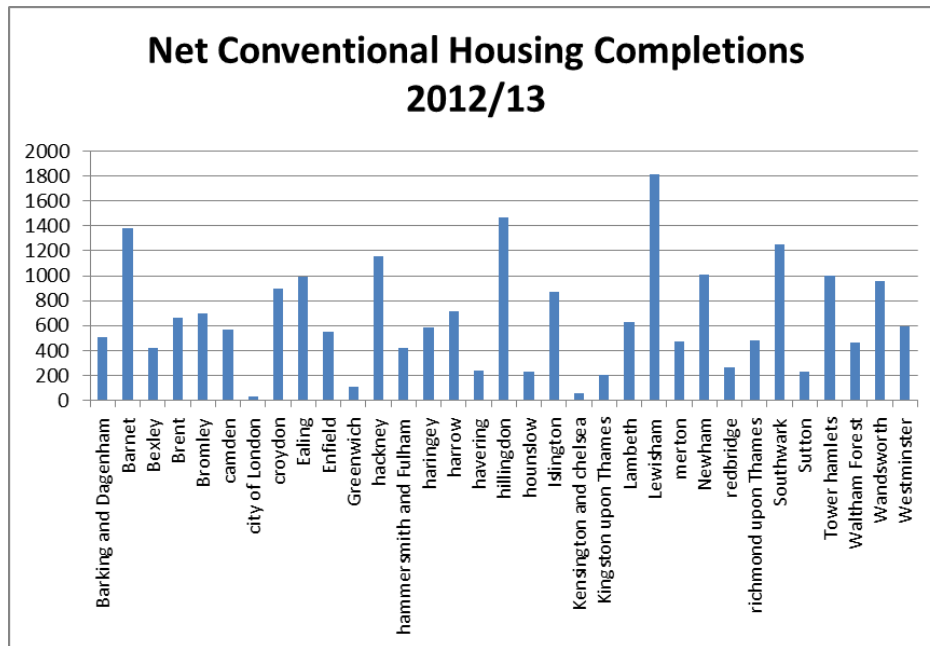
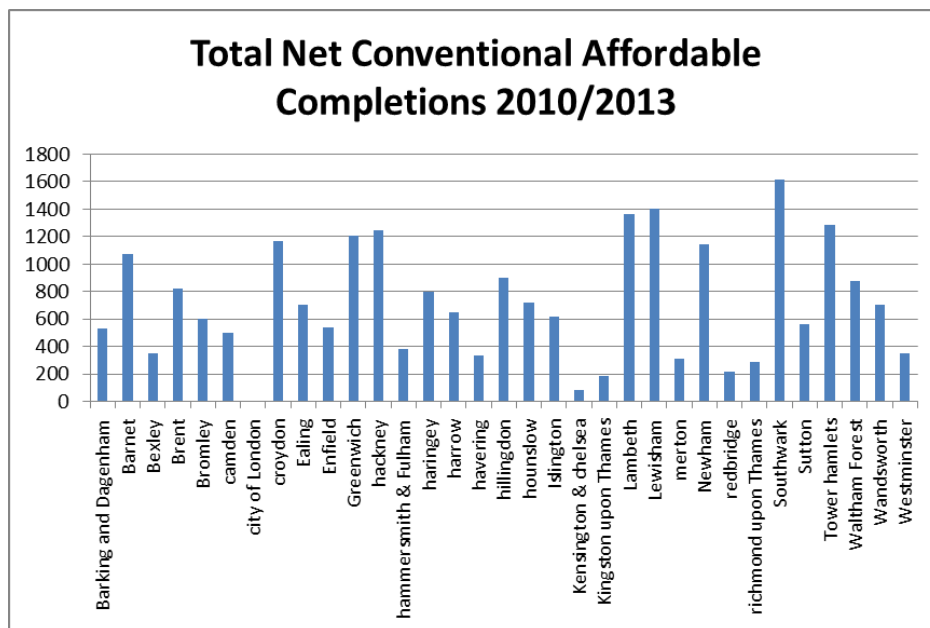


Figure 3 – Housing Delivery - Barnet and other London Boroughs 2012/13



Source: London Development Database (GLA) 2014

Figure 4 – Affordable Housing Delivery - Barnet and other London Boroughs 2012/13



Source: London Development Database (GLA) 2014

7 Implementation of the Core Strategy

| Policy CS 1 – Barnet’s Place Shaping Strategy | | | |
|---|--|---|--|
| Indicator Number | Indicator | Targets | Progress |
| CS 1A | Net additional dwellings per annum | Deliver 22,000 new homes between 2011/12 and 2021/22 Deliver 28,000 new homes between 2011/12 and 2025/26 | On the basis of the Housing Trajectory (Figure 1) we estimate that : 18,000 new homes will be delivered between 2011/12 and 2021/22 26,000 new homes will be delivered between 2011/12 and 2025/26 Section 6 provides more details on the housing trajectory. |
| CS 1B | Housing quality – building for life | To deliver an annual increase in the proportion of completed major housing schemes assessed under Building for Life Standard and meeting the 'good' standard. | In 2012 the Building for Life standard was substantially revised. BfL12 now focuses on a traffic light assessment by developers of their own schemes. Developers in Barnet yet to adapt to BfL12 The Housing Design Awards promote the significant role planning and communities play in the quality of new homes built. See nominations for schemes under construction in 2012/13. See place shaping headlines below. |
| CS 1C | Amount of borough designated Metropolitan Open Land/Green Belt | Maintain area of land (within LB Barnet) designated Green Belt (2,466 Ha) and Metropolitan Open Land (690 Ha). | No loss of Green Belt or Metropolitan Open Land |
| CS 1D | Coverage of Town Centres with Town Centre Frameworks or their equivalent | Adopt Town Centre Frameworks for Priority Town Centres by 2015/16 (Chipping Barnet, Edgware, Finchley Church End and North Finchley) | Spires (Chipping Barnet) Planning Framework adopted July 2012 Chipping Barnet Town Centre Strategy adopted June 2013 and supported by Chipping Barnet Town Team Edgware Town Centre Development Framework adopted June 2013 and supported by Edgware Town Team Finchley Church End Town Centre Strategy adopted June 2012 North Finchley Town Team launched April 2013 North Finchley Development Framework Issues and Options Consultation June 2009 |

7.1 Place Shaping Headlines

- 7.1.1 Despite economic downturn we still expect to deliver a substantial number of new homes over the next 15 years. By 2029 there will be nearly 30,000 additional new homes in Barnet.
- 7.1.2 Barnet continues to submit examples of high quality housing to the Housing Design Awards including
- Carmel Gate in Temple Fortune. Former Carmelite Monastery transformed into
 - 22 apartments and 3 mews houses within the locally listed monastery building with 5 detached houses within the Monastery grounds
 - Good example of reuse of building of local importance. Provides good quality homes of a traditional style designed to respect the locally listed building.
 - Zenith House, Edgware Road
 - 309 flats and mews houses with commercial ground floor.
 - Good example of tower design (16 storeys) against mansion block and perimeter mews houses.
 - Stonegrove Estate (Evolution South) Character Zones 3, 4 and 8
 - Mix of houses and flats. Part of wider estate regeneration for 937 homes.

- Good example of contemporary designed terraced houses and courtyard houses in high quality brick.
 - Stonegrove scheme achieved Gold in Barratt's Q17 Annual Design Award, 2013
 - Kingsgate House, Amberden Avenue
 - 64 units. Mix of houses and flats.
 - Good example of traditional style and detailing designed and executed to high standard.
- 7.1.3 Continued protection of Green Belt and Metropolitan Open Land that covers over one third of Barnet.
- 7.1.4 All priority town centres now have Town Centre Frameworks / Strategies or established Town Teams. The Town Teams manage and promote their town centres and take forward initiatives to improve their economic and environmental condition.
- 7.1.5 Outer London Fund support (£2m) for North Finchley and Cricklewood town centres – public realm improvements, supporting local businesses and community events up to March 2014.
- 7.1.6 Mary Portas Review funding (£10k) for Edgware – supporting local businesses up to March 2014

| Policy CS 2 – Brent Cross – Cricklewood | | | |
|--|-------------|--|--|
| <p>The Brent Cross – Cricklewood (BXC) Development Partners have been responding to the challenging economic conditions by considering the re-phasing of the scheme to produce a viable development whilst remaining within the boundaries of the outline consent.</p> <p>In early 2013 the Development Partners began pre-application discussions to adjust the planning conditions of the 2010 permission through a Section 73 application. In January 2014 the Council resolved to approve the Section 73 application subject to Direction to Secretary of State and S106.</p> <p>The Section 73 application reflects evolution of the scheme since 2010. It re-considers elements of the form, phasing and delivery of the 2010 permission. A key element of the Section 73 proposal is the provision of a 'Living Bridge' a new pedestrian and cycle bridge across the A406. This 'Living Bridge' will significantly improve connectivity between the two parts of the new town centre to be created at Brent Cross Cricklewood.</p> <p>The Section 73 application cannot change the timescales attached to the 2010 permission and it is anticipated that the development will proceed within the timescales set out in the outline consent.</p> <p>This AMR focuses on progress with BXC indicators up to end of 2013. The full list of Monitoring Indicators for Brent Cross – Cricklewood is set out in Appendix B of the Core Strategy.</p> | | | |
| <p>Note 1: A Section 73 Application was submitted in October 2013 to amend conditions attached to 2010 permission. This was approved by the Council in January 2014 subject to Direction to Secretary of State and S106.</p> | | | |
| Indicator Number | Indicator | Targets | Progress |
| CS 2AA | 2010 - 2012 | <ul style="list-style-type: none"> a) Grant of BXC planning permission b) Completion of Planning Performance Agreement (para 22 of Initial Planning Agreement Schedule 2 c) BXC Public Consultation Strategy approved (Condition 1.23). Planning & development forums established (if appropriate) d) Detailed topographical and geotechnical surveys e) Existing Open Space site measurement approved (Condition 2.3) f) Detailed transportation survey work undertaken to underpin the pre-commencement transport approvals | <ul style="list-style-type: none"> a) Hybrid planning permission granted 28 October 2010. Section 73 Application (see note 1). No pre-commencement conditions attached to 2010 consent have been discharged. |
| CS 2 AB | 2010 - 2012 | <ul style="list-style-type: none"> Discharge of relevant pre-reserved matters conditions, including: a) A5 Corridor Study (Condition 2.7) b) Construction Consolidation Centre Feasibility Report (Condition 1.9) c) Framework Servicing and Delivery Strategy (Condition 1.21) d) Phase 1 Transport Report (Condition 37) e) Walking and Cycling Study (Condition 1.20) f) Mobility Feasibility Study and Strategy (Condition 1.25) g) RDF Feasibility Study (Condition 35.3) h) Vacuum Waste Collection System Feasibility Study (Condition 1.24) | <ul style="list-style-type: none"> Pre-application discussions have commenced in relation to key pre-commencement conditions. Section 73 Application (see note 1). No pre-commencement conditions attached to 2010 consent have been discharged |

| Indicator Number | Indicator | Targets | Progress |
|------------------|-------------|---|--|
| CS 2 AC | 2010 - 2012 | <p>Detailed design of Site Engineering and Preparation Works (Condition 1.8) including:</p> <p>a) Identification of Remediation Zones and Sub-Zones for Phase 1 (Condition 31.1)</p> <p>b) Commence Site Specific Remediation Strategy for Remediation Zones in Phase 1 (Condition 28.7)</p> <p>Detailed design work in relation to alignment of the primary and secondary road network within the development as the basis for fixing the Highways Orders needed to enable the development to proceed (Condition 13.1)</p> <p>c) Site assembly process progress :</p> <ul style="list-style-type: none"> • negotiations with owners / occupiers • site acquisition strategy • Residential Relocation Strategy (Condition 1.10) and Business Relocation Strategy (Condition 46.3) • Compulsory Purchase Order (CPO) boundary defined <p>d) Site referencing process for CPO commenced.</p> | <p>a) as above</p> <p>b) as above</p> <p>c) Site assembly progress</p> <p>Contacts with owners / occupiers made through draft land take schedule (Dec 2012)</p> <p>Site acquisition strategy commenced (Dec 2012)</p> <p>Commercial property relocation strategy commenced (Feb 2013)</p> <p>Residents Adviser appointed for Whitefield Estate</p> <p>d) Site referencing process has commenced and a data base is being compiled.</p> |
| CS 2 BA | 2013 - 2014 | <p>Between 2013 and 2014</p> <p>a) Consultative Access Forum established</p> <p>b) Inclusive Access Strategy and Wayfinding Strategy approved (Condition 1.26)</p> <p>c) Clitterhouse Mobility Scheme approved (Condition 2.2)</p> <p>d) Pedestrian and Cycle Strategy approved (Condition 2.8)</p> <p>e) Estate Management Framework approved (Condition 7)</p> <p>f) Employment Skills Action Plan approved (Condition 10)</p> <p>g) Phase Car Parking Standards and Phase Car Parking Standards approved for Phase 1 (Condition 11.2)</p> <p>h) Scheme for Existing Landscape features in Phase 1 and Phase 1 arboricultural method statement approved (Condition 27)</p> | <p>a) & b) Initial meeting of the BXC Access Forum held in October 2013 with local interest groups. Forum will need to be established as part of the Development Partners pre-commencement activities.</p> <p>c) to h) Section 73 Application (see note 1).</p> <p>No pre -commencement conditions attached to 2010 consent have been discharged</p> |
| CS 2 BB | 2013 - 2014 | <p>a) Site Engineering and Preparation Works (Phase 1) approved (Condition 1.8) including approvals to:</p> <p>b) Identification of Remediation Zones and Sub-Zones for Phase 1 (Condition 31.1)</p> <p>c) Commence preparation of the Site Specific Remediation Strategy for Remediation Zones in Phase 1 (Condition 28.7)</p> <p>d) Detailed approvals (Condition 13.1) obtained for:</p> <ul style="list-style-type: none"> • primary and secondary roads in Phase 1 • Bridge Structure B1 (A406 Templehof Bridge) • Brent Cross Pedestrian Underpass • Bus Station Temporary Enhancement Works • Eastern River Brent Alteration and Diversion Works • River Brent Bridges (as relevant to the Eastern River Brent Alteration and Diversion Works) • Clarefield Park Temporary Replacement Open Space • Clitterhouse Playing Fields (Part 1); | <p>a) to d) Pre-Application work linked to Section 73 application being undertaken in respect of many of these pre-commencement conditions.</p> <p>Environment Agency has been consulted about changes to the re-alignment of River Brent.</p> <p>Section 73 Application (see note 1).</p> <p>No pre-commencement conditions attached to 2010 consent have been discharged</p> |
| CS 2 BC | 2013 - 2014 | <p>a) Other Phase 1A reserved matters approvals (Condition 1.2.1);</p> <p>b) Revised Indicative Construction Programme approved (Conditions 4.3, 4.4 and 5.3);</p> <p>c) Primary Development Delivery Programme and Detailed Delivery (Non PDP) Programme approved (Condition 5);</p> <p>d) Highways Orders made and/or promoted;</p> <p>e) Construction Accesses approved in relation to the CHP/CCHP and WHF (condition 8.4);</p> <p>f) CPO made and submitted for confirmation.</p> | <p>Responses same as a) to d) above</p> |

7.2 Brent Cross – Cricklewood (BXC) Headlines

7.2.1 Progress with milestones on BXC despite challenging economic conditions

- Section 73 planning application approved for re-phasing of scheme. Delivery of Brent Cross North will begin, which includes Brent Cross Shopping Centre and major infrastructure delivery to the North Circular Road & junctions with the A5/M1/A41.
- ‘Living Bridge’ a new pedestrian and cycle bridge across the A406 is a key element of the Section 73. This ‘Living Bridge’ will significantly improve connectivity between the two parts of the new town centre to be created at BXC.
- Policy CS 2 states that if by end of 2014 any CPO that is required to deliver Phase 1 and commence development has not been made and submitted for confirmation it will trigger a review of the BXC policy framework.

- Timescales attached to the 2010 permission not changed. BXC expected to proceed within the timescales set out in the outline consent.
- Brent Cross Principal Development Agreement and terms of the Co-operation

| Policy CS 3 – Distribution of growth in meeting housing aspirations | | | |
|---|--|---|--|
| Indicator Number | Indicator | Targets | Progress |
| CS 3A | Net additional dwellings in BXC, Colindale, Granville Road, Mill Hill East, West Hendon, Dollis Valley, Stonegrove and Spur Road and North London Business Park (NLBP) as a proportion of the annual total | Delivery of housing units between 2011/12 and 2015/16, 2016/17 and 2020/21, 2021/22 and 2025/26 in accordance with Policy CS 3. | See Table 4 for the Development Pipeline showing phased delivery of new housing in Regeneration and Development Areas, Priority Housing Estates and NLBP We expect these areas to deliver around three quarters of the 26,000 additional new homes that are programmed to be built by 2025/26. Section 8 provides details of Barnet's 5 year supply of housing |
| CS 3B | Delivery of housing in accordance with Table 3.2 – Sustainable Residential Quality of the London Plan | Delivery of new housing : within range of 35 to 130 units per hectare dependent on PTAL (Suburban) within range of 35 to 260 units per hectare dependent on PTAL (Urban) within range of 35 to 405 units per hectare dependent on PTAL (Central) | An analysis of 1,370 units completed in 2012/13 reveals 178 units (13%) of residential units at a Suburban density An example of which is Underhill B/00123/11 – 25-31 Bells Hill. Development consisting of 9 residential units PTAL rating 2. (Development completed 01/09/12) 151 units (11%) of residential units at an Urban density An example of which is : Colindale H/02576/09 – Brent Works, 120 Colindale Avenue. Development consisting of 104 residential units. (Development completed 03/10/12) PTAL rating 3. 1044 units (76%) of residential units at a Central density An example of which is : Colindale H/0342/09 – Colindale Hospital, Colindale Avenue. Development comprising of 176 residential units. (Development completed 08/3/12) PTAL rating 3. |

7.3 Distribution of Growth Headlines

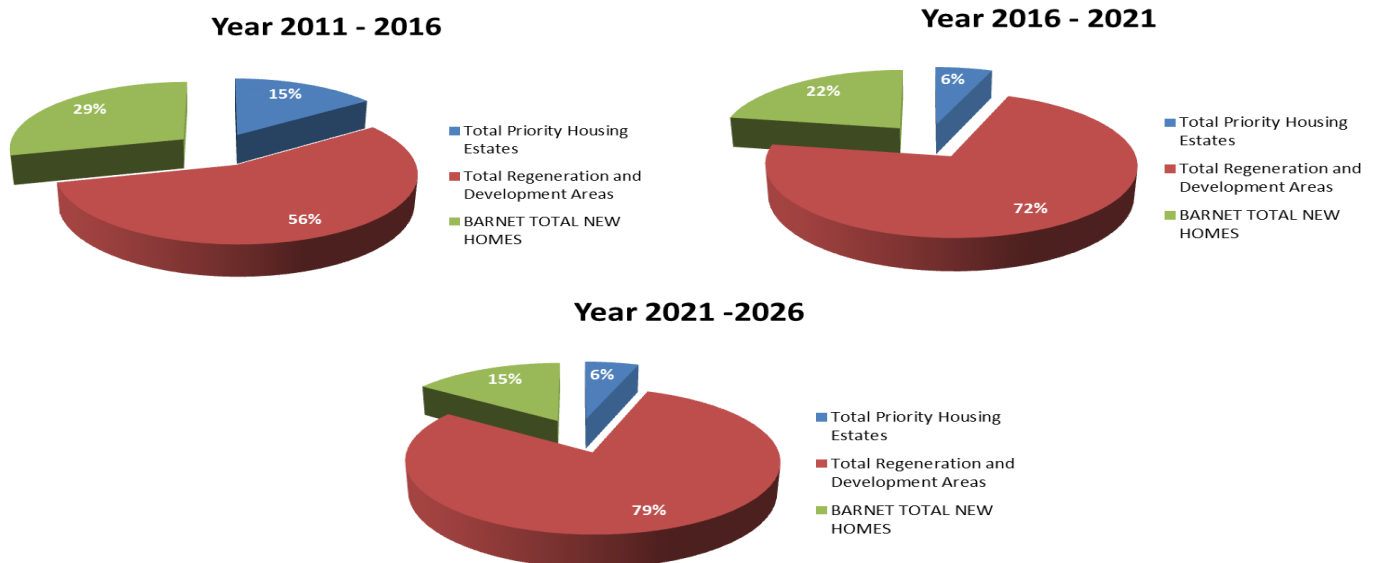
7.3.1 Growth continuing across the borough.

- Schemes moving through pipeline from allocation to planning consent. Progress with
 - West Hendon approved November 2013
 - Dollis Valley approved October 2013
 - BXC section 73 approved January 2014 subject to Secretary of State and S106
- Future major schemes to come forward in Colindale include
 - British Newspaper Library at Colindale Avenue
 - Peel Centre.
- Granville Road is the only priority housing estate without planning consent. Application for 149 new homes expected in June 2014.
- Significant contribution of Regeneration and Development Areas to housing supply set out in Figure 5
- Barnet has a consented development pipeline of 13,700 units including BXC, Millbrook Park, Colindale Hospital and West Hendon Estate. This exceeds the strategic housing target of Croydon which covers a larger area than Barnet
- Construction underway on 2,174 new homes at Millbrook Park. Further details on progress at Mill Hill East set out at Appendix A
- Colindale is delivering more new homes than the strategic housing targets of 17 London boroughs. Further details on progress at Colindale set out at Appendix B

Table 4: Barnet’s development pipeline – Regeneration and Development Areas and Priority Estates – 2011/12 to 2025/26

| SOURCE | 2011 - 2016 (Completions since 2011/12) ⁵ | 2016 - 2021 | 2021 - 2026 | 2011/12 - 2025/26 TOTAL | % of Barnet Total | Delivery from 2026/27 onwards |
|--|---|--------------|--------------|-------------------------|-------------------|-------------------------------|
| BARNET TOTAL NEW HOMES | 6310 (3370) | 10180 | 9240 | 25730 | | |
| Priority Housing Estates ⁶ | | | | | | |
| Dollis Valley | 100 | 60 | 30 | 190 | 0.70 | |
| Granville Road | | 130 | 0 | 130 | 0.50 | |
| Stonegrove / Spur Road | 420 (270) | 230 | 0 | 650 | 2.52 | |
| West Hendon | 380 (190) | 260 | 540 | 1180 | 4.58 | |
| Total Priority Housing Estates | 900 (460) | 680 | 570 | 2150 | 8.35 | |
| Regeneration and Development Areas | | | | | | |
| Brent Cross - Cricklewood | | 1740 | 3330 | 5070 | 19.70 | 2260 |
| Mill Hill East AAP | 570 (140) | 600 | 1090 | 2260 | 8.78 | 20 |
| Colindale AAP | 2350 (1110) | 5140 | 3350 | 10840 | 42.12 | 310 |
| North London Business Park / Oakleigh Road South Planning Brief | | 300 | 100 | 400 | 1.55 | |
| Total Regeneration and Development Areas | 3530 (1860) | 7780 | 7860 | 19170 | 74.50 | |
| TOTAL (Priority Housing Estates + Regeneration and Development Areas) | 4430 (2320) | 9110 | 8970 | 22510 | 85.46 | 2590 |
| % of Barnet total | 17.21 | 35.40 | 34.86 | 87.48 | | |

Figure 5 - Barnet’s development pipeline: source of supply



⁵ Completions up to February 2014

⁶ Excluding Grahame Park, which is included in the Colindale AAP figures.

8 Supply of ready to develop housing sites

- 8.1.1 A key part of the NPPF (para 47) is the requirement for local planning authorities to identify a five year supply of deliverable land for housing.
- 8.1.2 The NPPF defines deliverable land as land that is available for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 8.1.3 Barnet has an extensive housing development pipeline. The five year supply reflects local knowledge of housing delivery including discussions with regeneration partners and developers.



| Table 5: Five year supply of deliverable land for housing 2014/15 to 2018/19 | | | | | | | | | |
|---|----------------------------|---|---|------------|-----------|-----------|------------|---------|--|
| Five Year Forecast For Allocated Sites | | | | Period | | | | | |
| ALLOCATED SITES- Major sites designated on Proposals Map or in Core Strategy, Planning Briefs / Town Centre Frameworks / Town Centre Strategies or with live planning permission in priority town centres | Ward | Planning reference | Site Name | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | |
| | EAST BARNET | New Barnet TCF (Allocation) | Former East Barnet gas works and surrounding land | 0 | 0 | 0 | 0 | 43 | |
| | FINCHLEY CHURCH END | F/00497/11 Finchley Church End TCS (Allocation / Consent) | Winston House 349 Regents Park Road, N3 1HZ | 0 | 13 | 13 | 0 | 0 | |
| | UNDERHILL | Chipping Barnet TCS (Allocation) | Marie Foster Home, Wood Street, EN5 4BG | 0 | 0 | 0 | 0 | 48 | |
| | WEST FINCHLEY | F/03751/11 Finchley Church End TCS (Allocation / Consent) | 401 - 405 Nether Street, N3 1QG (Adastra House) | 0 | 0 | 17 | 17 | 0 | |
| | | Finchley Church End TCS (Allocation) | 290-298 Nether Street | 0 | 0 | 0 | 0 | 33 | |
| | WOODHOUSE | F/02981/13 (Prior Approval) North Finchley | Units 1-3 Archgate Business Centre, 823-825 High Road, N12 8UB | 10 | 0 | 0 | 0 | 0 | |
| | BURNT OAK | Proposals Map (Allocation) | Watling Car Park | 0 | 0 | 0 | 0 | 16 | |
| | BRUNSWICK PARK | Core Strategy & Planning Brief (Allocation) | North London Business Park | 0 | 0 | 0 | 0 | 100 | |
| | WEST FINCHLEY | F/04647/13 (Prior approval) | 707 High Road, N12 0BT | 0 | 15 | 16 | 0 | 0 | |
| | FINCHLEY CHURCH END | F/04666/13 (Prior approval) | 13-15 Station Road, N3 2SB | 0 | 10 | 0 | 0 | 0 | |
| Totals | | | 10 | 38 | 46 | 17 | 240 | | |
| ALLOCATED SITES- Major sites with live planning permission WITHIN town centres (non priority town centres) | Ward | Planning reference | Site Name | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | |
| | EAST BARNET | B/00937/13 (Consent) | Former Optex Site, 18-26 Victoria Road, EN4 9PF | 13 | 13 | 0 | 0 | 0 | |
| | OAKLEIGH | B/04663/13 (Prior approval) | Kingmaker House, 15 Station Road, EN5 1NZ | 0 | 23 | 22 | 0 | 0 | |
| | MILL HILL | H/00749/11(Consent) | Hartley Hall & Broadway Service Station, NW7 2JA | 42 | 0 | 0 | 0 | 0 | |
| | OAKLEIGH | B/01990/11 (Consent) | Groupama House, 17 Station Road, EN5 1PG | 0 | 17 | 17 | 0 | 0 | |
| | EAST BARNET | B/02366/13 (Consent) | 11-13 Approach Road, EN4 8FG | 0 | 15 | 0 | 0 | 0 | |
| | TOTTERIDGE | B/02471/11 (Consent) | 1230-1232 High Road, N20 0LH | 0 | 42 | 0 | 0 | 0 | |
| | CHILDS HILL | F/05093/13 (Prior approval) | Britannia Business Centre, Cricklewood Lane, NW2 1EZ | 0 | 18 | 0 | 0 | 0 | |
| Totals | | | 55 | 128 | 39 | 0 | 0 | | |
| COLINDALE | Ward | Planning reference | Site Name | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | |
| COLINDALE | Colindale AAP (Allocation) | 126 Colindale Avenue (former Colindale business centre), NW9 5HD | 0 | 0 | 40 | 0 | 0 | | |

| | | | | | | | | | |
|---|--|------------------------------------|--|---|-----|-----|-----|-----|-----|
| ALLOCATED SITES- Major sites with live planning permission or designated in Colindale or Mill Hill Area Action Plans | | Colindale AAP (Allocation) | mcdonalds site, 157 colindeep lane | 0 | 0 | 0 | 0 | 0 | |
| | | Colindale AAP (Allocation) | burger king / eyeland site NW9 5EB | 0 | 0 | 0 | 0 | 0 | |
| | | Colindale AAP H/02241/13 | Merit House, Edgware Road, NW9 5AB | 0 | 0 | 0 | 0 | 0 | |
| | | Colindale AAP (Allocation) | Imperial House, the Hyde, NW9 5AL | 0 | 0 | 0 | 0 | 20 | |
| | | Colindale AAP (Allocation) | Kwik Fit - The Hyde (adj Kidstop) | 0 | 0 | 0 | 0 | 0 | |
| | | W/00198BJ/07 (Allocation Consent) | Beaufort Park REMAINING Phases (Blocks C5, C6 and C12) | 0 | 100 | 100 | 0 | 0 | |
| | | H/04418/10 (Allocation Consent) | Beaufort Park REMAINING Phases (Blocks G1 - G2) | 0 | 0 | 70 | 70 | 80 | |
| | | W/00198/BJ/07 (Allocation Consent) | Beaufort Park REMAINING Phases (Blocks C7 to C11) | 0 | 0 | 0 | 100 | 100 | |
| | | H/02713/09 (Allocation Consent) | Beaufort Park REMAINING Phases (Blocks D1-D7) | 0 | 0 | 70 | 70 | 70 | |
| | | H/00123/10 (Allocation Consent) | Beaufort Park REMAINING Phases (Blocks F1-F11) | 0 | 0 | 177 | 100 | 100 | |
| | | H/04167/10 (Consent) | Zenith House, The Hyde, London NW9 6EW | 159 | 0 | 0 | 0 | 0 | |
| | | Colindale AAP H/04541/11 (Consent) | Colindale Hospital - Former NHSBT expansion site with Birch, Willow Courts & Elysian House | 55 | 55 | 56 | 56 | 0 | |
| | | Colindale AAP H/00093/13 (Consent) | Former Barnet College Plot within the Former Colindale Hospital Site, NW9 5DZ | 0 | 52 | 52 | 53 | 0 | |
| | | Colindale AAP (Allocation) | Peel centre (east and west) | 0 | 0 | 0 | 200 | 200 | |
| | | Colindale AAP (Allocation) | barnet college, grahame park way | 0 | 0 | 0 | 107 | 107 | |
| | | Colindale AAP (Allocation) | British Library newspapers | 0 | 0 | 69 | 69 | 69 | |
| | | Colindale AAP (Allocation) | middlesex university halls | 0 | 0 | 0 | 0 | 0 | |
| | | H/03826/13 (Consent) | Former Chandos Lodge, Broadhead Strand, NW9 5PY | 0 | 11 | 0 | 0 | 0 | |
| | | GOLDERS GREEN | | Brent Cross Cricklewood | 0 | 0 | 0 | 53 | 715 |
| | | MILL HILL | Mill Hill AAP H/03904/12 (Consent) | Mill Hill East (Millbrook Park) - Phase 1 - Countryside Annington | 30 | 90 | 13 | 0 | 0 |
| | | MILL HILL | Mill Hill AAP H/03904/12 (Consent) | Mill Hill East (Millbrook Park) Phase 1A - Taylor Wimpey | 54 | 0 | 0 | 0 | 0 |
| | | MILL HILL | Mill Hill AAP H/03904/12 (Consent) | Mill Hill East (Millbrook Park) Phase 2 - Linden Homes | 60 | 43 | 0 | 0 | 0 |
| | | MILL HILL | Mill Hill AAP H/03904/12 (Consent) | Mill Hill East (Millbrook Park) Phase 3 | 30 | 60 | 48 | 0 | 0 |
| | | MILL HILL | Mill Hill AAP H/03904/12 (Consent) | Mill Hill East (Millbrook Park) Phase 3a | 0 | 60 | 32 | 0 | 0 |
| | | MILL HILL | Mill Hill AAP H/03904/12 (Consent) | Mill Hill East (Millbrook Park) Phase 4a | 0 | 0 | 25 | 60 | 29 |
| | | MILL HILL | Mill Hill AAP H/03904/12 (Consent) | Mill Hill East (Millbrook Park) Phase 4b | 0 | 0 | 0 | 40 | 49 |
| | | MILL HILL | Mill Hill AAP H/03904/12 (Consent) | Mill Hill East (Millbrook Park) Phase 5 | 0 | 0 | 0 | 0 | 36 |

| | | | | | | | | |
|--|---------------------|---------------------------------------|--|----------------|----------------|----------------|----------------|----------------|
| | | Mill Hill AAP H/03904/12 (Consent) | Mill Hill East (Millbrook Park) Phase 6 | 0 | 0 | 0 | 0 | 0 |
| | | Mill Hill AAP H/03904/12 | Mill Hill East (Millbrook Park) Phase 7 | 0 | 0 | 0 | 0 | 0 |
| | | Mill Hill AAP H/03904/12 | Mill Hill East (Millbrook Park) Phase 8 | 0 | 0 | 0 | 0 | 0 |
| | | Mill Hill AAP | Mill Hill East (Millbrook Park) Phase 9 | 0 | 0 | 0 | 0 | 0 |
| | | Mill Hill AAP | Mill Hill East (Millbrook Park) Phase 10 | 0 | 0 | 0 | 0 | 0 |
| | | Mill Hill AAP | Mill Hill East (Millbrook Park) Phase 11 | 0 | 0 | 0 | 0 | 0 |
| | | | Totals | 388 | 471 | 752 | 978 | 1575 |
| ALLOCATED SITES – Priority Housing Estates Dollis Valley, Grahame Park, Stonegrove and West Hendon | Ward | Planning reference | Site Name | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
| | CHILDS HILL | (Allocation) | Granville Road | -21 | 0 | 73 | 74 | 0 |
| | EDGWARE | W13582E/07 (Allocation) | Stonegrove and Spur road estates MARCH 2013 | -3 | 150 | 100 | 126 | 0 |
| | UNDERHILL | B/00354/13 (Consent) | Dollis Valley - Phase 1 | 0 | 104 | 0 | 0 | 0 |
| | | B/00354/13 (Consent) | Dollis Valley - Phase 2 | 0 | 0 | 0 | 61 | 0 |
| | | B/00354/13 (Consent) | Dollis Valley - Phase 3 | 0 | 0 | 0 | 0 | 0 |
| | | B/00354/13 (Consent) | Dollis Valley - Phase 4 | 0 | 0 | 0 | 0 | 0 |
| | | B/00354/13 (Consent) | Dollis Valley - Phase 5 | 0 | 0 | 0 | 0 | 0 |
| | COLINDALE | Colindale AAP W/01731/JS/04 (Consent) | New Hendon Village Grahame Park | 55 | 88 | 159 | 144 | 93 |
| | WEST HENDON | H/01054/13 (Consent) | West Hendon Estate | 74 | -83 | 87 | 14 | 135 |
| | | Totals | 105 | 173 | 419 | 419 | 228 | |
| MAJOR SITES with live planning permission OUTSIDE town centres, regeneration areas and priority estates | Ward | Planning reference | Site Name | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 |
| | BRUNSWICK PARK | B/03481/10 (Consent) | The Turretts, 43 Friern Barnet Road, N11 1ND | 18 | 18 | 0 | 0 | 0 |
| | BURNT OAK | H/04595/10 (Consent) | Green Point, The Hyde, NW9 5AR | 0 | 86 | 0 | 0 | 0 |
| | | H/04130/13 (Prior Approval) | Merrivale, East Road, HA8 0BT | 0 | 15 | 16 | 0 | 0 |
| | CHILDS HILL | F/03415/12 (Consent) | 713 Finchley Road, London, NW11 8DH | 31 | 0 | 0 | 0 | 0 |
| | | F/04707/12 (Consent) | Shree Swaminarayan Gadi Temple 847 - 851 Finchley Road, NW11 8LX | 0 | 11 | 12 | 0 | 0 |
| | | F/00814/12 (Consent) | 765 Finchley Road, (smiths), NW11 8DS | 40 | 40 | 0 | 0 | 0 |
| | | F/03891/13 (Prior Approval) | Unit 12, Tudor House, Llanvanor Road, NW2 2AR | 16 | 0 | 0 | 0 | 0 |
| | | F/02611/13 (Prior Approval) | Ostro House, 420 Finchley Road, NW2 2HY | 16 | 0 | 0 | 0 | 0 |
| | EAST FINCHLEY | F/02952/13 (Consent) | 41 Wilmot Close, N2 8HP | 0 | 16 | 0 | 0 | 0 |
| | EDGWARE | H/00523/09 (Consent) | Burnt Oak service station, 1a Deansbrook Road, HA8 9BE | 27 | 0 | 0 | 0 | 0 |
| | FINCHLEY CHURCH END | F/02182/12 (Consent) | Kingsgate House- Amberden Avenue, N3 3DG | 32 | 32 | 0 | 0 | 0 |
| | GARDEN SUBURB | F/04159/11 (Consent) | Leo Baeck House, 67 The Bishops Avenue, N2 0BG | 10 | 10 | 0 | 0 | 0 |
| | | F/00147/11 (Consent) | Land rear of 698 Finchley Rd NW11 | 0 | 10 | 0 | 0 | 0 |
| | GOLDERS | F/00302/11 (Consent) | Brent Court, Highfield Avenue, NW11 9TX | 24 | 0 | 0 | 0 | 0 |

| | | | | | | | | |
|----------------------|---------------|---------------------------------|---|------------|------------|------------|------------|----------|
| | GREEN | F/01932/11 (Consent) | Parcelforce, Geron way / Edgware rd | 0 | 100 | 100 | 62 | 0 |
| | | F/00247/08 (Consent) | 290-294 Golders Green Road, NW11 9PY | 0 | 0 | 20 | 21 | 0 |
| | HENDON | H/04913/11 (Consent) | 21-24 Queens Road, London, NW4 2TL | 10 | 0 | 0 | 0 | 0 |
| | HIGH BARNET | B/02303/12 (Consent) | Former St Marthas Junior School, 5B Union Street, EN5 4HY | 0 | 13 | 13 | 0 | 0 |
| | | H/02796/11 (Consent) | Former Fire Station, Bunns Lane, NW7 | 0 | 17 | 17 | 0 | 0 |
| | MILL HILL | H/04300/08 (Consent) | Bedford House,Nursing Home,Hammers Lane, NW7 4DR | 38 | 0 | 0 | 0 | 0 |
| | | H/02985/11 (Consent) | Littleberries, The Ridgeway, NW7 1EH | 10 | 8 | 0 | 0 | 0 |
| | | H/03404/11 (Consent) | St Josephs College, Lawrence Street, NW7 4JX | 0 | 29 | 20 | 0 | 0 |
| | | H/01744/12 (Consent) | Holcombe House And Mil Building, the Ridgeway, NW7 4HX | 0 | 16 | 0 | 0 | 0 |
| | OAKLEIGH | B/03068/11 (Consent) | (Haringey Gospel Trust) Land at Wellgrove School, High Road/Chandos Avenue, N20 9EQ | 0 | 20 | 20 | 30 | 0 |
| | WEST FINCHLEY | F/03239/11 (Consent) | 114-116 Nether Street, N12 8EU | 14 | 0 | 0 | 0 | 0 |
| | WEST HENDON | H/01827/11 (Consent) | Deerfield & West Hendon Social Club, 1-3 Station Road, NW4 4QA | 9 | 9 | 0 | 0 | 0 |
| | | H/05687/13 (Prior approval) | 110-124 West Hendon Broadway, NW9 7AA | 0 | 29 | 0 | 0 | 0 |
| | WOODHOUSE | F/00236/12 (Consent) | Furnitureland, 886 -902 High Road | 60 | 0 | 0 | 0 | 0 |
| | | F/02217/13 (Consent) | 931 High Road, London, N12 8QR | 0 | 45 | 45 | 0 | 0 |
| | | F/05325/13 (Prior approval) | Britannia House, 958-964 High Road, N12 9RY | 0 | 18 | 0 | 0 | 0 |
| | HALE | F/02450/13 (Consent) | Watling Club, Dryfield Road, HA8 9JU | 0 | 0 | 24 | 0 | 0 |
| | | H/05604/13 (Prior approval) | Trafalgar House, Grenville Place, NW7 3SA | 0 | 24 | 0 | 0 | 0 |
| | COLINDALE | F/03826/13 (Consent) | Former Chandos Lodge, Broadhead Strand, NW9 5PY | 17 | 0 | 0 | 0 | 0 |
| | BURNT OAK | H/04130/13 (Consent) | Merrivale, East Road, HA8 0BT | 31 | 0 | 0 | 0 | 0 |
| H/01637/13 (Consent) | | 104 Burnt Oak Broadway, HA8 0BE | 0 | 0 | 20 | 0 | 0 | |
| Totals | | | | 403 | 566 | 307 | 113 | 0 |

| | WARD | approvals for 2013-14 | approvals for 2014-15 | approvals for 2015-16 | TOTAL 2013/14 – 2017/18 |
|---|---------------------|-----------------------|-----------------------|-----------------------|-------------------------|
| SUB TOTAL for completions estimate for MINOR SITES by WARD (including prior approvals for office to residential conversions) | BRUNSWICK PARK | 6 | 8 | 6 | 20 |
| | BURNT OAK | 5 | 3 | 5 | 13 |
| | CHILDS HILL | 34 | 29 | 39 | 102 |
| | COLINDALE | 7 | 1 | 7 | 15 |
| | COPPETTS | 7 | 3 | 8 | 18 |
| | EAST BARNET | 17 | 11 | 26 | 54 |
| | EAST FINCHLEY | 19 | 7 | 21 | 47 |
| | EDGWARE | 11 | 20 | 13 | 44 |
| | FINCHLEY CHURCH END | 10 | 24 | 17 | 51 |
| | GARDEN SUBURB | 22 | 6 | 22 | 49 |
| | GOLDERS GREEN | 4 | 18 | 4 | 25 |
| | HALE | 6 | 1 | 7 | 14 |
| | HENDON | 19 | 15 | 22 | 56 |
| | HIGH BARNET | 5 | 18 | 16 | 39 |
| | MILL HILL | 11 | 12 | 18 | 41 |
| | OAKLEIGH | 14 | 6 | 14 | 34 |
| | TOTTERIDGE | 5 | 5 | 5 | 15 |
| | UNDERHILL | 13 | 13 | 15 | 40 |
| | WEST FINCHLEY | 18 | 19 | 24 | 60 |
| | WEST HENDON | 35 | 10 | 35 | 80 |
| WOODHOUSE | 6 | 26 | 10 | 43 | |
| | | 272 | 254 | 333 | 859 |

| | | |
|---|--|--------------|
| SUB TOTALS AND TOTALS for the period 2014/15 to 2018/19 to demonstrate 5 year supply Major, Minors, Vacant Homes and non self-contained homes. | SUB TOTAL FOR MAJOR SITES allocated in the Core Strategy, on the Proposals Map, in Planning Briefs or Town Centre Strategies | 351 |
| | SUB TOTAL FOR MAJOR SITES with live planning permission WITHIN town centres (non priority town centres) | 222 |
| | SUB TOTAL for MAJOR SITES or areas allocated in the London Plan and adopted Colindale and Mill Hill East Area Action Plans | 4164 |
| | SUB TOTAL for MAJOR SITES: the Priority Housing Estates: Dollis Valley, Grahame Park, Stonegrove, Granville Road and West Hendon | 1344 |
| | SUB TOTAL FOR MAJOR SITES with live planning permission OUTSIDE town centres, regeneration areas and priority estates | 1389 |
| | SUB TOTAL for completions estimate for MINOR SITES by WARD | 859 |
| | vacant homes brought back into use from 2014/15 to 2018/19 | 635 |
| | non self-contained accommodation | 395 |
| | TOTAL 5 YEAR SUPPLY | 9,359 |
| BARNET'S 5 YEAR NEW HOMES TARGET | 11,275 | |

9 Providing quality homes and housing choice in Barnet

9.1 Are we building the right homes for the next generation?

9.1.1 Our ongoing assessment of house building in Barnet has highlighted that:

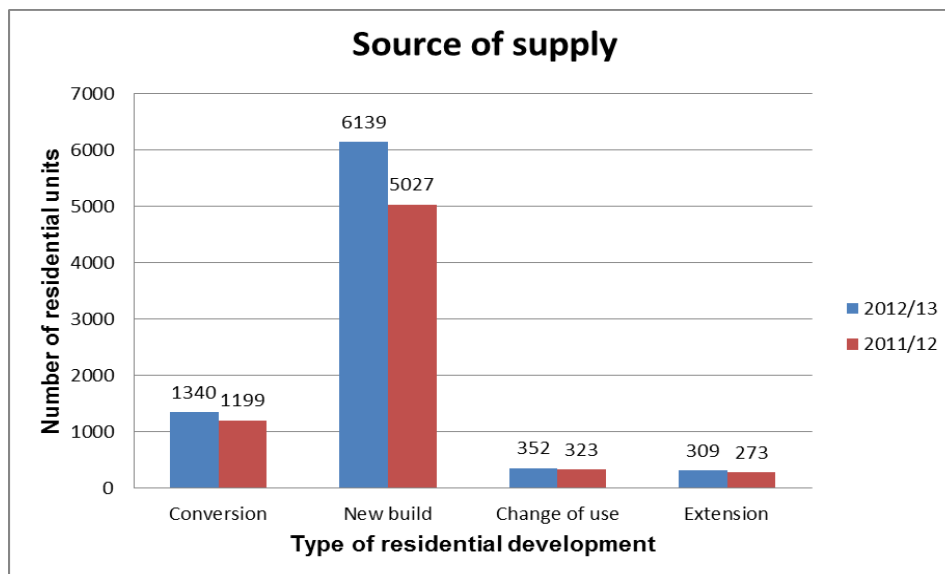
- Nearly 10,500 new additions to the housing stock since 2004 of which 16% are houses.
- Nearly 9,000 new flats developed since 2004.
- Flats account for 84% of new homes since 2004 an increase of 1% since 2011/12.
- New build accounts for 76% of new homes while conversions account for 17% (see Figure 6)
- Only 4% of new homes are created through a change of use. This will increase with the relaxation of the Use Classes Order in May 2013 allowing more offices to be converted for residential use.
- The smallest homes are generated through extensions, changes of use and conversions. Again this will increase with changes to the Use Classes Order as planning space standards cannot be applied to schemes that do not require planning permission.
- An example of smaller units arising from relaxation of planning rules is the prior approval at a 1970s office block (110-124 West Hendon Broadway (H/05687/13)) for conversion into 29 studios. The site is bounded by the A5 and the M1 /Midland Mainline. The units do not meet the Mayor’s space standards. The smallest unit is 21m². All units are single aspect.
- Over the last three years (2010/11 to 2012/13) two bedroom units have generally accounted for 50 to 55% of new flats (see Figure 7).
- Three bedroom units account for 39% of new houses (see Figure 8), a 4% decrease since 2011/12. However the proportion of four bedroom or more units continues to increase year on year from 36% in 2010/11 to 39% to in 2011/12 to 43% in 2012/13

| Policy CS 4 – Providing quality homes and housing choice in Barnet | | | |
|--|--|---|---|
| Indicator Number | Indicator | Targets | Progress |
| CS 4A | Affordable homes delivered (gross) | Deliver 40% of housing identified in Table 3 rows 4, 5 and 7 as new affordable homes by 2025/26 | Table 6 below sets out phased delivery of affordable housing in in Town Centres, Other Majors and Regeneration and Development Areas including NLBP Figure 5 shows how we compare with other London boroughs in terms of completions Contributions to affordable housing set out at DM10 |
| CS 4B | Are we building the right homes for the next generation? | Delivery of housing mix in line with the Sub Regional Strategic Housing Market Assessment (LBB COI) to include an increase in the proportion of : Social rented homes – 3 bedroom+ (2011 baseline 20% of social rented stock) Intermediate affordable homes – 4 bedroom+ (2011 baseline 11% of social rented stock) Market housing – 4 bedrooms+ (2011 baseline 9% of market stock) (baseline as % of tenure stock – Source :North London SHMA, 2009) | We continue to ask the question on whether we are building the right homes for the next generation? As part of our ongoing assessment of housing completions since 2004 we examine sources of supply – new build, conversions, change of use and extensions as well as type of dwelling and the size of the unit. Commentary on the 10,500 new homes delivered in Barnet since 2004 is set out at Section 8 2011 Census results reveal that of 136,000 Barnet households 16 % lived in 1 bed accommodation 30% lived in 2 bed accommodation 31% lived in 3 bed accommodation 15% lived in 4 bed accommodation 8% lived in 5+ bed accommodation With regards to tenure of households in Barnet (2011 census) 58% were owner occupied 14% were social rented 26% were private rented 2% were in other tenures |

Table 6 – Affordable Housing Delivery in Major Schemes – 2012/13 to 2021/26 ⁷

| Affordable Housing Delivery | | | | |
|--|---|-------------|-------------|--------------|
| SOURCE | 2011-16 (completed since 2011/12) | 2016-21 | 2021-26 | TOTAL |
| Total Town Centre sites | 150 (1) | 130 | 0 | 280 |
| Total Other Major sites | 2160 (460) | 480 | 0 | 2640 |
| Brent Cross - Cricklewood | 770 (0) | 430 | 1000 | 2200 |
| Mill Hill East AAP | 570 (10) | 100 | 190 | 860 |
| Colindale AAP | 1880 (640) | 670 | 0 | 2550 |
| North London Business Park / Oakleigh Road South Planning Brief | 100 (0) | 50 | 0 | 150 |
| Total Regeneration Development Areas, Town Centre sites and Other Major sites | 5630 (1110) | 1860 | 1190 | 8,680 |

Figure 6: Housing delivery source of supply



⁷ Housing figures exclude priority estates and are based on consented schemes and expectations on allocated schemes. Therefore delivery diminishes post 2016.

Figure 7: Total units and numbers of bedrooms in new flats in 2012/13 and 2011/12.

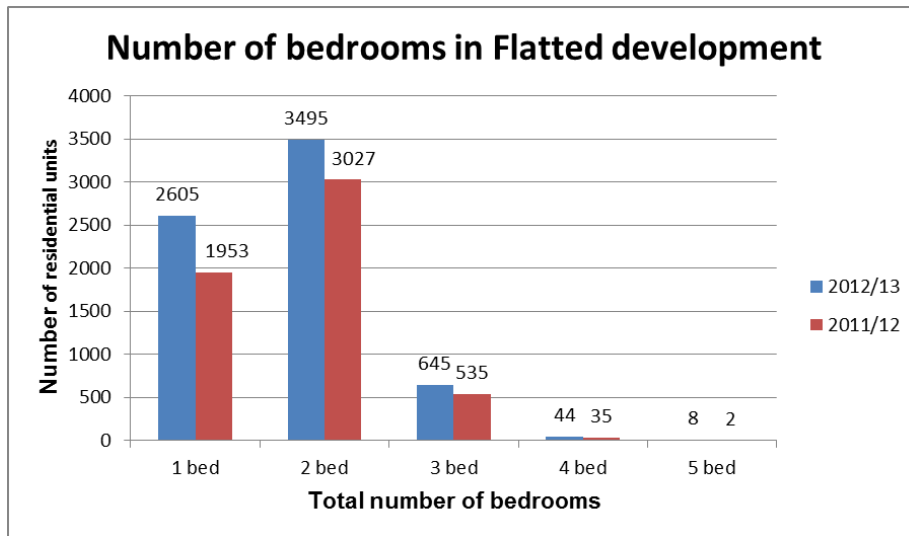
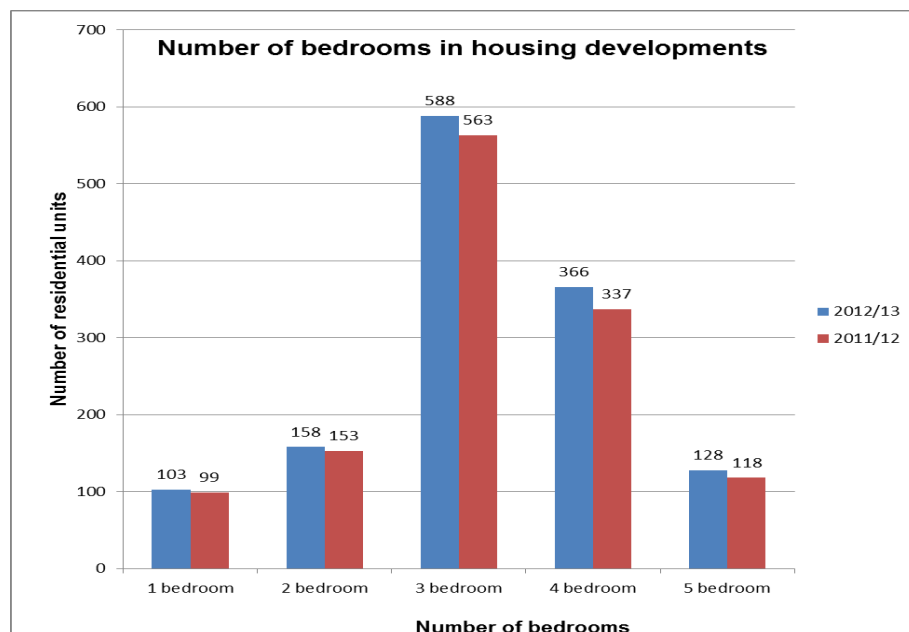


Figure 8: Total units and numbers of bedrooms in new houses in 2012/13 and 2011/12.



| Policy CS 4 – Providing quality homes and housing choice in Barnet | | | |
|--|---|---|---------------------------------------|
| Indicator Number | Indicator | Targets | Progress |
| CS 4C | Net additional gypsy, traveller pitches and travelling showpeople plots | Deliver by 2017 Up to 15 pitches for Gypsy and Travellers Up to 2 plots for Travelling Showpeople Baseline in 2010/11 is zero. | No new plots delivered in 2012/13 |
| CS 4D | Progress update on regeneration of priority estates | New homes completed on each priority estate by tenure and dwelling mix | See Appendix C for a progress update. |

| Policy CS 5 – Protecting and enhancing Barnet’s character | | | |
|---|--|---|---|
| Indicator Number | Indicator | Targets | Progress |
| CS 5A | Net additional dwellings outside the growth areas and regeneration estates | Delivery of new housing units between 2011/12 and 2015/16, 2016/17 and 2020/21, 2021/22 and 2025/26 in accordance with Table 3 (Rows 1, 4 and 5) – Barnet’s Development Pipeline. | Table 7 shows delivery of new homes from all other sources apart from Regeneration and Development areas and priority housing estates Table 9 shows housing delivery in Barnet’s major and district town centres |

Table 7 – Housing Delivery from Other Sources 2011/12 to 2025/26

| SOURCE | 2011-16 (completed since 2011-12) | 2016- 21 | 2021 -26 | TOTAL |
|--|--------------------------------------|--------------|-------------|--------------|
| Incremental small housing schemes incorporating windfall allowance | 930 (190) | 980 | 980 | 2890 |
| Non self contained accommodation | 510 (10) | 640 | 640 | 1790 |
| Vacant properties | 920 (10) | 400 | 400 | 1720 |
| Total Town Centre sites | 230 (60) | 580 | 640 | 1450 |
| | | | | |
| Total Other Major sites | 890 (180) | 1200 | 220 | 2310 |
| | | | | |
| BARNET TOTAL NEW HOMES | 6310 (3370) | 10180 | 9240 | 25730 |

| Policy CS 5 – Protecting and enhancing Barnet’s character | | | |
|---|--|--|--|
| Indicator Number | Indicator | Targets | Progress |
| CS 5B | Number of, and location of Tall Buildings approved / completed | New Tall Buildings completed in strategic locations identified in Policy CS 5 | No new tall buildings approved or completed in 2012/13. |
| CS 5C | Number of buildings on the heritage assets at risk register | No increase in number of heritage assets on the heritage assets at risk register (from baseline of 13 listed buildings, 1 scheduled monument and 2 Conservation Areas in 2010/11). | The heritage assets at risk register for 2012/13 identifies 10 Listed Buildings, 1 Scheduled Monument and 1 Conservation Area (This includes one deletion and one addition since the last register in 2011/12) |

9.2 Headlines for protecting and enhancing Barnet’s character

- Tall buildings under construction at following locations :
 - Zenith House, Edgware Rd – completion 2014/15
 - Beaufort Park
 - Colindale Hospital, Colindale Avenue

- Grahame Park
 - Stonegrove & Spur Road
- Reduction in number of heritage assets at risk from 15 (2010/11 baseline) to 12 in 2012/13.

| Policy CS 6 – Promoting Barnet’s Town Centres | | | |
|---|---|---|---|
| Indicator Number | Indicator | Targets | Progress |
| CS 6A | Total amount of new floorspace for Town Centre Uses | Deliver an additional 2,200m ² of convenience floorspace by 2021/26 focused on the following sub-areas – East (North Finchley, Finchley Church End, East Finchley and Whetstone) West (Edgware, Mill Hill and Burnt Oak) Deliver an additional 16,800m ² of comparison floorspace by 2021/26 focused on the following sub-areas – East, West and South West East (North Finchley, Finchley Church End, East Finchley and Whetstone) West (Edgware, Mill Hill and Burnt Oak) South West (Hendon and Brent Cross Cricklewood) | In 2012/13 planning permission was given for an additional 1,330 m ² of A1 floorspace in the following locations <ul style="list-style-type: none"> • Chipping Barnet town centre • North Finchley town centre • Golders Green town centre • as part of Colindale AAP • Childs Hill local centre • Mill Hill ward Table 8 provides a further breakdown of approved retail A1 schemes |

Table 8 – Barnet’s Retail Development Pipeline

| Proposal | Date of Permission | Net A1 floorspace (m ²) | Location |
|---|--------------------|--|-----------------------------|
| Spires Shopping Centre, High Street, EN5 5XY (B/00815/12) | 15/05/2012 | 40 | Chipping Barnet town centre |
| Metro Golf Club, Champions Way, NW4 1PX (H/04334/12) | 17/05/2012 | 130 | Mill Hill ward |
| 738-742 High Road, N12 9QD (F/00573/12 – extension to existing permission) | 28/06/2012 | 30 | North Finchley town centre |
| Blocks C5 to C12, Beaufort Park (Land at Former RAF East Camp Site), Aerodrome Road/ Grahame Park Way, NW9 (H/00146/12) | 21/12/2012 | 900 (nb reserved matters application for A1 to A5 & B1 floorspace) | Colindale AAP |
| 27 Golders Green Road, NW11 8EE (F/01667/12) | 14/01/2013 | -140 | Golders Green town centre |
| 713 Finchley Road, NW11 8DH (F/03415/12) | 21/03/2013 | 370 | Childs Hill Local Centre |
| TOTAL | | 1,330 | |

| Policy CS 6 – Promoting Barnet’s Town Centres | | | |
|---|--|---|--|
| Indicator Number | Indicator | Targets | Progress |
| CS 6B | Net additional dwellings in town centres | Delivery of housing units between 2011/12 & 2015/16, 2016/17 & 2020/21, 2021/22 & 2025/26 in accordance with Table 3 (Row 4) – Barnet’s Development Pipeline. | Table 9 shows housing delivery in Barnet’s major and district town centres |

Table 9 – Housing Delivery in Town Centres – 2011/12 to 2025/26

| Town Centre | 2011-16 (completed since 2011/12) | 2016- 21 | 2021- 26 | TOTAL |
|-------------------------|---|----------|-------------|-------|
| Burnt Oak | 0 | 40 | 0 | 40 |
| Chipping Barnet | 30 (20) | 60 | 220 | 310 |
| Edgware | 0 | 210 | 200 | 410 |
| Finchley Church End | 10 | 100 | 110 | 220 |
| North Finchley | 40 | 0 | 0 | 40 |
| Mill Hill | 60 (20) | 60 | 0 | 120 |
| Temple Fortune | 20 (20) | 0 | 0 | 20 |
| New Barnet | 50 (10) | 90 | 110 | 250 |
| Cricklewood | 20 | 0 | 0 | 20 |
| Total Town Centre sites | 230 (70) | 560 | 640 | 1430 |

9.3 Headlines for Promoting Barnet’s Town Centres

- Approval of redevelopment of Winston House in Finchley Church End in March 2012. Two storey extension and refurbishment to provide 119 bed hotel and create 27 new homes.
- Housing development of over 80 homes underway in Mill Hill Broadway and Whetstone town centres
- Impact of prior approvals on town centres expected from 2015/16.
- Prior Approvals in Cricklewood, New Barnet, North Finchley and Finchley Church End town centres expected to deliver over 110 new homes from conversion of office space.
- Town Centre Frameworks and Strategies provide basis for longer term housing delivery of up to 1,200 new homes in Edgware, Chipping Barnet, Finchley Church End and New Barnet

| Policy CS 7 – Enhancing and protecting Barnet’s open spaces | | | |
|---|---|--|---|
| Indicator Number | Indicator | Targets | Progress |
| CS 7A | Protection of public open space | No net loss of public open space in Barnet’s parks from 2010/11 baseline of 488 ha | No net loss of public open space in 2012/13 |
| CS 7B | % of borough with public access to open space and nature reserves | Reduce areas of public open space deficiency in North and East Finchley by delivering Green Infrastructure in those areas in accordance with the IDP | The Infrastructure Delivery Plan published in November 2011 will be revised in 2014/15 New Finchley Memorial Hospital park opened July 2013. |
| CS 7C | Additional on-site open space in regeneration and development areas | By 2025/26 deliver 18.5 ha of new public open space in Brent Cross Cricklewood, Colindale and Mill Hill East | The Infrastructure Delivery Plan published in November 2011 will be revised in 2014/15 Improvements to Clitterhouse Playing Fields scheduled to take place in Phase 2 of the BXC development Details of improvements in Colindale to Montrose Park and delivery of new Aerodrome Park set out in Appendix 1 Former Grahame Park Open Space refurbished and reopened in April 2011 as Heybourne Park Improvements by 2015 to following Colindale AAP parks <ul style="list-style-type: none"> • Colindale Park • Rushgrove Park • Silk Stream Park New parks in Mill Hill AAP to be delivered by 2015 include: <ul style="list-style-type: none"> • Panoramic park • Officers Mess public gardens |

9.4 Headlines for Enhancing and Protecting Barnet’s Open Spaces

- Colindale Open Spaces Strategy published August 2013 to consider requirements for new open space and related facilities connected with development of Grahame Park and the Peel Centre. Details to be reflected in Infrastructure Delivery Plan.
- Funding of £40k from Mayor of London’s Pocket Park Initiative to support new pocket park at Kara Way, Cricklewood. Delivery expected by 2014/15.
- Emerging Green Infrastructure SPD (delivery expected by 2014/15) aims to improve connectivity of green spaces reflecting projects identified in All London Green Grid – Brent Vallley & Barnet Plateau, Lea Valley & Finchley Ridge Area Frameworks published by the Mayor of London in December 2012

<http://www.london.gov.uk/sites/default/files/AF11%20Brent%20Valley%20and%20Barnet%20Plateau.pdf>
<http://www.london.gov.uk/sites/default/files/AF01%20Lee%20Valley%20and%20Finchley%20Ridge.pdf>

| Policy CS 8 – Promoting a strong and prosperous Barnet | | | |
|--|--|---|--|
| Indicator Number | Indicator | Targets | Progress |
| CS 8A | Total amount of net additional floorspace – by type and location [employment areas, town centres or other] | Deliver 1,500 new jobs in Mill Hill East and Colindale by 2021 Deliver 20,000 new jobs in Brent Cross-Cricklewood by 2026 | Progress on job delivery is set out in Sections on implementing the area action plans of Colindale (7e) and Mill Hill East (MHE MF5). Further details in Appendices A and B. |
| CS 8B | Employment land available - by type | Deliver an additional 161,000 m ² of business space by 2026 through new build or refurbishment to meet forecast demand in regeneration and development areas and town centres. | Table 10 shows that Barnet experienced a net gain of 2,860m ² of B1, B2 or B8 space in 2012/13. This compares with a net loss of 2,700m ² in 2011/12. |
| CS8C | Commercial rents per m ² across borough | No significant increase in commercial rents above inflation relative to London average | Average Commercial Rents in Barnet for 2012/13 Retail Units - £12K-50K per annum £15-£65 per m ² £3.00 per foot ² Industrial Units - £7-£8 per m ² Industrial Land – £2-£3 per foot ² |
| CS 8D | 16 to 18 year olds who are not in education, training or employment (NEET) | No increase in NEETs from baseline of 5% of 16 to 18 year olds in 2010/11 relative to London average. London baseline 5% in 2010/11 | NEET Rate as of March 2012 in Barnet = 3.7% In London = 4.6% NEET Rate as of March 2013 in Barnet = 3.4% In London = 4.5% NEET Rate has slightly improved since 2012 |

Table 10: Net additional floorspace for B1, B2 & B8 Uses (Completions 2012/13)

| Planning reference | Location | Development | Class B1, B2 & B8 - losses | Class B1, B2 & B8- gains |
|--------------------|---|--|----------------------------|---------------------------|
| H/02576/09 | 120 Colindale Avenue, NW9 5HD (Brent Works) | Redevelopment of site comprising residential units & 3 commercial units (Use Class A2/B1/D1) | B1 125m ² | |
| H/02423/10 | 493 – 499 Watford Way, NW7 2QP | Redevelopment to builder's yard including associated offices and storage buildings. | | B8 2985m ² |
| Total | | | 125m² | 2985 m² |

9.5 Headlines for Promoting a Strong and Prosperous Barnet

- Future net loss expected from Prior Approvals for conversion of B1 to residential. Estimated loss of 18,500 m² of B1 floorspace.
- Barnet has low unemployment rates, but because it is a large borough the absolute numbers affected are relatively high

- Draft SPD on Delivering Skills, Employment, Enterprise and Training from Development published in February 2014 introduces Local Employment Agreements as a legal mechanism for managing development related job opportunities.

| Policy CS 9 – Providing safe, effective and efficient travel | | | |
|---|---|---|---|
| Indicator Number | Indicator | Targets | Progress |
| CS 9A | Development and delivery of new bus routes | Delivery of transport infrastructure in accordance with Barnet's IDP including Rapid Transit Bus Service at Brent Cross Cricklewood | No new bus routes in 2012/13 See Core Strategy Policy CS 2 for progress on Brent Cross Cricklewood |
| CS 9B | Delivery of step free access | Step Free Rail and tube stations at Brent Cross Cricklewood | 7 tube stations in Barnet have step free access <ul style="list-style-type: none"> • Street to train – Edgware, Hendon Central • Street to platform – Golders Green, High Barnet, Woodside Park, West Finchley, Finchley Central Funding for Step Free Access at Colindale Station is to be secured from contributions from developments in the AAP area (Section 106 and Barnet CIL) as well as funding from Transport for London (TfL) and other sources. See Core Strategy Policy CS 2 for progress on Brent Cross Cricklewood |
| CS 9C | Impact of School Travel Plans on mode of travel usually used | Seek to reduce single car use as mode of travel to school. | There has been about 2% reduction in car share since 2010/11 but a large reduction in single household car use on the journey to and from school since 2004. |
| CS 9D | Mode share by cycling (LTDS - proportion of trips by London residents where trip origin is in Barnet made by cycling) | By 2026 increase mode share of cycling to 4.3% of all trips (Baseline of 1% of all trips in 2007/08-2009/10) | Mode share remains at 1% (2010/11-2012/13) |
| CS 9E | Number of electric car parking spaces | To meet London Plan target of 1 in every 5 new parking spaces providing an electrical charging point | In 2011/12 1 in 5 electric vehicle charging points required as planning condition in 2 major and 2 minor developments: In 2012/13 <ul style="list-style-type: none"> • 30 charging points were implemented • Overall 587 active and 269 passive charging points were required in planning applications • there should be 100 active and 100 passive electric charging points installed in Phase 1 of Colindale Hospital Passive points are those where the basic infrastructure is put in place to permit an active electric vehicle point to be provided easily in future. |

9.6 Headlines for Providing Safe, Effective and Efficient Travel

- Barnet working with Mayor of London towards enabling a step change in the way the borough caters for cyclists.
- Number of charging points required and implemented continues to increase particularly in Colindale.
- School Travel Plans reducing car usage
- Further details for Colindale and Mill Hill areas at Appendices A and B

| Policy CS 10 – Enabling Inclusive & Integrated Community Facilities & Uses | | | |
|--|---|---|---|
| Indicator Number | Indicator | Targets | Progress |
| CS 10A | Delivery of facilities identified in Infrastructure Delivery Plan | Delivery of community facilities in accordance with Barnet's IDP | The Infrastructure Delivery Plan published in November 2011 will be revised in 2014/15. |
| CS 10B | New schools provided | Number of new schools provided (as set out in accordance with Barnet's IDP) | <p>New schools emerging in Barnet</p> <p>Free Schools</p> <ul style="list-style-type: none"> Rimmon 1FE Primary Free School opened in September 2012. Three further free schools opened in September 2013, within temporary facilities until a permanent home is complete: <ol style="list-style-type: none"> Archer Academy is a 5FE secondary school that will be split across 2 sites in East Finchley; St Andrew the Apostle Greek Orthodox School is a 5FE secondary school temporarily located in North London Business Park (NLBP) before a permanent site is built within NLBP; A 1FE new Jewish Primary School (Alma) temporarily based in Moss Hall Grove, Finchley currently identifying a permanent home. <p>Secondary Schools</p> <ul style="list-style-type: none"> September 2012 - 1FE expansion to Compton School was completed. September 2013 - 1FE expansion of Christ College Boys School adds further capacity. <p>Primary Schools</p> <ul style="list-style-type: none"> September 2012 - 1FE expansion to Broadfields Primary School September 2013 - Council delivering four 1FE expansions, one 1FE all-through school and one 4FE new school site representing a total investment of £33m in primary provision: <ol style="list-style-type: none"> Moss Hall School (210 place expansion) Brunswick Park School (210 place expansion) Martin Primary School (210 place expansion) Menorah School (210 place expansion) St Mary's and St John's (210 place new school) Orion School (420 places in new school site) 12 temporary classrooms are being delivered by 2015 to help meet demand for reception places. Provision for additional special educational needs increased in September 2012 through expanded provision at the two primary special schools (Northway and Oakleigh) offering up to 20 additional places in total. A further 21 places will be made available at Orion School upon completion of the new school site. |

9.7 Headlines for Enabling Inclusive and Integrated Community Facilities and Uses

- Five Free Schools now operational in Barnet. See Table 11.
- Marco Polo Academy Free School will open in temporary accommodation in September 2014
- New schools emerging in Colindale and Mill Hill East as set out in Appendices A and B
- School expansion plans reflect changing demography of Barnet

Table 11: Operational Free Schools in Barnet

| Free School / Academies | School Status | Opening Year | Admission Limit |
|--|---------------|--------------|-----------------|
| Etz Chaim Jewish Free School, 20 Daws Lane, Mill Hill NW7 4SL | Primary | Sept. 2011 | 30 |
| Rimon Jewish Free School, 41 Dunstan Road, Golders Green, NW11 8AE | Primary | Sept. 2012 | 28 |
| Alma Primary School, 37 Moss Hall Grove, North Finchley N12 | Primary | Sept. 2013 | 30 |
| The Archer Academy, 3 Beaumont Close, Bishop's Avenue, East Finchley, N2 0GA | Secondary | Sept. 2013 | 150 |
| St Andrew the Apostle Greek Orthodox, North London Business Park, Brunswick Park Road, New Southgate N11 1NP | Secondary | Sept. 2013 | 150 |

| Policy CS 11 – Improving health and well being in Barnet | | | |
|--|---|---|--|
| Indicator Number | Indicator | Targets | Progress |
| CS 11A | Mortality rates from all circulatory diseases | Maintain mortality rates from all circulatory diseases below the London average (For 2006-08 the rate for Barnet was 56.2 deaths from circulatory diseases per 100,000 people. The average for London was 79.4 deaths per 100,000 people) | <p>Cardiovascular disease (CVD) is the second largest cause of death in England causing around 29% of all deaths in 2013. Around 46% of all deaths from CVD are from coronary heart disease (CHD) and almost a fifth from stroke (18%).</p> <p>The 2010-13 CVD mortality rate in Barnet for all persons was 137 per 100,000. This is significantly lower than England (155.6) and London (151.3). Male CVD mortality rates in Barnet are significantly higher than female CVD mortality rates (166.0 and 113.2 respectively).</p> <p>The mortality rate in 2009-11 for persons who live in the most deprived areas of Barnet was 192.1 per 100,000. This is 1.4 times greater than the overall mortality rate for Barnet and 2.0 times greater than the mortality rate for persons who live in the least deprived areas of Barnet.</p> |

9.8 Headlines for Improving Health and Well-being in Barnet

- New focus on improving sports and physical activity implementing more outdoor gyms and more marked and measured running, walking or cycling routes within parks
- Emerging Green Infrastructure SPD aims to improve access to green spaces reflecting projects identified in All London Green Grid – Brent Valley & Barnet Plateau, Lea Valley & Finchley Ridge Area Frameworks

| Policy CS 12 – Making Barnet a safer place | | | |
|--|---|---|---|
| Indicator Number | Indicator | Targets | Progress |
| CS 12A | Perceptions that people in the area work together in their communities (Residents Perception Study) | No decrease in perception that people in the area work together in their communities from baseline of 62% in the 2010/11 Residents Perception Study | <p>2012/13 Residents Perception Survey shows that 84 % of residents agree that people from different backgrounds get on well together in Barnet.</p> <p>This is compared to 89% in the 2010/11 Residential Perception Survey.</p> |
| CS 12B | Perceptions of anti-social behaviour (Residents Perception Study) | No decrease in number of people who feel safe during the day from baseline of 95% in the 2010/11 Residents Perception Study | <p>2012/13 Residents Perception Survey shows that 94% of residents feel safe during the day</p> <p>This is slightly lower (95% in 2011/12) than the last Survey.</p> |

9.9 Headlines for making Barnet a safer place

- There has been a slight drop since 2011/12 in our measure of community cohesion
- There has been a slight decrease in our measure of community safety
- A trend is where there has been three clear years with a consistent rise or fall against the indicator.

| Policy CS 13 – Ensuring the efficient use of natural resources | | | | | | | | | | | | | | | |
|--|--|---|--|------|--------------|--------------|---------|------|-----|---------|-----|-----|---------|-----|-----|
| Indicator Number | Indicator | Targets | Progress | | | | | | | | | | | | |
| CS 13A | Per capita CO ₂ emissions in the Borough | <p>For Major Development meet the following targets for CO₂ reduction in buildings:</p> <p>Residential buildings</p> <p>Year Improvement on 2010 Building Regulations</p> <p>2010-2013 25% (code for sustainable homes level 4)</p> <p>2013-2016 40%</p> <p>2016-2031 Zero carbon</p> <p>Non domestic buildings</p> <p>Year Improvement on 2010 Building Regulations</p> <p>2010-2013 25%</p> <p>2013-2016 40%</p> <p>2016-2019 as per building regulations</p> <p>2019-2031 Zero Carbon</p> | <p>In 2010/11, within the development pipeline there were :</p> <ul style="list-style-type: none"> 1410 homes that meet Code Level 3 (82%) 319 homes that meet Code Level 4 (18%) <p>In 2011/12 the approved development pipeline consisted of</p> <ul style="list-style-type: none"> 631 homes that meet Code Level 3 (61%) 409 homes that meet Code Level 4 (39%) <p>In 2012/13, within the development pipeline there were :</p> <ul style="list-style-type: none"> 289 homes that meet Code Level 3 (43%) 377 homes that meet Code Level 4 (57%) <p>There has been a significant increase from 18% in 2010/11 to 57% in 2012/13 for homes that meet code Level 4.</p> <table border="1"> <caption>Data for Code Level 3 and 4 units</caption> <thead> <tr> <th>Year</th> <th>Code Level 3</th> <th>Code Level 4</th> </tr> </thead> <tbody> <tr> <td>2010/11</td> <td>1410</td> <td>319</td> </tr> <tr> <td>2011/12</td> <td>631</td> <td>409</td> </tr> <tr> <td>2012/13</td> <td>289</td> <td>377</td> </tr> </tbody> </table> | Year | Code Level 3 | Code Level 4 | 2010/11 | 1410 | 319 | 2011/12 | 631 | 409 | 2012/13 | 289 | 377 |
| Year | Code Level 3 | Code Level 4 | | | | | | | | | | | | | |
| 2010/11 | 1410 | 319 | | | | | | | | | | | | | |
| 2011/12 | 631 | 409 | | | | | | | | | | | | | |
| 2012/13 | 289 | 377 | | | | | | | | | | | | | |
| CS 13B | NOx and primary PM10 emissions (LBB Air Quality Management Area) | No increase for the annual mean and the hourly mean of NOx and the annual mean and daily mean for PM10 above 2010/11 baseline. | <p>Table 12 shows air quality information for two locations that has two automatic monitoring sites which monitors nitrous oxides (NO₂) and particulates (PM₁₀). These are:</p> <ul style="list-style-type: none"> Tally Ho Corner in North Finchley at the junction of High Road and Ballards Lane Chalgrove School located north of the North Circular Road in Finchley Church End | | | | | | | | | | | | |

9.10 Headlines for Ensuring the Efficient Use of Natural Resources

- Number of homes meeting Code Level 4 will continue to increase following adoption of Sustainable Design & Construction SPD in April 2013
- Air quality objective for the NO₂ annual mean continues to be exceeded at Tally Ho Corner.
- Concentration of NO₂ has decreased significantly in 2012 which is a significant improvement on previous years.

Table 12 - Air Quality Monitoring at Tally Ho Corner & Chalgrove School

Monitoring for Nitrogen Dioxide - NO_x: Comparison with Annual Mean Objective

| Location | Annual mean concentrations (µg/m ³) | | | | | | |
|--------------------------|---|-----------|-----------|-----------|-----------|-----------|-----------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Tally Ho Corner | 74 | 67 | 66 | 71 | 70 | 69 | 63 |
| Chalgrove Primary School | 38 | 36 | 34 | 34 | 32 | 31 | 32 |

Figures in bold show exceedences of the UK air quality objective of 40 µg/m³

Monitoring for Nitrogen Dioxide - NO_x: Comparison with 1-hour Mean Objective

| Location | Number of Exceedences of hourly mean (200 µg/m ³) | | | | | | |
|--------------------------|---|------|------|------|-----------|------|------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Tally Ho Corner | 9 | 15 | 4 | 11 | 33 | 15 | 17 |
| Chalgrove Primary School | 1 | 8 | 0 | 0 | 0 | 0 | 0 |

Figures in bold show an exceedences of the UK air quality objective (20 exceedences of 200 µg/m³)

Monitoring for PM₁₀: Comparison with Annual Mean Objective

| Location | Annual mean concentrations (µg/m ³) | | | | | | |
|--------------------------|---|------|------|------|------|------|------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Tally Ho Corner | 24 | 23 | 24 | 24 | 24 | 28 | 27 |
| Chalgrove Primary School | 23 | 20 | 20 | 20 | 20 | 21 | 19 |

Air Quality Objective is 50µg/m³. No exceedences have been recorded

Monitoring for PM₁₀: Comparison with Daily Mean Objective

| Location | Number of Exceedences of daily mean objective (50 µg/m ³) | | | | | | |
|--------------------------|---|------|------|------|------|------|------|
| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
| Tally Ho Corner | 12 | 16 | 9 | 7 | 6 | 24 | 7 |
| Chalgrove Primary School | 13 | 11 | 4 | 4 | 1 | 14 | 0 |

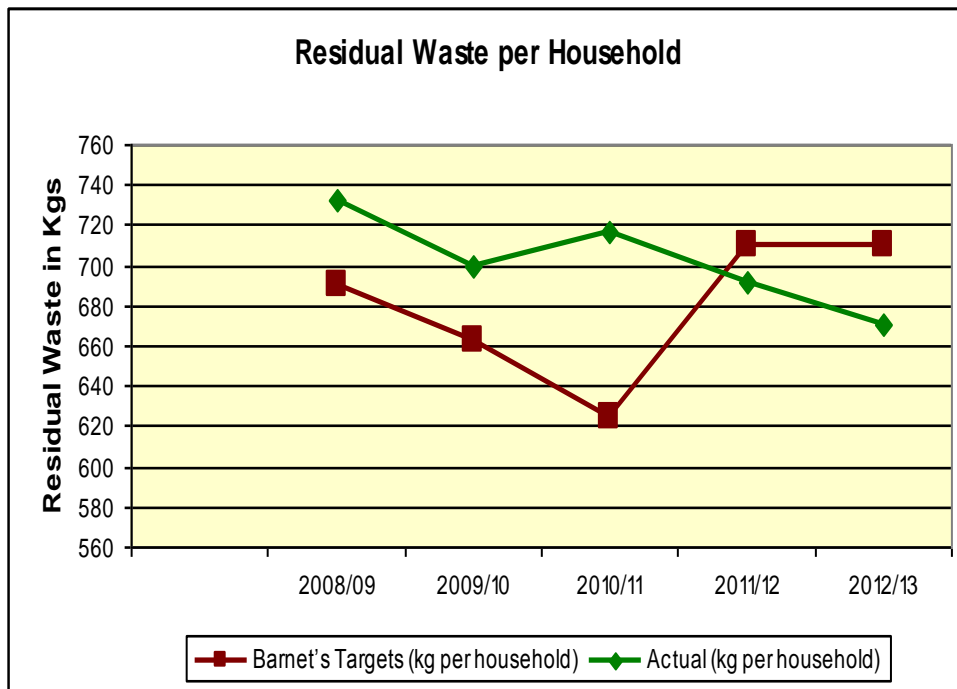
UK Air Quality Objective is 35 exceedences of daily mean objective (the objective is being achieved)
Source: RE Environmental Health

Policy CS 14 – Dealing with our Waste

| Indicator Number | Indicator | Targets | Progress |
|------------------|--|---|---|
| CS 14A | Capacity of waste management facilities both new and existing (the North London Waste Plan will identify indicators and targets across all seven boroughs which will be reported in each boroughs AMR) | Targets as set out in North London Waste Plan | Work on the new North London Waste Plan started in 2013 |

| | | | |
|---------------|--------------------------|---|---|
| CS 14B | Residual household waste | Year on year reduction in kgs of residual household waste per household from baseline of 717 kg for 2010/11 (Corporate Plan - CPI 4001) | <p>The amount of residual waste generated by each household in Barnet has fallen to 670 kg per household in 2012/13 and is below the council's target by 40 kgs.</p> <p>The term residual waste relates to waste left from household sources containing materials that have not been separated out or sent for reprocessing. Figure 9 shows a gradual decline in residual household waste.</p> <p>In October 2013 Barnet introduced co-mingle recycling facilities across Barnet.</p> |
|---------------|--------------------------|---|---|

Figure 9: Residual Waste per Household in Barnet 2008 – 2013



Source: LB Barnet – Waste and Sustainability Team 2013

9.11 Headlines for Dealing with our Waste

- Re-launch of NLWP in April 2013
- Amount of waste generated per household continues to fall
- Section 73 for BXC reconfirms delivery (subject to feasibility) of the Waste Handling Facility and Combined Heat and Power Plant within Phase 1 of the development
- Further Alterations to the London Plan published in January 2014 reduced the amount of waste apportioned to London boroughs. For Barnet this has fallen from 222,000 to 155,000 tonnes per annum by 2016

| Policy CS 15 – Delivering the Core Strategy | | | |
|--|--|--|--|
| Indicator Number | Indicator | Targets | Progress |
| CS 15A | Delivery of identified infrastructure projects in the Infrastructure Delivery Plan | Delivery of projects in accordance with Barnet's IDP | The Infrastructure Delivery Plan published in November 2011 and will be revised in 2014/15 |

10 Implementation of Development Management Policies

| Policy DM 01 – Protecting Barnet’s character and amenity | | | |
|--|---|---|---|
| Indicator Number | Indicator | Targets | Progress |
| DM 01A | Satisfaction with local area as a place to live | No decrease in satisfaction with local area as a place to live from baseline of 86% in the 2010/11 Residents Perception Study | Residents Perception Study of 2012/13 shows that 86% of residents are satisfied with their local area. This has fallen by 2% since 2011/12. |

10.1 Headlines for protecting Barnet’s character and amenity

Basement Applications

- 10.1.1 Table 13 shows the steady increase in the number of planning applications for basements in new and existing homes. Applications for basement extensions have almost doubled in four years. As shown by Table 14 almost all of Barnet’s wards have been affected by basement development. The Garden Suburb ward continues to be the main focus of basement activity. Childs Hill, Golders Green and Finchley Church End are also experiencing a significant number of applications. These four wards accounted for around 59% of consents in 2012/13
- 10.1.2 Fewer basement applications are being refused. As shown by Figure 15 in 2012/13 about 1 in 8 applications were refused compared to 1 in 5 in 2009/10.
- 10.1.3 The Residential Design Guidance SPD (adopted April 2013) sets out that basements should be limited to the proposed footprint and volume of the house/building, whilst ensuring a mature garden can be established and maintained above. They will not be permitted in flood zones. Lightwells should be kept away from property boundaries and should be proportionate to the building. They should not harm nearby trees and care should be taken to minimise light spill.
- 10.1.4 Further technical guidance on basements is provided in the Sustainable Design and Construction SPD which highlights that the Council may request a hydrology report which determines surface and subterranean water flow as well as land stability.
- 10.1.5 We continue to monitor the implementation of the Sustainable Design and Construction SPD which was introduced in April 2013 with regard to basement development.

Table 13: Basement applications for new and existing residential properties (2009/10 to 2011/12)

| Planning application | 2009/10 | 2010/11 | 2011/12 | 2012/13 |
|-------------------------------------|---------|---------|---------|---------|
| for existing residential properties | 46 | 58 | 64 | 87 |
| for new residential properties | 49 | 55 | 80 | 61 |

Table 14: Distribution of basement permissions

| Ward | 2009/10 | 2010/11 | 2011/12 | 2012/13 |
|----------------|---------|---------|---------|---------|
| Brunswick Park | 0 | 3 | 3 | 2 |
| Burnt Oak | 0 | 1 | 0 | 0 |
| Childs Hill | 6 | 13 | 27 | 19 |
| Coppetts | 2 | 2 | 2 | 6 |
| Colindale | 1 | 0 | 0 | 1 |
| Cricklewood | 1 | 0 | 0 | 0 |

| | | | | |
|---------------------|-----------|------------|------------|------------|
| East Barnet | 1 | 1 | 1 | 2 |
| East Finchley | 1 | 0 | 0 | 4 |
| Edgware | 1 | 2 | 2 | 2 |
| Finchley Church End | 8 | 6 | 16 | 14 |
| Garden Suburb | 36 | 38 | 38 | 42 |
| Golders Green | 6 | 10 | 12 | 12 |
| Hale | 0 | 1 | 1 | 4 |
| Hendon | 10 | 5 | 2 | 6 |
| High Barnet | 4 | 3 | 8 | 2 |
| Mill Hill | 5 | 3 | 3 | 9 |
| North Finchley | 3 | 3 | 3 | 0 |
| Oakleigh | 2 | 3 | 2 | 1 |
| Totteridge | 4 | 8 | 8 | 6 |
| Underhill | 1 | 0 | 0 | 4 |
| West Finchley | 1 | 4 | 4 | 7 |
| West Hendon | 0 | 1 | 6 | 5 |
| Woodhouse | 2 | 5 | 5 | 0 |
| Total | 95 | 113 | 144 | 148 |

Table 15: Distribution of planning refusals for basement developments 2009-2013

| Ward | 2009/10 | 2010/11 | 2011/12 | 2012/13 |
|---------------------|-----------|-----------|-----------|-----------|
| Brunswick Park | 0 | 0 | 0 | 0 |
| Burnt Oak | 0 | 0 | 0 | 0 |
| Childs Hill | 1 | 1 | 2 | 1 |
| Coppetts | 1 | 2 | 0 | 2 |
| Colindale | 0 | 0 | 0 | 0 |
| Cricklewood | 0 | 0 | 0 | 0 |
| East Barnet | 0 | 0 | 0 | 0 |
| East Finchley | 0 | 0 | 1 | 1 |
| Edgware | 1 | 0 | 0 | 0 |
| Finchley Church End | 3 | 0 | 2 | 1 |
| Garden Suburb | 4 | 1 | 1 | 5 |
| Golders Green | 1 | 0 | 2 | 0 |
| Hale | 0 | 0 | 0 | 0 |
| Hendon | 8 | 5 | 2 | 3 |
| High Barnet | 0 | 5 | 1 | 2 |
| Mill Hill | 1 | 0 | 0 | 0 |
| North Finchley | 0 | 0 | 0 | 0 |
| Oakleigh | 0 | 0 | 0 | 0 |
| Totteridge | 7 | 5 | 1 | 5 |
| Underhill | 0 | 1 | 2 | 1 |
| West Finchley | 0 | 1 | 0 | 0 |
| West Hendon | 0 | 0 | 0 | 0 |
| Woodhouse | 0 | 0 | 0 | 0 |
| Total | 27 | 22 | 16 | 21 |

Public Houses in Barnet

- 10.1.6 NPPF para 70 states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments’
- 10.1.7 As part of our Local Plan evidence base we have examined the loss of public houses in Barnet. Pub losses in Barnet have more than doubled in the last seven years. Our survey has identified:
- there are about 95 pubs in business in Barnet
 - around 65 pubs have closed since 2000. Number of pub closures has increased significantly since 2006. Between 2007 and 2013 pub closures more than doubled in the borough compared with the period between 2000 and 2006.
 - impact of closures felt across across Barnet. Four wards (East Barnet, Edgware, Hendon and High Barnet) account for 33% of pub closures (see Figure 10)
 - in 2010 alone 11 pubs were closed in Barnet (see Figure 11)
 - at least two locally listed pubs lost to residential conversion (The Turrets and The Alexandra)

Figure 10 – Pub Closures by Ward

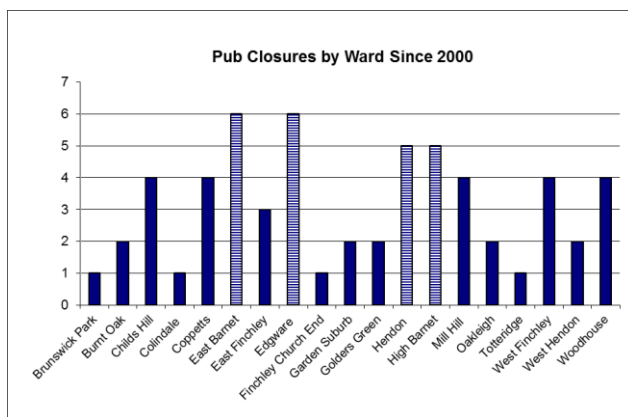
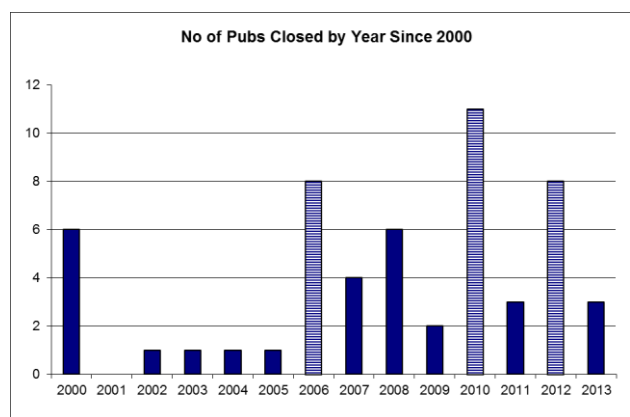


Figure 11 – Pub Closures by Year



Policy DM 02 – Development Standards

| Indicator Number | Indicator | Targets | Progress |
|------------------|--|--|--|
| DM 02A | Total amount of new play space delivered | Delivery of new play space in accordance with Infrastructure Delivery Plan | <p>The following play space projects have been completed in 2012/13</p> <ul style="list-style-type: none"> • Colindale Hospital (Phase 1) • Edgwarebury Park • Lower Dollis Valley Greenwalk (at Brookside Walk) • Lyttleton Playing Fields(improved play space) • Princes Park <p>Colindale Hospital development will provide three locally equipped areas of play within three courtyards, totalling 180m². A 400m² local area of play will be located within south west corner of development. Further provision is included in phase 2 and Phase 3 of Colindale Hospital.</p> |
| DM 02B | Residential units approved below minimum space standards | To justify exceptions for new units approved below minimum space standards | We have not allowed any exemptions for new build in 2012/13 and have only in a few cases allowed smaller units as a result of residential conversions. |

10.2 Headlines for Development Standards

10.2.1 In Autumn 2013 the Government carried out a consultation on proposals to consolidate and simplify housing standards across the country. In response Barnet highlighted :

- Need to adopt a more balanced and more considered approach as the proposals seek to remove cost burdens from developers and add new ones to local planning authorities when council resources are already stretched.
- Concerns at impact on housing delivery arising from the confusion and delay arising from any move from national housing standards into Building Regulations. Housing isn't just a numbers game.
- Concerns that Council should have to justify national housing standards through local planning policy. We have made considerable investment in our NPPF Local Plan and in managing significant housing growth to meet housing aspirations and provide choice.
- Support the Mayor of London's Housing SPG in particular the housing standards and consider that this should be set as the baseline for housing standards in London.

| Policy DM 03 – Accessibility and inclusive design | | | |
|--|--------------------------------------|--|--|
| Indicator Number | Indicator | Targets | Progress |
| DM 03A | Lifetime Homes approved | All new homes meet 'Lifetime Homes' standard | Proportion of Lifetime Homes units : <ul style="list-style-type: none"> • 39% in 2009/10 (1331 units) • 31% in 2010/11 (654 units) • 46% in 2011/12 (692 units) • 65% in 2012/13 (826 units) |
| DM 03B | Wheelchair Accessible homes approved | 10% of new homes to be wheelchair accessible or easily adaptable | Proportion of units meeting wheelchair housing standards; <ul style="list-style-type: none"> • 1.2% of new homes (43 units) approved in 2009/10 • 1.8% of new homes (39 units) approved in 2010/11 • 2.4% of new homes (36 units) approved in 2011/12 • 3% of new homes (26 units) approved in 2012/13 |

10.3 Headlines for Accessibility and Inclusive Design

- Increasing trend for approvals of new homes meeting Lifetime Homes standards.
- London Plan AMR (2012/13) average for Lifetime Homes = 84.5% of new homes
- London Plan AMR (2012/13) average for Wheelchair Housing = 8.4% of new homes
- SPDs on Sustainable Design & Construction and Residential Design Guidance adopted in April 2013. Both SPDs reinforce importance of delivering Lifetime Homes and Wheelchair Housing standards.

| Policy DM 04 – Environmental considerations for development | | | |
|--|---|--|--|
| Indicator Number | Indicator | Targets | Progress |
| DM 04A | Units connected to decentralised energy network | Delivery of Decentralised Energy Networks in Brent Cross – Cricklewood by 2021 and Colindale by 2016 | Delivery of Waste Handling Facility and Combined Heat and Power (CHP) proposed at Brent Cross as part of Phase 1. Subject to feasibility this will provide a district heating network. Delivery of Colindale wide CHP and district heating system supported by energy centres at Colindale Hospital and Peel Centre West by 2016 |
| DM04B | Planning permissions granted contrary to EA advice on either flood defence or water quality grounds | No planning permissions granted contrary to EA advice | The Environment Agency objected to eight planning applications on grounds of flood defence only as shown in Table 21 Out of these eight applications two were withdrawn and six were granted conditional approval (subject to submission of a satisfactory surface water management plan or following submission of satisfactory flood risk mitigation measures). |

10.4 Headlines for Environmental Considerations for Development

- Following on from s73 approval BXC still set to deliver Waste Handling Facility and Combined Heat and Power as part of Phase 1
- Colindale Energy Masterplan to guide district heating system– May 2014
- As shown by Table 16 no planning schemes in 2012/13 were rejected on flood defence grounds raised by Environment Agency. In 2011/12 three schemes were refused on this basis

Table 16 – Planning Applications with Environment Agency objections on Flood Risk Grounds (2012/13)

| Planning Ref | Proposed Development | Site Address | Reason for Objection | Outcome |
|--------------|--|--|--|--|
| B/03119/12 | Construction of two full size grass football pitches and one junior size grass football pitch with associated works. Use of an existing maintenance yard as construction compound with associated temporary access route at the Rowley Lane Sports Club. | Maccabi Sports Association, Rowley Lane, EN5 3HW | Surface Water - FRA/FCA unsatisfactory | Conditional approval subject to a satisfactory Surface Water Management Plan |
| B/04218/12 | Extension of time limit to implement previously approved application Ref: B/01802/09 dated: 09/12/2009 for "Construction of new pavilion with refuse store to replace existing. Formation of 2 grass pitches and an artificial turf pitch with 8 associated flood lights and mesh fencing. New perimeter security fence, all in connection with use of site as a football training ground." | Old Stationers Playing Fields, Barnet Lane, EN5 2DN | Unsatisfactory FRA/FCA Submitted | Conditional approval subject to satisfactory flood risk mitigation measures. |
| H/00892/12 | Conversion of single family dwelling into 3no self-contained flats. Provision of 5no cycle storage spaces, 2no recycling bins and 3no waste bins. | 76 Brentmead Place, NW11 9LJ | PPS25/TAN15 - Request for FRA/FCA | Conditional approval subject to satisfactory flood risk mitigation measures. |
| H/02898/12 | Conversion of dwelling into 2no. self contained residential units. First floor side extension over existing garage and alterations to roof. Conversion of garage into habitable space including new bay window to the front. | 23 The Drive, Edgware, HA8 8PS | PPS25/TAN15 - Request for FRA/FCA | Application withdrawn |
| H/03660/12 | Installation Of a Temporary Portakabin for Staff Use. | Scout Hut, Market Lane, HA8 0LP | Sequential Test: Vulnerability not appropriate to Flood Zone | Conditional approval subject to satisfactory flood risk mitigation measures |
| H/04095/12 | Outline Planning Application to erect 6 x 2 bedroom houses with associated parking, a private access road and some other matters reserved. | Sopers Yard, 155 Bell Lane, Hendon, NW4 2BP | Sequential Test: Vulnerability not appropriate to Flood Zone | Application withdrawn |
| H/04386/12 | Construction of a three storey primary school (3 forms of entry) with nursery, community facilities and associated works and landscaping, including staff parking, hard play and sports games area, retaining walls, drainage attenuation measures and provision of a temporary drop off car park | Site of former Inglis Barracks (Millbrook Park), Mill Hill East, NW7 1PZ | Unsatisfactory FRA/FCA Submitted | Conditional approval subject to a satisfactory Surface Water Management Plan |
| H/04748/12 | A hybrid planning permission is submitted for the development of a multi-faith cemetery. Full planning permission is sought for Phase 1 of development comprising associated landscaping, parking, storage and access, and ancillary single storey memorial hall of 294sqm (GIA). Outline planning permission is sought for Phases 2 and 3 of development for use as a cemetery and means of access and landscaping with all other matters reserved. | Land Adjacent Edgwarebury Cemetery, Edgwarebury Lane, HA8 8QP | Surface Water - FRA/FCA unsatisfactory | Conditional approval subject to a satisfactory Surface Water Management Plan |

| Policy DM 05 – Tall Buildings | | | |
|-------------------------------|---|---|---|
| Indicator Number | Indicator | Targets | Progress |
| DM 05A | Number of redevelopments of existing tall buildings | Number of tall buildings refused: <ul style="list-style-type: none"> In strategic locations identified in CS 5 | <p>The 2010 Tall Buildings Study identified 21 locations of tall buildings in Barnet either as clusters or single structures. These are shown on Map 8 of the Core Strategy</p> <p>Existing tall buildings No applications for redevelopment of existing tall buildings were considered in 2012/13</p> <p>New tall buildings refused in strategic locations None.</p> |
| DM05B | Number of refurbishments of existing tall buildings | Number of tall buildings refused: <ul style="list-style-type: none"> in Other Locations | <p>New tall buildings refused in other locations None.</p> |

10.5 Tall Buildings Headlines

- Refurbishment of Hyde House approved February 2012. Conversion of 4 floors from office to hotel. New Premier Inn to open June 2014
- Refurbishment of Groupama House, New Barnet approved November 2012. Conversion to 34 residential units, with 320m² of B1 (Office Space) at 1st floor level.
- Refurbishment of office space for new call centre at Merit House, Edgware Road approved August 2013.
- Approval of West Hendon regeneration in November 2013 for buildings ranging from 5 to 26 stories. Further details at Appendix C.

| Policy DM 06 – Barnet’s heritage and conservation | | | |
|---|---|---|--|
| Indicator Number | Indicator | Targets | Progress |
| DM 06A | Number of Conservation Areas Appraisals less than 5 years old | No Conservation Area Character Appraisal is more than 5 years old | <p>Conservation Area Character Appraisals . These are set out below. The following are covered by a CACA of which</p> <ul style="list-style-type: none"> 8 are no more than 5 years old 6 are more than 5 years old <p>In 2012/13 Finchley Garden Village CACA approved In 2013/14 Finchley College Farm CACA approved</p> <p>Appraisals no more than 5 years old</p> <ul style="list-style-type: none"> Hendon - Church End 2012 Hendon - The Burroughs 2012 Finchley Church End 2011 Hampstead Garden Suburb, The Bishop's Avenue 2011 Hampstead Garden Suburb 2010 <p>Appraisals more than 5 years old:-</p> <ul style="list-style-type: none"> Cricklewood, Railway Terraces 1999 Glenhill Close 2001 Golders Green Town Centre 1999 Monken Hadley 2007 Watling Estate 2007 Wood Street 2007 Mill Hill 2008 Totteridge 2008 |

10.6 Headlines for Barnet’s Heritage and Conservation

- Although not covered by individual Conservation Area Appraisals the other Conservation Areas are:
 - Hampstead Village - Heath Passage
 - Moss Hall Crescent.

| Policy DM 07 – Protecting housing in Barnet | | | |
|--|---|---|--|
| Indicator Number | Indicator | Targets | Progress |
| DM 07A | Number of new community uses (including education) replacing residential uses | No net loss of housing except for where replaced by a new nursery, doctors surgery or educational use | No homes were lost to these non-residential uses in 2012/13. |

10.7 Headlines for Protecting Housing in Barnet

- Changes to Use Classes Order in May 2013 increased permitted development rights for offices, hotels, residential institutions as well as assembly and leisure facilities to be converted to state funded schools. This is expected to reduce pressure on conversion of residential uses to educational uses.

| Policy DM 08 – Ensuring a variety of sizes of new homes to meet housing need | | | |
|---|---------------------|---------------------|---|
| Indicator Number | Indicator | Targets | Progress |
| DM 08A | Refer to Policy CS4 | Refer to Policy CS4 | See Section 8 on Are we building the right homes for the next generation? |

| Policy DM 09 – Specialist housing | | | |
|--|------------------------------|---|--|
| Indicator Number | Indicator | Targets | Progress |
| DM 09A | New housing for older people | All new housing for older people delivered within (500ms) walking distance of local shops | We will undertake a survey of housing schemes for older people before 2016 |

10.8 Headlines for specialist housing

Focus on Increased Demand in Student Housing in Barnet

- 10.8.1 Over 26,000 new purpose built student bedrooms have been completed in London since 1999. Barnet has contributed 641 bedrooms (2.5% of London total).The Mayor is keen to release pressure away from areas where there is high concentration of student accommodation provision to areas in outer London that have good public transport accessibility.
- 10.8.2 Student housing considered an attractive investment opportunity in London because there is:
- a strong demand for such accommodation from overseas students
 - no requirement to provide or make a contribution to affordable housing
 - no requirement to build to housing standards as set out in the Mayor’s Housing Supplementary Planning Guidance (SPG) published in 2012.
- 10.8.3 Barnet is home to Middlesex University. As part of our Local Plan evidence base we have examined the supply of student accommodation in Barnet. There has been an :
- upward trend in planning applications for student accommodation, mainly in west of borough;
 - a relatively low number of student households compared to other Outer London boroughs with a university (Hillingdon and Kingston);
 - allocation for student accommodation at Peel Centre creating a new student village of 900+ bedspaces for Middlesex University in Colindale.
- 10.8.4 The study highlighted that as the borough changes there will be

- pressure for student accommodation at the expense of other housing provision.
- adverse impact on supply of affordable housing
- lack of affordable student accommodation
- greater levels of student accommodation at high densities in town centres.

| Policy DM 10 – Affordable housing contributions | | | |
|---|---------------------|---------------------|--|
| Indicator Number | Indicator | Targets | Progress |
| DM 10A | Refer to Policy CS4 | Refer to Policy CS4 | Contributions negotiated for affordable housing since 2008/09 are set out in Table 17. Table 18 provides a breakdown of contributions received from schemes in 2012/13 |

Table 17: Affordable housing contributions since 2008/09

| | 2008-09 | 2009-10 | 2010-2011 | 2011-2012 | 2012-2013 |
|----------------------------------|------------|------------|------------|-----------|-----------|
| Affordable Housing Contributions | £3,600,000 | £1,456,154 | £6,017,452 | 4,439,639 | 6,049,060 |

Source : RE Infrastructure and Delivery Team

Table 18: Affordable housing contributions receipts 2012/13

| Planning Ref | Site | Payment Received | Receipt |
|--------------|---|------------------|---------|
| F/02614/09 | 3-7 East End Road, N3 3QE | £63,000 | May-12 |
| H/00749/11 | Hartley Hall & Broadway Service Station, Flower Lane, NW7 2JA | £70,000 | Apr-12 |
| H/04913/11 | 21-24 Queens Road, NW4 2TL | £114,000 | Oct-12 |
| Total | | £247,000 | |

Source : RE Infrastructure and Delivery Team

| Policy DM 11 – Development principles for Barnet’s town centres | | | |
|---|--------------------|---|--|
| Indicator Number | Indicator | Targets | Progress |
| DM 11A | Town centre trends | No reduction in % frontage where the proportion of A1 units in town centre primary frontages is above 75% (baseline year 2010 survey) | See Table 19 for details on changes within the primary retail frontages of Barnet’s town centres. Section 10.9 provides further detail on emerging town centre trends Section 10.10 examines the growth of betting shops in Barnet’s town centres. Section 10.13 examines the impact of prior approvals in Barnet and highlights losses in town centres |

Table 19: Primary Retail Frontages with 75% or above A1 units

| Town Centre | No. of Primary A1 units (No. of units changed between 2012 and 2013) | No. of A1 + vacant units as a % of total primary frontage (2013) | No. of A1 + vacant units as a % of total primary frontage (2012) |
|-----------------|--|--|--|
| Brent Street | 50 (+ 3 units) | 70% →← | 70% |
| Burnt Oak | 78 (-2 units) | 77% ↑ | 76% |
| Chipping Barnet | 81 (- 17 units) | 72% →← | 72% |
| Colindale | 16 (+ 3 units) | 68% ↑ | 63% |

| Town Centre | No. of Primary A1 units (No. of units changed between 2012 and 2013) | No. of A1 + vacant units as a % of total primary frontage (2013) | No. of A1 + vacant units as a % of total primary frontage (2012) |
|---------------------|--|--|--|
| Cricklewood | 20 (- 5 units) | 56% ↑ | 53% |
| Edgware | 73 (- 11 units) | 66% ↑ | 65% |
| East Finchley | 36 (+ 1 unit) | 52% ↓ | 54% |
| Finchley Church End | 42 (- 15 units) | 57% ↓ | 63% |
| Golders Green | 54 (- 1 unit) | 74% ↓ | 75% |
| Hendon Central | 31 (no change) | 53% ↓ | 54% |
| Mill Hill | 58 (+ 5 units) | 64% ↓ | 69% |
| New Barnet | 19 | 50% | n/a |
| North Finchley | 60 (+ 2 units) | 74% ↓ | 76% |
| Temple Fortune | 47 (+ 19 units) | 72% ↓ | 60% |
| Whetstone | 48 | 54% | n/a |

10.9 Headlines on Development Principles for Barnet’s Town Centres

10.9.1 In the last 12 years we have conducted six town centre surveys providing a good insight into how they are changing. Town centres remain a priority for the council and we continue to survey them on a regular basis. The following trends have been identified:

- Reduction in number of convenience stores between 2012 and 2013, a drop of about 10%. New Premier Express opened in East Finchley. New Sainsbury’s Local in Finchley Church End opened in February 2014
- Decline may be attributed to re-categorising convenience stores as grocers shops.
- The overall number of betting shops (including Ladbrokes) has increased since 2011/12 with five new stores opening in five different town centres. Due to recent town centre boundary changes six of these outlets that used to be within the town centre frontages are now outside of their boundaries and not included in the survey.
- National retailer’s closures in 2012/13 include Adecco in North Finchley, Clinton Cards and La Senza in Chipping Barnet, Maplin in Burnt Oak and Santander in Finchley Church End.
- There has been a small decline in hairdressers (-7%) and beauty salons (-12%).
- Impact of multi-channel shopping on comparison goods may explain 30% decline in women’s clothing outlets between 2011/12 and 2012/13. Chipping Barnet lost three units. However number of clothing stores in Edgware and Temple Fortune has increased.
- There has been a fall in the number of cafes (17%) and restaurants (16%) over the period. Since the last survey there have been no further closures of pubs or bars in the town centres.

10.9.2 The level of vacancy is a major area of focus. Figure 12 helps to identify trends since 2003. Table 20 summarises the current direction of these trends. A trend is where there has been three clear years with a rising or falling vacancy.

Figure 12 – Vacancy Levels in Town Centres since 2003

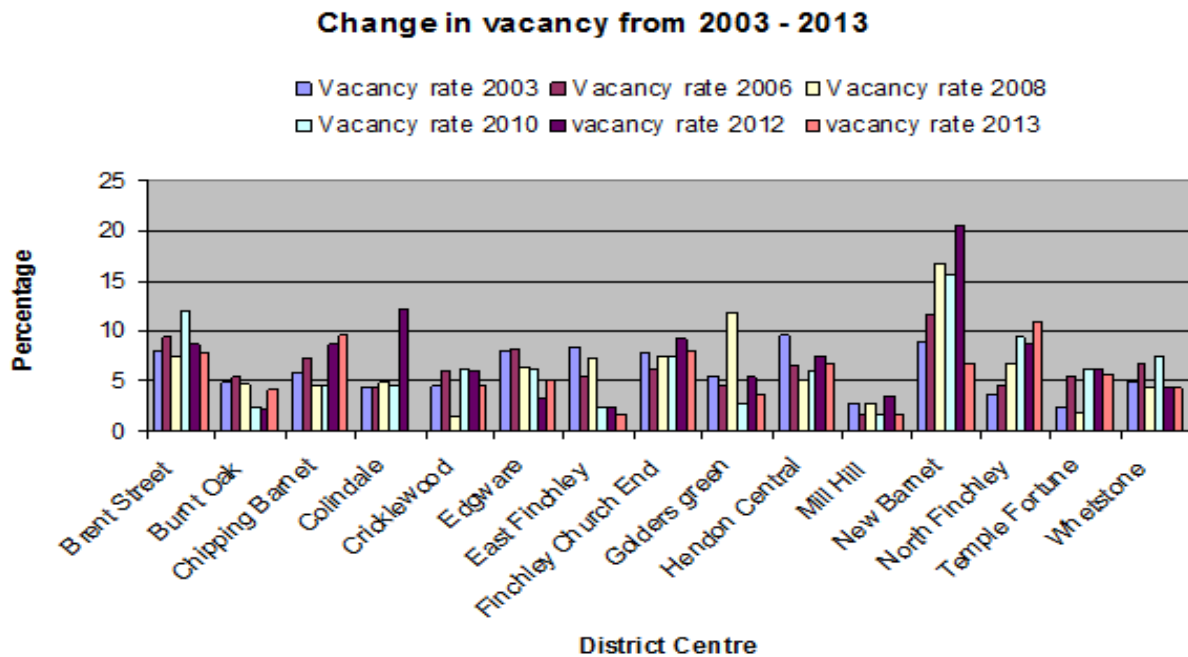


Table 20: Direction of town centre vacancy rates in Barnet.

| Rising Vacancy trend | Falling Vacancy trend | No trend |
|----------------------|-----------------------|---------------------|
| Chipping Barnet | Colindale | Brent Street |
| North Finchley | East Finchley | Burnt Oak |
| | New Barnet | Cricklewood |
| | | Edgware |
| | | Finchley Church End |
| | | Golders Green |
| | | Hendon Central |
| | | Mill Hill |
| | | Temple Fortune |
| | | Whetstone |

- 10.9.3 Vacancy has continued to rise in Chipping Barnet and North Finchley town centre which we will continue to monitor closely. There has been an increase in the number of town centres with no trend identified.
- 10.9.4 In general vacancy is twice as much in the secondary frontages as in primary ones.
- 10.9.5 Barnet has conducted town centre surveys on a regular basis since 2003. As part of the Local Plan new town centre boundaries were designated and existing town centre shopping frontages were revised. This revision included removing over 100 units from town centre frontages to enable coherent policy to be applied across the borough. A number of secondary frontages were removed, Likewise a number of primary frontages were de-designated to consolidate and better focus the town centres to deliver conventional retailing whilst enabling a more flexible approach in the more marginal peripheral retail locations. This change may explain lower vacancy levels in town centres such as New Barnet where vacancy was previously recorded at over 20% it is now just under 7%. Further clarification on town centre frontages in the Development Management Policies document is set out below.

10.10 Clarification on Town Centre Frontages (Development Management Policies)

10.10.1 Clarifications for North Finchley and Temple Fortune town centres are set out below. Changes shown in bold for secondary frontage on High Road, North Finchley and Temple Fortune Parade.

North Finchley

| Frontage | Street Name | Building Numbers |
|--------------------|--------------------------|---|
| Primary Frontage | Lodge Lane | 2 to 4 (even) |
| | High Road | 702 to 808 (even), 751 to 839 (odd) |
| Secondary Frontage | Ballards Lane | 362 to 382 (even) 321 to 369 (odd) |
| | Grand Arcade | 1 to 19 (all) |
| | High Road | ADD 672 to 700 810 to 884 (even) |
| | | ADD 711 and 727 to 749 841 to 877 (odd) |
| | Nether Street | 2 to 4 (even) |
| | | 1 to 7 (odd) |
| Woodhouse Road | 1 to 11, 13 to 17 (odd), | |

Temple Fortune

| Frontage | Street Name | Building Numbers |
|--------------------|-----------------------------------|--|
| Primary Frontage | Halleswelle Parade, Finchley Road | 1 to 17 (all) |
| | Temple Fortune Parade | 11 to 40 (all) |
| | Belmont Parade | 1 to 8 (all) |
| | Finchley Road | 1095 to 1117, 1175 to 1201 (odd), 788 to 832 (even) 788a |
| Clifton Gardens | | 58 |
| Secondary Frontage | Finchley Road | 746 to 786, 856 (even) 1013 to 1093 (odd) |
| | | Ashbourne Parade, Finchley Road |
| | Monksville Parade, Finchley Road | 1 to 16 (all) |
| | Bridge Lane | 1 to 3 (odd) |
| | Temple Fortune Parade | ADD 1 to 3 4 to 10 (all) |

Betting Shops in Barnet

10.10.2 Betting shops are classified as an A2 use (Financial and Professional Services) in the Planning Use Classes Order. The A2 use class also includes banks and building societies. According to data on Business Rates there are:

- 71 betting shops in Barnet. Nearly two thirds of these (46 in total) are located in Barnet's 15 district town centres and 12 are located in the smaller centres. The remaining are likely to be scattered across the boroughs neighbourhood parades
- The largest concentration of such uses is in North Finchley with six betting shops. The town centres of Finchley Church End, Golders Green and Hendon Central all have five betting shops each while Brent Street and Edgware have four each
- This is a growing sector. Five new betting shops have opened in 2013 in Colindale the Hyde, East Finchley, Hendon Central and Brent Street. Burnt Oak also has three casino style amusement arcades alongside two existing betting shops.

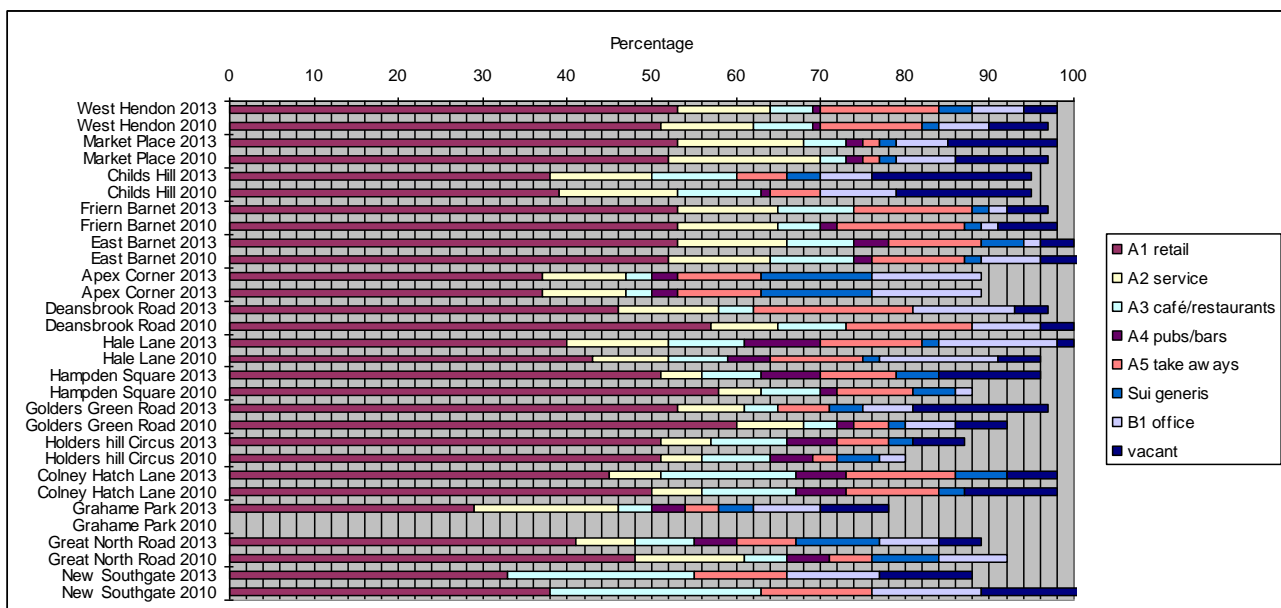
- Changes to the Use Classes Order in May 2013 allow temporary changes (of 2 years) to A2 uses from shops without planning permission. This is likely to further contribute to the growth of betting shops, pawnbrokers and payday loan shops.
- Clustering of such uses is acknowledged as having a negative impact on town centres and we continue to monitor the presence of betting shops as well as payday loan/cheque cashing shops and pawnbrokers in the borough. Our town centre surveys have highlighted at least 20 of these uses in Barnet.

| Policy DM 12 – Maintaining our local centres and parades | | | |
|--|---------------------|--|--|
| Indicator Number | Indicator | Targets | Progress |
| DM 12A | Local centre trends | No significant reduction in retail floorspace_in local centres | A survey of Barnet's Local Centres took place in summer of 2013 updating the survey of 2010. |

10.10.3 Local Town Centres play an important role in Barnet's economic growth. Alongside District town centres, we also survey all local town centres within Barnet. Figure 13 shows changes within Barnet's 15 local town centres from 2010 and 2013 surveys. The identified highlights are:

- the overall amount of retail floorspace in local centres is lower than district centres with most centres achieving just over 50% of units in A1 retail use
- there is some downward trend in the number of A1 retail units across eight of the local centres – although there is only two years of data
- vacancy is highest in Market Place, Childs Hill and Golders Green Road
- B1 office space and A2 service space is a feature in a number of centres providing space for construction services and solicitors for example

Figure 13: Barnet's Local Centres 2010 to 2013



| Policy DM 13 – Community and education uses | | | |
|---|-------------------------------|--|---|
| Indicator Number | Indicator | Targets | Progress |
| DM 13A | New primary schools provision | Increase in primary school places (over 2011 baseline) | <p>Barnet in 2011/12 had capacity for 4,187 spaces in Primary School Reception. This increased to 4,360 spaces in 2012/13</p> <p>Barnet in 2011/12 had capacity for new intake of 4,041 Secondary School spaces. In 2012/13 this was 3,900 spaces</p> <p>Further details on schools provision in Barnet is set out at CS10B</p> |

10.11 Headlines for Community and Education Uses

- Barnet’s population grew by 60,000 between 2001 and 2011
- Primary school places for reception intake increased by 4.1% since 2011/12

| Policy DM 14 – New and existing employment space | | | |
|--|--|--|---|
| Indicator Number | Indicator | Targets | Progress |
| DM 14A | Maintain current floorspace in the Locally Significant Industrial sites, the Industrial Business Park and the Business Locations | No net loss in current floorspace in the Locally Significant Industrial sites, the Industrial Business Park and the Business Locations | <p>Changes to the Use Classes Order in May 2013 increased permitted development rights for B1(a) officespace to convert to residential floorspace . This is for a temporary period.</p> <p>A prior approval process helps to manage such conversions</p> <p>As at Dec 2013 a total of 18,500m² of office space is now allowed through prior approval to convert to residential.</p> <p>This includes a loss of 2,400m² of designated employment space in the Grenville Place Locally Significant Industrial Area (Trafalgar House).</p> <p>See section 10.12 for further details.</p> |
| DM 14b | Amount of new office space in town centres | No new office space outside the town centres / edge of centre | <p>There were 2 implemented planning applications for new office floorspace (B1 & B8) outside town centres/edge of centre 2012-2013</p> <p>i) 120 Colindale Avenue H/02576/09 (completed in 2012/13)</p> <p>ii) 493 – 499 Watford Way H/02423/10</p> |

10.12 Headlines for New and Existing Employment Space

Impact of Prior Approvals

- Table 21 sets out a summary of the range of changes to the Planning Use Classes Order in May 2013.

Table 21: Changes to the Use Classes Order in May 2013

| Use Classes | Changes |
|--|--|
| Agricultural buildings | Under 500 m ² can change to a number of other uses (A1, A2, A3, B1, B8, C1 and D2). For buildings between 150 m ² and 500m ² , prior approval (covering flooding, highways and transport impacts, and noise) is required. |
| Premises in B1, C1, C2, C2A and D2 use classes | Permitted change of use permanently to a state-funded school, subject to prior approval covering highways and transport impacts and noise. |
| Premises in B1(a) office use | Permitted change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination. Prior approval fees for change of use applies since 1 st October 2013. |

| | |
|---|--|
| Buildings with A1, A2, A3, A4, A5, B1, D1 and D2 uses | Permitted change for a single period of up to two years to A1, A2, A3 and B1 uses |
| Thresholds for business change of use | Thresholds increased on May 2013 from 235 m ² to 500m ² for permitted development for change of use from B1 or B2 to B8 and from B2 or B8 to B1. |
| Special arrangements | Special arrangements for free schools and other similar uses |

- Prior Approval is required before any conversion. This enables the council to monitor these changes. Table 22 shows from May 2013 the loss of office space to residential development in Barnet.

Table 22 – Loss of office space to residential use since May 2013

| Use | Floorspace/units |
|--------------------------|----------------------|
| Office floorspace lost | 18,477m ² |
| Residential units gained | 331 |

10.12.1 The following trends are emerging on Prior Approval applications as at end of 2013:

- 89 prior approval applications received of which
 - 51 have been approved
 - 7 have been refused
 - 17 applications for 5,336m² of office floorspace were awaiting determination
 - 8 were not applicable
 - 6 were withdrawn
- In general there was a 50/50 split between occupied and vacant premises
- Two thirds of all applications are located in town centres with North Finchley and Chipping Barnet the most popular town centres with ten applications apiece.
- New Barnet will lose 5,085m² and gain 74 new units
- North Finchley will lose 1,407m² and gain 47 residential units
- Chipping Barnet will lose 1,534 m² and gain 21 residential units.
- over 40% of prior approval applications are in buildings which were formerly residential and converted to offices. These applications are generally small scale, usually resulting in one or two residential units.
- under 60% of prior approval applications are for conversion of purpose built offices, the majority built since 1945
- 5 prior approval applications for modern premises (built since 2000). These applications are generally larger scale, delivering 10 units or more.
- estimates made based on the office floorspace lost suggest between £2 to £2.5 million of lost CIL revenue
- seven of the prior approvals permitted would have triggered affordable housing requirements

| Policy DM 15 – Green Belt and open spaces | | | |
|---|----------------------------------|--|---|
| Indicator Number | Indicator | Targets | Progress |
| DM 15A | Delivery of Green Infrastructure | Financial contributions per annum to Green Infrastructure projects | Contributions negotiated for Green Infrastructure through S106 <ul style="list-style-type: none"> • In 2010/11 a total of £104,403 secured through S106. • In 2011/12 a total of £208,821 secured through S106. • In 2012/13 a total of £76,000 secured through S106 Table 30 provides a breakdown of contributions received from schemes in 2012/13 |

Table 23: Green Infrastructure contributions receipts 2012/13

| Planning Ref | Site | Payment Received | Receipt |
|--------------|--|------------------|---------|
| C03021DF/06 | Staples Corner Retail Park | £24,230 | Dec-12 |
| H/02576109 | Brent Works, 120 Colindale Avenue | £25,980 | Oct-12 |
| F/00588/11 | 3 Woodstock Road, NW11 8ES | £3,070 | Aug-12 |
| B/02898/11 | 7c High Street, Barnet, EN5 5UE | £4,000 | Jul-12 |
| F/01620/11 | Gloucester House, 150 Woodside Lane, N12 8TP | £25,000 | May-12 |
| H/02271/11 | Land To Rear Of, 33 - 36 Heronsgate, Edgware, Middx, HA8 7LD | £3,100 | Jul-12 |
| F/00972/12 | 421-423 High Road N12 0AP | £3,000 | Dec-12 |
| H/01889/08 | Sheila & Brentview House, North Circular Road , NW11 9LD | £18,000 | Apr-12 |
| Total | | £106,380 | |

Policy DM 16 – Biodiversity

| Indicator Number | Indicator | Targets | Progress |
|------------------|----------------------|--|-----------|
| DM 16A | Area of land in SINC | No net loss in area designated as SINC | No change |

10.13 Biodiversity Headlines

10.13.1 With support of the Mayor’s Help a London Park scheme biodiversity was promoted along the Dollis Valley Greenwalk, in particular at the Decoy Pond in Brent Park

Policy DM 17 – Travel impact and parking standards

| Indicator Number | Indicator | Targets | Progress |
|------------------|---|---|---|
| DM 17A | Number of Travel Plans provided as part of major applications | 100% of significant trip generating applications to provide a Travel Plan | In 2012/13 a total of <ul style="list-style-type: none"> 32 new Travel Plans were required as part of planning approvals/ conditions/ obligations 8 Travel Plans were required to provide Travel Plan monitoring information Travel Plans were reviewed 9 developments implemented Travel Plans |
| DM 17B | No. of new CPZs and extensions to existing CPZs in relation to Regeneration & Development Areas | Increased coverage of CPZs in and around Regeneration & Development areas (baseline of 30 CPZs in 2011) | Barnet has 31 CPZs. Most recent addition is Saracens Event Day CPZ established in 2012/13 |

10.14 Headlines for Travel Impact and Parking Standards

- Increased number of new travel plans, up from 25 in 2011/12
- More travel plans reviewed, up from three in 2011/12
- No new CPZs around Regeneration and Development areas

| Policy DM 18 – Telecommunications | | | |
|-----------------------------------|------------------------------------|--------------------------------------|---|
| Indicator Number | Indicator | Targets | Progress |
| DM 18A | Applications for telecoms approved | Number of telecoms appeals dismissed | <p>Total of 20 telecommunications applications approved in 2012/13. Majority were for cabinets and additional telecommunications equipment</p> <p>Objections raised regarding 2 telecommunications monopoles within neighbouring borough (Enfield):</p> <ul style="list-style-type: none"> • Public Footpath Chase way Adj. to petrol station, 99 Chase Side, N14 5BY <ul style="list-style-type: none"> - I) Planning ref. B/00025/12/CAN for installation of telecommunications monopole to maximum height of 12.5m with associated cabinet at base - Ii) Planning ref. B/00041/12/CAN for installation of telecommunications monopole to a maximum height of 10m with associated cabinet at base <p>There were no relevant planning appeals.</p> |

10.15 Headlines for Telecommunications

- Number of applications has decreased since 2011/12 from 45 to 20.
- No telecoms appeals in 2012/13

Appendix A

Mill Hill East Area Action Plan

Headlines for Mill Hill East

- Mill Hill East development underway with first phases of Millbrook Park (a scheme of 2,170 new homes) under construction
- Ridgemount development of 262 new homes completed
- Millbrook Park (3FE) primary school under construction and due to open September 2014
- Community sports facilities to be delivered at Millbrook Park Primary
- Officers Mess Gardens, first of the 4 parks to be provided on Millbrook Park now open for use
- East / West route across site under construction

| Mill Hill East Area Action Plan | | | |
|---------------------------------|--|--|---|
| Monitoring Framework | | | |
| Indicator Number | Indicator | Targets | Progress 2012/13 |
| MHE-MF1 | Housing trajectory | Delivery of 2,000 additional homes by 2016. | Table 3 of the AMR provides a breakdown of the delivery of housing in the Mill Hill East AAP area. |
| MHE-MF2 | Housing densities in Barnet | Achieve varied housing densities across the site from 35dph to 145 dph, relative to the character area in which the housing is located and the area's predominantly suburban character. Net overall density across the site should be around 85dph | Millbrook Park (ref: H/04017/09) mixed use development of 2,174 units approved in September 2011 with net density across the site between 70-85 dph. |
| MHE-MF3 | Affordable housing completions | Target provision of 50% affordable housing, including around 70% social housing and 30% intermediate provision. Delivery of a minimum of 30% affordable housing provision required if upper target proves unviable. | Ridgemount development of 262 units (27% affordable housing) completed providing a total of 78 affordable units. Reserved Matters approval for Millbrook Park Phase 1 has been granted for the development which will provide 12 affordable rented units and Phase 3 will provide 16 affordable rented units and 17 intermediate units. A reserved matters application has also been submitted for the development of Phase 3a which will provide 10 affordable rented and 4 intermediate units. Phases 1A and 2 do not contain any affordable housing element. Outline application approval is for 15% minimum affordable housing provision with a target of 50% with further viability tests. Phase 1 and Phase 3 Millbrook Park completions expected in 2014-16. |
| MHE – MF4 | Lifetime Homes | Delivery of 100% Lifetime Homes and 10% wheelchair accessible homes. | All new homes in all phases meet wheelchair and lifetime homes criteria. |
| MHE-MF5 | Employment land supply by type | Provide for approximately 1 ha of employment land over the AAP period. | 3470 m ² of B1 (offices) employment land to be provided as part of the outline consent application. |
| MHE – MF6 | Amount of completed retail, service, office and indoor leisure development | Provision of approximately 1,000 m ² of retail floorspace and 500 m ² for a GP practice / health centre at the Local High Street over the plan period. Delivery of other employment uses to create 500 jobs through Officers' Mess re-use, school and community | The outline consent is a hybrid permission. Reserved Matters approval for conversion of Officers Mess into 10 flats and a GP surgery. Full planning permission (H/04386/12) granted in April 2012. for provision of a 3FE primary school (previously 2FE in the outline consent). Construction of school underway. Due to open by September 2014. The outline consent also permits 1,100 m ² of high street (A1/2/3/4/5) uses. |

| | | | |
|------------|--|---|--|
| | | facilities, High Street uses and homeworking over the plan period. | |
| MHE-MF7 | Proximity of new housing to local facilities | Provision of community facilities centrally. | As set out above |
| MHE-MF8 | Renewable energy capacity installed by type | Provision of 0.5ha of land for sustainable infrastructure, such as Combined Heat and Power, recycling facilities or other related uses by the end of the plan period. Monitor energy efficiency and renewable energy production against targets | District energy centre forms part of the outline consent. |
| MHE-MF9 | Amount of land developed for public open space | Provision of around 5.5ha of public open space including sports pitches and natural areas over the plan period, including: Up to four new local public parks: Retention of woodland to the north of the Green Belt; and Sports pitches for primary school / community use. | Civic square containing an open space, Provision of LEAPs as part of Ridgemount Officers Mess provides 0.68 ha of publicly accessible gardens. Opened in 2013/14. Central Park and Panoramic Park to open in 2015/16 The primary school will provide 1.5 ha of open space in the form of an all weather pitch (0.75ha) New school to open 2014/15 |
| MHE-MF10 | Sustainable development | Minimum Level 4 of the Government's Code for Sustainable Homes for residential development. Level 6 of the Code for Sustainable Homes by 2016 unless otherwise agreed with the Council. Commercial and community buildings to achieve BREEAM very good rating. Incorporation of SUDS in line with guidance from the EA and Thames Water. Development being within a 5 minute walking distance of public transport. Review requirements of new legislation and update standards accordingly. | The application for Ridgemount predated the Code for Sustainable Homes. Solar Panels installed on some of the properties within Millbrook Park Phase 1A which is under construction. Phases 2 and 3 achieve the Mayor's Energy targets through the use of a fabric first approach. Planning conditions require 10% green roofs and 10% grey water recycling across the Millbrook Park site, solar panels and district heating system including SUDS in line with the Guidance from the EA and Thames Water. |
| MHE-MF11 | On-site movement and transport | Delivery of the following on site by the end of the plan period: A new east-west street across the site linking Bittacy Hill and Frith Lane, suitable as a bus route; A local high street running south from the east-west street to Mill Hill East Underground station, suitable for use as a bus route. | Outline planning consent and reserved matters for east west route have been approved and work started on site in 2012. |
| MHE-MF12 | Off-site movement and transport | Provision for any necessary off-site highway improvements, including (but not limited to): Frith Lane / Bittacy Hill Holders Hill Circus | Enhancements to junction at Morpheau Road / Frith Lane. Frith Lane due to start in February 2013 and work on the Bittacy Hill end has already started with work on the Englepark roundabout. |
| MHE – MF13 | Sustainable transport | By the end of the plan period: Incorporation of a bus route between Bittacy Hill and Frith Lane will be promoted. Improvements to Mill Hill East Underground station, including DDA compliant step free access and better interchange with buses (subject to funding being made available). Provision of direct and safe walking and cycling routes across the development and cycle storage facilities. Homes to be within five minutes walking distance of a public transport stop. By end of plan period, an increased use of public transport and a reduction in car use in comparison with the borough average. Provision of Travel Plans for development. | This will be considered as part of separate reserved matters |

Appendix B

Colindale Area Action Plan

Headlines for Colindale

- Colindale – accounts for 42% of borough housing target to 2025/26
- Colindale is delivering more new homes than the strategic housing targets of 17 London boroughs
- High quality scheme of 309 flats and mews houses at Zenith House, Edgware Road to complete in 2014
- New primary school at Grahame Park Way to open September 2014
- Future major schemes to come forward in 2014 include
 - British Newspaper Library at Colindale Avenue
 - Peel Centre

| Colindale Area Action Plan | | | |
|-----------------------------------|-------------------------------------|---|--|
| Monitoring Framework | | | |
| Indicator Number | Indicator | Targets | Progress 2012/13 |
| 3A | Improving connectivity in Colindale | Package 1 in Phases 1 and 2 (2007-2012) Package 2 in Phase 2 (2012-2016) Package 3 in Phase 3 (2017-2021) | <p>Aerodrome Road / A41 junction improvements: Small scale improvements in 2012 but not fully implemented. Proposed pedestrian islands and tactile paving features on Aerodrome Road to be installed by March 2014.</p> <p>Montrose Ave / A5 junction improvements: feasibility complete. No direct funding secured to date.</p> <p>Colindale Avenue / A5 junction improvements: feasibility, initial design and costings completed April 2011. Detailed design required before implementation can take place. No direct funding secured to date.</p> <p>Aerodrome Road / Grahame Park Way / Lanacre Avenue: new junction feasibility complete. Land assembly challenges identified and discussions underway with Middlesex University. No direct funding secured to date.</p> <p>Bunns Lane/Graham Park Way roundabout: subject to Network Rail cooperation, work likely to start in 2014.</p> |
| 3B | Walking and Cycling | <p>Joined up network of attractive, direct and safe pedestrian routes broadly in accordance with Figure 3.5.</p> <p>Joined up network of attractive, direct and safe cycle routes broadly in accordance with Figure 3.6.</p> <p>Cycle parking at key destinations.</p> <p>Cycle storage in all new developments.</p> <p>Progressive mode shift for cycling and walking.</p> | <p>New pedestrian routes: incorporated into Heybourne Park, a new open space. Park opened to public in June 2011.</p> <p>Colindale Hospital Spine Road: delivered to wearing course level in 2011.</p> <p>Colindale Hospital: provision of 714 cycle spaces</p> <p>Brent Works: at 120 Colindale Avenue, provision of 98 cycle spaces (completed March 2012).</p> <p>Colindale tube station: New piazza created outside (completed Nov 2011)</p> <p>Colindale Avenue: Footway improvements outside Brent Works and Colindale Tube Station</p> <p>Beaufort Park Development: Footway improvements along Aerodrome Road and Grahame Park Way</p> |

| | | | |
|----|------------------------------|---|--|
| 3C | Bus routes | New and improved bus routes and greater frequency of buses broadly in accordance with Figure 3.7. Increased bus use in Colindale. | <p>The 186 bus route (Northwick Park Hospital – Brent Cross shopping centre): running through Grahame Park and Aerodrome Road since 2009. Since April 2012, frequency of the 186 bus route between Edgware and Brent Cross (the part of the route directly serving Colindale) was increased to every 12 minutes during the day (Mon-Sat) and every 20 minutes during evenings (every day).</p> <p>The 324 bus route: introduced in October 2010 and runs from Stanmore to Brent Cross (Shopping Centre and Tesco) via Colindeep Lane.</p> <p>New night bus service N113: since 2012 this service runs between Trafalgar Square and Edgware via the A41 serving the east of the AAP area.</p> |
| 3D | Public transport interchange | New public transport interchange, incorporating facilities identified in Policy 3.4, by end of Phase 2. | <p>Colindale Station:</p> <ul style="list-style-type: none"> • Funding for Step Free Access at Colindale Station to be secured from remaining developments. • New double bus lay-by delivered outside Colindale Station (2012) and new pelican crossing delivered. • Works to Colindale Station ticket hall completed 2013. |
| 3E | Parking | Maximum provision of 1 space per unit, minimum provision of 0.7 space per unit. | <p>General Parking Provision: 0.7 spaces per unit approved in Colindale Hospital and Brent Works and Grahame Park Phase 1B developments and Colindale Hospital Phase 2 sites.</p> <p>Zenith House: provision for 218 parking spaces approved in 2011</p> <p>Remaining Phases at Beaufort Park: Parking Ratio was lowered to 0.7. Agreement was reached to vary the ratio (if necessary) between existing parameters of 0.6 to 0.9 subject to his being justified by future parking survey</p> |
| 3F | Travel Plans | Travel plans and Transport assessments submitted as part of planning applications. | <p>Car sharing schemes and Car Clubs: At Colindale Hospital and Brent Works sites 5% take up of oyster travel vouchers and 8% free lifetime membership of ZipCar car.</p> <p>Car charging points: there should be 100 active and 100 passive electric charging points installed in Phase 1 of Colindale Hospital.</p> |
| 5A | Building for Life Criteria | Score of 16 or above for each development to provide high quality homes within a high quality sustainable environment | All schemes designed using the Building for Life (BFL) criteria as a guide. |
| 5B | Lifetime Homes | Delivery of 100% Lifetime Homes and 10% wheelchair accessible homes | <p>Colindale Hospital conditioned to meet Lifetime Homes. All units designed to meet these standards. 714 lifetime homes meet the criteria.</p> <p>Brent Works will also meet Lifetime Homes standards.</p> <p>Grahame Park Phase 1B designed to Lifetime Homes standards. 260 lifetime homes, 45 wheelchair accessible home</p> <p>All new developments being designed around Lifetime homes requirements.</p> |
| 5C | Densities | <p>Densities not to exceed 200 dw/ha in Edgware Road Corridor of Change</p> <p>Densities not to exceed 150 dw/ha in Colindale Avenue Corridor of Change</p> <p>Densities not to exceed 120-150 dw/ha in Aerodrome Road Corridor of Change</p> <p>Densities not to exceed 100-120 dw/ha in Grahame Park Way Corridor of Change</p> | <p>Zenith House 309 units, equates to a density 281 dw/ha. This density considered acceptable because all of the units exceed the Council's internal space standards and will meet the London Plan and London Housing Design Guide Standards.(blocks D & E completed November 2013)</p> <p>Approvals for Colindale Hospital (165 dw/ha) and Brent Works (158 dw/ha). Colindale Hospital Phase 2 is 135 dw/ha and Phase 3 is 199 on an individual plot basis. The average density is slightly above the AAP target.</p> <p>Beaufort Park has planning approval for a total of 2,990 units at density of 280 dw/ha. This was in place at the time that the Colindale AAP was being prepared. (Phase 4, 145 units completed March 2012) Phase 5, 442 units completed Feb 2012</p> <p>Regeneration of Grahame Park will provide 3,440 units in total (taking into account the flats that will be demolished and units that will be retained). This equates to 98 dw/ha. Phase 1A (under construction) is approx 76 dw/ha as it includes Heybourne Park. Reserved matters application for Grahame Park Phase 1B approved in July 2011 for 446 units (110dw/ha).</p> <p>Phase 1A 319 units completed August 2012</p> |

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| 5D | New public piazza and transport interchange | New hard-landscaped public piazzas both sides of Colindale Avenue within Phase 2 (2012-2016) of development. | New Colindale Station Piazza completed November 2011. Works to Colindale Tube Station ticket hall to complete early 2014. New double bus lay-by delivered and new pelican crossing delivered outside Colindale Station (2012). |
| 5E | Aerodrome Park | Aerodrome Park – new exemplary designed local park of approximately 5ha with new recreation, leisure and youth facilities on Peel Centre delivered in Phase 3 (2017-2021) | Not due to be delivered until final phase of AAP (2017-2021). Discussions with Redrow Homes for a comprehensive masterplan for the Peel Centre site including new neighbourhood and pocket parks and open spaces. . |
| 5F | Improvements to Montrose Park | Improvements to Montrose Park in Phases 1 and 2 (2007-2011 and 2012-2016) including new youth and sports facilities and new and improved pedestrian and cycle links. Regular maintenance of Montrose Park. | Barnet Council commissioning Parks Investment Strategy to enable s106 funds to be drawn down. Colindale Open Spaces Strategy published August 2013 to consider requirements for new open space and related facilities connected with development of Grahame Park and the Peel Centre. Details to be reflected in Infrastructure Delivery Plan. |
| 5G | Improved biodiversity and access to Silk Stream | This will be monitored through statutory consultations with the Environment Agency associated with planning applications in the AAP area. | Increased range of environments (including wetlands and meadows) with opportunities for biodiversity as part of newly landscaped Heybourne Park (formerly known as Grahame Park Open Space) opened in June 2011. Colindale Hospital development includes green walls, gabion (soil retention) walls, brown and green roofs as well as 209 new trees to replace 111 existing trees and native shrub planting to encourage invertebrates. |
| 5H | Children's play space | Delivery of 10 square metres of well designed play and recreation space for every child. | Play areas incorporated into Colindale Hospital and Grahame Park developments. Colindale Hospital development will provide three locally equipped areas of play within three courtyards, totalling 180m ² . A 400m ² local area of play will be located within south west corner of development. Further provision is included in phase 2 and Phase 3 of Colindale Hospital. |
| 6A | Energy hierarchy | Meet criteria set out in the London Plan | Colindale Hospital includes a single Energy Centre in accordance with London Plan requirements for renewable energy. The Energy Centre is located at end of Block A and uses a Combined Heat and Power (CHP) facility to generate heat and electricity on site. This is to be distributed around the development through a community district heat and power network operated by energy company EON. Energy masterplan to be published in May 2014 |
| 6B | CHP and district-heating system | Energy Centres on the Peel Centre West and Colindale Hospital sites within Phase 2 (2012-2016) All development to be able to link in to and support Colindale-wide CHP and district-heating system | Energy Centre at Colindale Hospital completed September 2011 and operational. Energy Centre is sized to serve all residential units, Aparthotel, commercial units within the Colindale Hospital development. Tunnelling works completed September 2011 to connect Brent Works development to Energy Centre. British Newspaper library site also planned to be connected to and served by the Energy Centre by 2015. |
| 6C | Code for Sustainable Homes | Residential development to achieve a minimum of Level 4 as set out in the Code for Sustainable Homes, (subject to development viability) and thereafter will keep pace with the government's timetable for development Commercial and community buildings required to achieve a BREEAM Excellent rating | Due to viability Code 3 attached to residential development at Colindale Hospital and Brent Works. Colindale Hospital phase 2 and 3 will achieve Code 4. All residential units in Grahame Park Phase 1B to meet Code 3 plus. Potential to meet Code 4 once detailed design stage is reached. Pre-application discussions for British Newspaper Library and Barnet College sites targeting Code 4. BREEAM rating for commercial units dependant on fit out. Therefore BREEAM Excellent not achievable at planning stage for commercial units in Grahame Park Phase 1B due to unknown tenants. Barnet College building being designed to BREEAM excellent. |
| 6D | Flood risk | Flood Risk Assessment (FRA) submitted with planning application | Environment Agency has approved FRAs for Brent Works, Colindale Hospital Phase 1, 2 and 3 and Grahame Park Phase 1B. |

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| 6E | Surface water run off | SUDS incorporated in all development. Planning conditions or S106 agreement relating to maintenance of SUDS. | Conditions applied to Colindale Hospital and Brent Works in accordance with FRA. Colindale Hospital Phase 2 to attenuate run off to green field rates. Heybourne Park includes SUDS as part of new landscaping. Southern Square and Southern Park in Grahame Park Phase 1B designed to include SUDS as part of landscaping. |
| 6F | Waste management | Household waste and recycling facility (HWRF) on the land between the railway lines. Waste and recycling storage facilities in all developments in accordance with the Council's guidance ('Information for Developers and Architects – provision of domestic and organic waste collection services, and recycling facilities') | HWRF no longer required by NLWA. Conditions applied to Brent Works and Colindale Hospital with regard to waste and recycling facilities |
| 7a | Housing delivery | 3185 units by 2011 7601 units by 2016 9806 units by 2021 | Table 3 provides a breakdown of the delivery of housing in the Colindale AAP area. |
| 7b | Affordable housing | Target of 50% affordable housing; 70% social housing, 30% intermediate (though with the potential of 60% social housing and 40% intermediate). | Colindale Hospital (phase 1) – 193 units of affordable housing (from total of 726) (27%) comprising 136 social rented and 57 shared ownership. A further 57 social rented completed in 2012/13 and the remainder completed in 2013/14. Phase 2 of Colindale Hospital will provide 46 affordable homes out of 240 total units (19%). Majority of affordable homes will be affordable rented. Completion expected in 2015/16. Zenith House (under construction) will provide 135 affordable housing units (45%). Completion expected 2013/14. Completions in 2012/13 Colindale Hospital Phase 1 – 57 Social Rented units Grahame Park – 70 Units (36 social rented and 34 Intermediate) |
| 7c | Health facilities | Health facilities in Colindale Avenue Corridor of Change and Grahame Park Estate | Health facility in Colindale Hospital no longer required by NHS Barnet. Facility in Grahame Park to be delivered post 2016. Strategy for Health Provision on A5 to be produced 2014/15 |
| 7d | Retail facilities | Around 5,000 m2 excluding community facilities provided within Colindale Avenue Corridor of Change in Phase 2 (2012-2016). | Demolition of Station House completed October 2011 to enable construction of new piazza and construction of 374 bed Aparthotel together with a 310 m ² bar-club / restaurant (Use Class A3/A4), a gym (Use Class D2) and four commercial units on the ground floor totalling 797m ² for uses within classes A1 or A3 of the Use Classes Order. Aparthotel/student accommodation expected to start on site in 2014 Planning permission granted for conversion of health centre within Colindale Hospital development to provide commercial floorspace on ground floor (Use classes A2, A3, B1). No retail included in Phase 2 Colindale Hospital. Grahame Park phase 1B includes supermarket with floorspace limited to 1,395 m ² . Total retail floorspace not to exceed 7,564 m ² . Beaufort Park blocks C1-2 to deliver 1,183m ² A1-A5, B1 and D1 floorspace. Beaufort Park blocks C3 – C5 to deliver 798 m ² of A1-5/B1 floorspace. |
| 7e | Job delivery | Provide for jobs broadly in accordance with Figure 7.6. | Propeller Way (Land Between Railways South Side Of Aerodrome Road) – Planning consent for 996 m ² of B1 / B2 industrial accommodation across 8 individual units leased by Network Rail. Units created 16 jobs. Merit House refurbishment of offices to be used by call centre |

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| 7f | Primary schools | New/relocated primary school on Barnet College site within Phase 2 of the AAP (2011-2016) New primary school on Peel Centre East site (if required) within Phase 3 of the AAP (2016-2021) | Council secured former Mill Hill Sports Club site to deliver 4, form entry primary school to meet demand in the area and planning permission granted summer 2012. Construction underway. Due for completion summer 2014. Former Orion School will be occupied by expanded Blessed Dominic Primary. Both in Lanacre Avenue Ongoing discussions about primary school plot on Barnet College site which will still be required for 2016. Peel Centre school will be required in Phase 3 of AAP and discussions over the masterplan include plans for a 3FE primary school. |
| 7g | Barnet College relocation | Barnet College relocated to Colindale Hospital Site within Phase 2 of the AAP (2012-2016) | Ongoing discussions linked to identifying funding for re-location (proposal for relocation by Sept 2016). College are in discussions around an alternative site in Colindale on Plot A8 (Lanacre Avenue) of Phase 1B of Grahame Park Estate Regeneration. The site within Colindale Hospital development no longer required. |
| 7h | Middlesex University student housing | New student village for Middlesex University in Aerodrome Road Corridor of Change within Phase 2 (2012-2016) | Middlesex University require circa 1500 bed student village. Currently in discussions with Metropolitan Police to secure land for inclusion in the emerging masterplan for Peel Centre site. |

Appendix C

Progress on Priority Estates

In order to meet the Decent Homes Standard and deliver a greater range and variety of accommodation as well as provide a greater sense of place the priority housing estates of Dollis Valley, Grahame Park, Granville Road, Stonegrove / Spur Road and West Hendon are a particular focus of regeneration. Regenerated estates will become more integrated with their surrounding areas. Together their regeneration (excluding Grahame Park which forms part of the Colindale AAP) is programmed to deliver at least 2,000 new homes by 2025/26. Progress reports on all five schemes are set out below.

Dollis Valley

The Dollis Valley Estate lies to the north of the borough on the outskirts of Chipping Barnet. The estate was built in the late 1960s / early 1970s and comprises two and three storey houses with five storey blocks of flats. The regeneration of Dollis Valley will see the creation of a new sustainable neighbourhood with mixed tenure housing and improved transport links.

The regeneration of Dollis Valley will involve the demolition of around 440 homes. These will be replaced by a mixed tenure community of approximately 630 new homes split 50/50 between houses and flats. The redevelopment will also re-provide community facilities and a children's day centre.

Planning approval for the regeneration of Dollis Valley was delivered in October 2013. Works on Phase 1 are underway and the initial new homes are expected to be delivered from 2015/16. Phase 1 will deliver 108 housing units, including 40 affordable units. The entire development is expected to be completed by 2018/19.

Grahame Park (New Hendon Village)

Grahame Park is Barnet's largest housing estate with 1,777 homes built in the 1970s. Significant problems arose due to the concentration of vulnerable and disadvantaged people, and because of the estate's design which isolates it from the surrounding areas.

The regeneration of Grahame Park will involve the demolition of around 1,300 homes (460 will be retained). These homes will be replaced by a mixed tenure community of 3,440 new homes with major infrastructure improvements, improved transport links and community facilities. The regeneration is to be taken forward in two stages. Stage A comprises of 836 new homes and Stage B comprises of 2,141 new homes. The regenerated Grahame Park is now known as New Hendon Village.

First new homes at New Hendon Village delivered in 2010/11. No new homes were completed in 2012/13. Stage B will be reviewed in 2014/15. At present delivery of new homes is expected to complete in 2026/27.

Completions at Grahame Park since 2011/12 (no completions 2012/13)

| | Unit Size | | | | | |
|------------|-----------|-------|-------|-------|--------|-------|
| Tenure | Studio | 1 bed | 2 bed | 3 bed | 4 bed+ | Total |
| Affordable | 0 | 34 | 50 | 20 | 2 | 106 |
| Private | 0 | 43 | 64 | 0 | 0 | 107 |

Source: RE Regeneration Team

Granville Road

The Granville Road Estate is situated at the southern end of the Borough within Childs Hill Ward. This 1960s estate comprises three tall tower blocks and three lower rise blocks.

Within the Estate there are some surplus lands which offer the opportunity to build some additional homes for private sale and affordable housing thus creating a mixed tenure community. A planning application for the regeneration is expected in summer 2014.

Subject to planning the scheme will deliver 149 units of housing, including 42 affordable homes. First units are expected to be completed in 2015/16 and scheme scheduled to complete in 2017/18.

Stonegrove and Spur Road Estates

The Stonegrove and Spur Road Estates are situated on the edge of the Green Belt at northern edge of Barnet, close to Stanmore station and adjoining Harrow. The Estates were built in the 1960s and 1970s, and comprise of a mixture of 11-storey tower blocks and four-storey maisonette blocks. Due to the poor state of repair of the buildings and their high energy costs, the council resolved to regenerate the estates in order to provide modern homes, and take the opportunity to reconnect this 11.5 hectare site with the surrounding community.

First completions in this regeneration of 999 new homes, a net gain of 396 new homes, were delivered in 2008/09. In 2012/13, 107 new homes (all affordable) were completed. Scheme is expected to complete in 2018/19.

Completions at Stonegrove/Spur Road since 2011/12 (2012/13 completions)

| | Unit Size | | | | | |
|------------|-----------|---------|--------|--------|-------|---------|
| Tenure | Studio | 1 bed | 2 bed | 3 bed | 4 bed | Total |
| Private | 0 | 37 | 50 | 16 | 0 | 103 |
| Affordable | 0 | 53 (37) | 64(27) | 44(35) | 8 (8) | 169(62) |

Source: RE Regeneration Team

West Hendon

The West Hendon Estate is located in the southern part of the Borough and to the north west of the M1 motorway. The estate sits between a section of the A5 Edgware Road (The Broadway) and the Welsh Harp Reservoir, a Site of Special Scientific Interest (SSSI).

The Estate was built in the late 1960s using a large panel system construction method which has generated problems with regard to insulation and poorly designed communal areas. The location and special nature of this regeneration project has made it a particularly high profile scheme. West Hendon's regeneration will deliver 2,194 new homes, a net gain of 1,553 over a 17 year period. First new homes delivered in 2011/12. A total of 35 private homes were delivered in 2012/13. Delivery of new homes is expected to complete in 2029/30.

Completions at West Hendon since 2011/12 (2012/13 completions)

| | Unit Size | | | | | |
|------------|-----------|--------|--------|------|------|-------|
| Tenure | Studio | 1bed | 2bed | 3bed | 4bed | Total |
| Private | 16 | 81(18) | 84(12) | 5(5) | 0 | 151 |
| Affordable | 0 | 0 | 0 | 4 | 4 | 8 |

Source: RE Regeneration Team