



# Annual Monitoring Report

2010/11

## Local Development Framework



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# 1 Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced a new development plan system. The new system contains the Local Development Framework (LDF) which will eventually replace the Unitary Development Plan (UDP), adopted in May 2006. The new system embodies spatial planning – the practice of ‘place shaping’ to deliver positive social, economic and environmental outcomes and provide the overarching local policy framework for delivering sustainable development in Barnet. The LDF is described as a ‘folder’ of separate documents, the most important of which is the Core Strategy. This contains the ‘vision’ for the LDF and the most fundamental, cross-cutting objectives and policies that the local authority and its partners seeks to deliver.
- 1.2 Barnet’s LDF will primarily consist of a suite of Development Plan Documents (DPD’s) and Supplementary Planning Documents (SPDs)
- the Local Development Scheme for Barnet which sets out the timetable for all local development documents below
  - the Core Strategy DPD which sets out the vision, objectives and related strategic policies
  - the Development Management Policies DPD which sets out policy framework for decision making on planning applications
  - the Site Allocations DPD which identifies future sites for development
  - the North London Waste Plan DPD covering all areas related to waste planning in north London
  - the Statement of Community Involvement which sets out the principles on how Barnet will consult with its community
  - the Annual Monitoring Report which assesses the performance of the LDF and identifies significant trends affecting Barnet
  - a suite of ‘supplementary planning documents’ and ‘design guidance notes’ which provide more detailed guidance on determining planning applications and S106 requirements
- 1.3 Section 35 of the Act requires every local planning authority to publish an Annual Monitoring Report (AMR). The AMR must set out information on the progress in adopting new development plan documents as set out in the Local Development Scheme (LDS) and the extent to which policy objectives and indicators, in the Unitary Development Plan (UDP) and in future in the Local Development Framework (LDF), are being achieved.
- 1.4 Government good practice sets out a proposal for the use of monitoring indicators for the AMR and includes the use of:
- contextual indicators’ to describe trends at the borough level and provide the context for understanding the borough. This is what is used in section 2 of this AMR.
  - specific ‘core output indicators’ to monitor aspects of the implementation of specific policies and objectives and those matters which the council considers important in a local setting respectively. These are reported in sections 4 to 6 of this AMR.
- 1.5 The Secretary of State, on May 13, 2009, issued a direction to save 183 out of 234 policies in Barnet’s adopted Unitary Development Plan (2006). In her direction the Secretary of State highlighted that the exercise of extending saved policies is not an

opportunity to delay DPD production. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. The Secretary of State further highlighted that maximum use should be made of national and regional planning strategy particularly as the Mayor's London Plan forms part of Barnet's development plan.

- 1.6 The existing development plan for Barnet therefore consists of the saved policies of the UDP and the adopted AAPs such as Colindale and Mill Hill East. This AMR therefore focuses on the implementation of the existing planning policies for Barnet.
- 1.7 This is Barnet's 7<sup>th</sup> AMR and it covers the period from 1 April 2010 to 31 March 2011. As mentioned above the Act requires AMRs to assess the implementation of the Local Development Scheme, the latest LDS for Barnet was adopted on 18 July 2011. The AMR also assesses the extent to which policies have been implemented, i.e. the saved policies from the adopted UDP (2006) and the Area Action Plans for Mill Hill East (2009) and Colindale (2010).
- 1.8 The AMR is structured as follows:
- Section 2 provides an overview of the borough and its key characteristics, including the latest facts and figures (wider social, economic and environmental indicators)
  - Section 3 sets out how the Council has performed against its Local Development Scheme (LDS) timetable for preparing new plans and strategies for inclusion into the Local Development Framework (LDF)
  - Sections 4 to 7 set out the extent to which the Council's planning policies have been implemented over the last financial year,
  - Section 8 provides an overview of the Planning Service including its development management performance, appeals, enforcement, S106 planning contributions and update on Barnet's town centre frameworks, regeneration and major planning schemes.

## 2 A Profile of Barnet

2.1.1 The profile of Barnet focuses on the wider social, economic and environmental aspects of Barnet and provides the context against which the saved UDP and Area Action Plan policies can be assessed. The Egan review considered six indicators relevant for monitoring sustainable communities. (The Egan Review – Skills for Sustainable Communities, ODPM, April 2004). In order to avoid repetition of council’s statistics, most parts of this section of the AMR are cross referenced to the “State of the Borough 2011 report (Barnet Insight Unit)”, available on Barnet’s website <http://www.barnet.gov.uk/state-of-the-borough-21-07-2011.pdf>

2.1.2 These indicators make use of already available data and cover six areas:

- demographic structure
- socio-economic structure
- economy
- environmental assets
- housing and built environment
- transport and spatial connectivity

### 2.2 Barnet’s demographic structure

2.2.1 Barnet is the fourth largest London borough by area (86.7 sq km) with a population of 349,800 residents. Barnet is home to a growing and diverse population. On the basis of its population size Barnet is the 10<sup>th</sup> largest single tier authority in England and Wales. About 38% of the borough is undeveloped, 28% is Green Belt and 8% is Metropolitan Open Land. This undeveloped land includes around 200 parks, allotments, playing fields and agricultural land.

2.2.2 We expect significant growth in Barnet’s population and economy over the next twenty years. Work is well underway on planning of the Opportunity Areas (Brent Cross - Cricklewood and Colindale) and Area of Intensification (Mill Hill East) identified in the London Plan. The development of these areas will deliver 16,000 new homes by 2026.

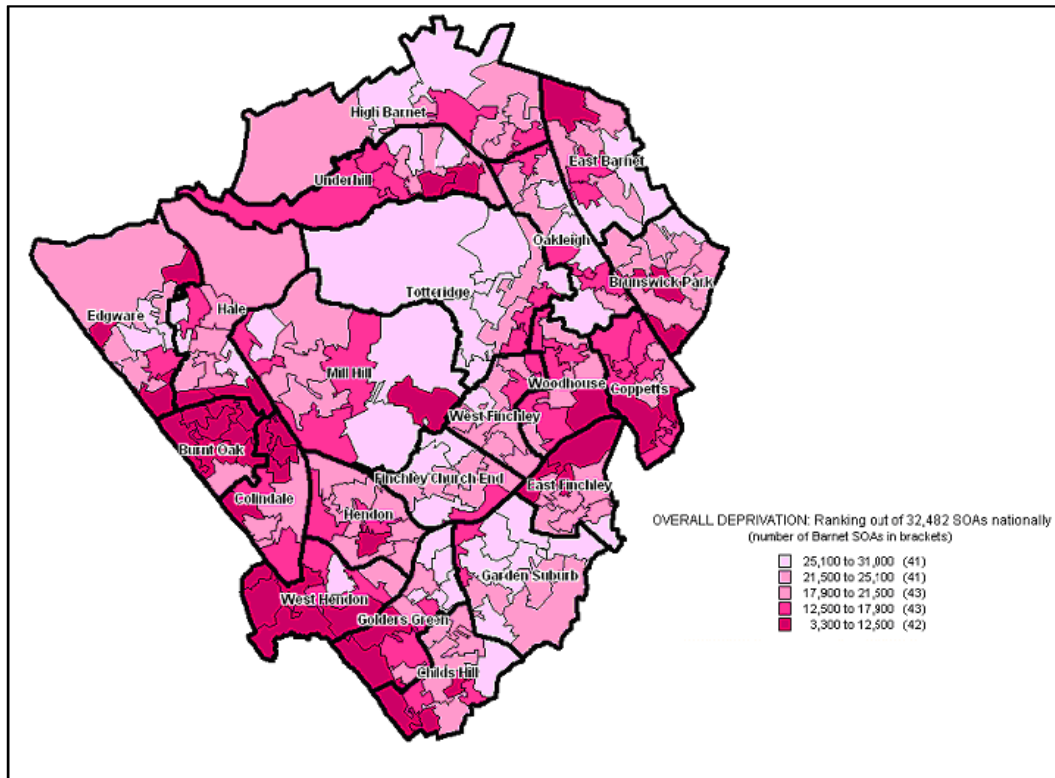
2.2.3 Further information on Barnet’s population and how it is changing is set out in the State of the Borough Report for 2011  
<http://www.barnet.gov.uk/barnet-borough-report-2011.pdf>

### 2.3 Socio - economic structure of Barnet

2.3.1 Barnet is the 165<sup>th</sup> most deprived authority out of 326 local authority areas in England Map 16 shows the distribution of deprivation in Barnet. Overall deprivation is substantially higher in Burnt Oak and Colindale than the rest of the borough.



Map 1: Map of multiple deprivations in Barnet.



Source: ONS, London Borough of Barnet

### Barnet's economy

- 2.3.2 More details on local employment, unemployment, self-employment, annual household income and occupational groups can be found in Barnet's Regeneration Strategy, available at <http://committeepapers.barnet.gov.uk/democracy/meetings/meetingdetail.asp?meetingid=6971>

### 2.4 Barnet's key environmental assets

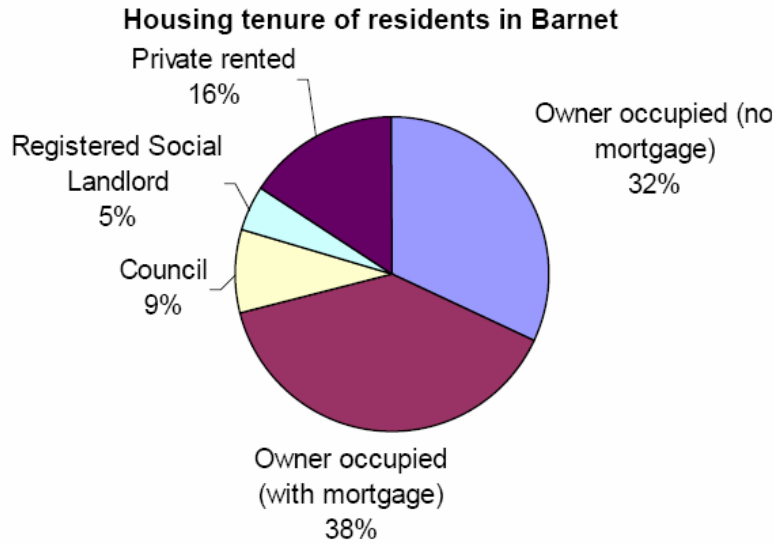
- 2.4.1 Barnet comprises a variety of townscapes, many attractive and reflecting the long history of settlements, influenced by topography and the pattern of transport routes. Large parts of the borough are designated as Conservation Areas (18 in total) in order to reflect their special character and value.
- 2.4.2 Barnet is rich in green spaces and biodiversity containing 68 Sites of Nature Conservation Importance for Nature Conservation, including seven of which are local nature reserves. The Brent Reservoir, (also known as the Welsh Harp) which lies partly in the borough, is a Site of Special Scientific Interest. There are three landscape character types in Barnet - the Barnet Plateau, Finchley Ridge and Hampstead Ridge each with their own natural signatures.

### 2.5 Housing and built environment

- 2.5.1 Barnet has a high level of home ownership as shown in figure 1. Barnet's 2006 Housing Needs Assessment found that 70% of households were owner-occupied, much higher than the London average of 57%. Nearly half of Barnet's owner-occupied households are mortgage-free.



Figure 1 – Housing tenure



Source: 2006 Housing Needs Assessment, March 2006, Fordham Research for Barnet Council

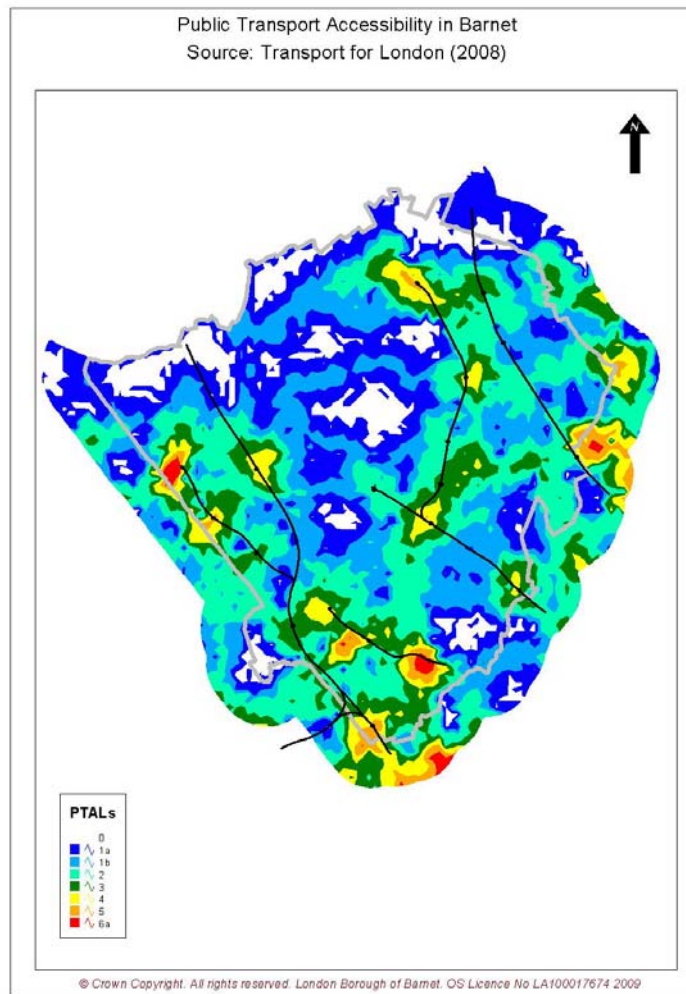
## 2.6 Transport and spatial connectivity

- 2.6.1 Public transport accessibility in London is measured by the PTAL model and Map 2 shows the pattern of comparatively higher accessibility between town centres, particularly Edgware, West Hendon and Golders Green to the west and south of the borough and Chipping Barnet to East Finchley to the east; these are the routes of the Northern line and the termini for a number of bus routes.
- 2.6.2 Transport links north-south (radial) are good, but east-west (orbital) are poor. Barnet has good access to the motorway network provided via the M1, M25 and A1 but the only orbital major road, the North Circular (A406), continues to be heavily congested.

### National road traffic survey

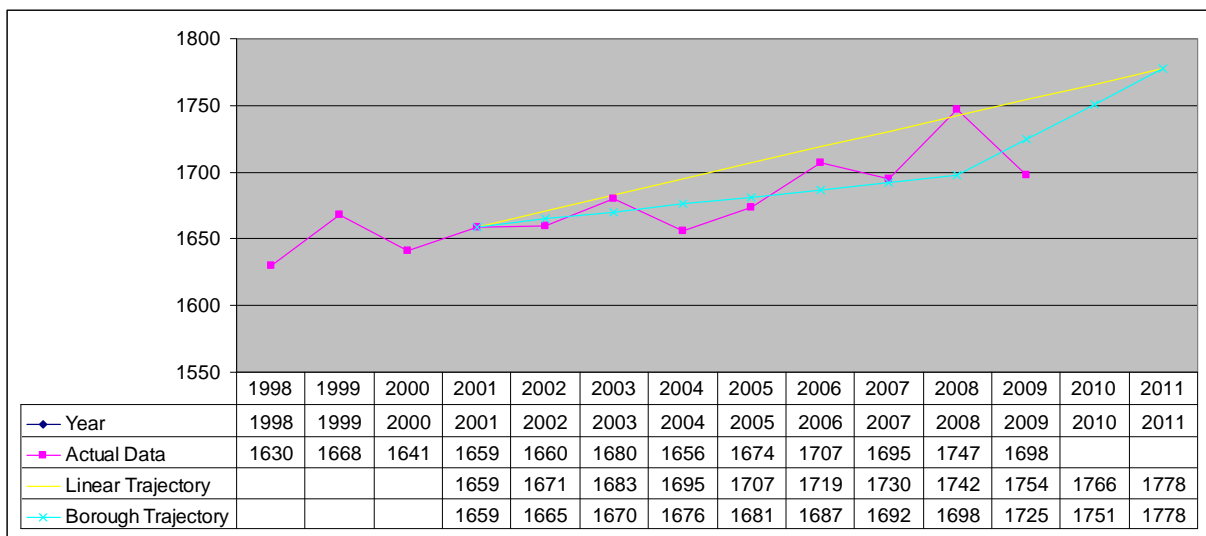
- 2.6.3 The Department of Transport's National Road Traffic Survey is used by the Mayor of London to monitor borough targets in their Local Implementation Plan (LIP). Barnet's LIP has been reviewed and due to be submitted to the Mayor. The trend for traffic growth in Barnet continues to be upwards as shown in figure 2.

Map 2: Public Transport Activity in Barnet 2008



Source: Transport for London, 2008.

Figure 2 – National road traffic survey.



Source: Department for Transport.

### 3 Monitoring Barnet's Local Development Scheme

3.1.1 On 18 July 2011, the new LDS replacing the LDS of June 2007 was published. In the financial year of 2010/2011, the following milestones have been met:

- As a part of pre-production stage two rounds of Call for Sites were undertaken for Site Allocations Development Plan Document from February 2010 until May 2010.
- Joint consultation on the Core Strategy 'Publication Stage (pre-submission)' and Development Management Policies DPD 'Preferred Approach Stage' were completed on 25 November 2010 (over 8 weeks period).
- Joint consultation on Core Strategy and Development Management Policies 'Submission Stage' ended on 22 June 2011 (over 8 weeks period) and the documents were submitted to the Secretary of State on 16 August and 8 September 2011. Joint Examination in Public on both documents took place from 6 -14 December 2011, with the intention of receiving Planning Inspector's report by early spring 2012.
- The North London Waste Plan on 8 July 2011 completed a 12 week period of public consultation on its 'Proposed Submission Version' stage.

3.1.2 Table 1 shows progress on meeting the timetable and milestones set in the LDS 2011.

- Reg 25 covers consultation on Direction of Travel (Preferred Stage)
- Regs 27 to 29 covers consultation on Publication (Submission) and Pre Submission Amendments
- Reg 30 covers Submission to Secretary of State
- Reg 34 covers Examination by the Planning Inspectorate
- Reg 36 covers Adoption

**Table 1: Local Development Scheme timetable 2011**

Activity	Timetable 2011	Progress	Comments
Core Strategy DPD	Regs 27 to 29 - Oct 2010 Regs 27 to 29 - May 2011 Reg 30 - July 2011 Reg 34 - Sept 2011 Reg 36 - Dec 11	Completed Completed Completed Progressing Progressing	August 2011 Milestone not met Milestone not met
Development Management Policies DPD	Reg 25 - Oct 2010 Regs 27 to 29 - May 2011 Reg 30 - July 2011 Reg 34 - Sept 2011 Reg 36 - Dec 11	Completed Completed Completed Progressing Progressing	September 2011 Milestone not met Milestone not met
North London Waste Plan DPD	Regs 27 to 29 - May 2011 Reg 30 - Sept 2011 Reg 34 - Dec 2011 Reg 36 - April 2012	Completed Progressing Not started Not started	Milestone not met Not started Not started
Site Allocations DPD	Reg 25 - Oct 2011 Regs 27 to 29 - Jan 2012 Reg 30 - May 2012 Reg 34 - July 2012 Reg 36 - Oct 2012	Progressing Not started Not started Not started Not started	Milestone not met Not started Not started Not started Not started

Source: London Borough of Barnet.

## 4 Business development and town centres

4.1.1 This section sets out the monitoring of council's planning policies for:

- Business development
- Town centres
- Hotels
- Evening economy

### 4.2 Business development

4.2.1 Barnet is not a prime office or industrial location due to its predominantly suburban nature. Its employment stock mainly comprises smaller units catering to the needs of local business rather than attracting "in-coming" occupiers. Barnet has around 76ha of gross employment land and 17ha of net employment land. The majority of employment land is of a good or average quality. There is a good mix of B1, B2 and B8 employment sites.

#### Brent Cross Cricklewood planning approval

4.2.2 In March 2008 the Brent Cross Cricklewood (BXC) Development Partners submitted an outline planning application for the comprehensive regeneration of the Brent Cross Cricklewood Area. The vision of the proposal is to "create a new gateway for London and a vibrant new urban area". On 28<sup>th</sup> October 2010 the Section 106 Agreement was completed and the hybrid planning permission for the BXC development was granted. For detailed proposal see the monitoring section in chapter 8 of this report.

4.2.3 The permission will have a significant impact on business and retail development in the borough. Table 2 sets out the indicative phasing relating to retail, business, leisure and hotel uses.

**Table 2: Phased development for Brent Cross Cricklewood**

Land Use m <sup>2</sup>	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	TOTAL m <sup>2</sup>
Retail Uses	61,201	44,200	557	140	2,090	1626	1437	111251
Office		9,205	2,322	5,574	36,416	196,391	145,389	395,297
Hotel & Conference	31,722					29,542		61,264
Leisure Uses (Sports, Cinema)	17,253	6,038			929	1,858		30,258
Industrial Uses	24,619			29263				53,882
<b>Total</b>	<b>420,295</b>	<b>59,443</b>	<b>2,879</b>	<b>34,977</b>	<b>39,435</b>	<b>229,417</b>	<b>146,826</b>	<b>621,694</b>

Source: Source: London Borough of Barnet – Planning Service, Planning application ref C17559/08

### 4.3 Barnet's industrial land

4.3.1 Barnet's industrial stock is focused on the designated industrial estates. Industrial stock demand has been local rather than attracting any significant numbers of large "in-coming" occupiers and take-up is dominated by lease transactions for small space. In June 2010 URS Corporation Ltd in association with DTZ prepared a report entitled London's Industrial Land Baseline for the London Development Agency and Greater London Authority. Barnet's total occupied industrial and vacant land (ha) amounted to 115ha by mid 2010 as shown in the table (3) below.

**Table 3: Total Occupied Industrial and Vacant Land for Barnet June 2010.**

Core Industrial uses	Area (Ha)
Industry	35.1
Warehouse	47.4
Vacant land	9.8
Wider industrial uses	22.9
Total	115.1

Source: URS Corporation London's Industrial Land Baseline Report June 2010

### Core output indicator BD1: Total amount of additional floorspace on previously developed land – by type

- 4.3.2 This indicator shows the amount and type of completed employment floorspace in 2010/11. Employment type is defined by the Use Class Orders B1 (a), (b) and (c), B2 and B8. Amounts are defined in terms of completed gross internal floorspace (m<sup>2</sup>).
- 4.3.3 The planning use classes are defined as follows - B1 (a – Offices, other than those that fall within A2), (b – research and development) and (c - light industry), B2 – general industry and B8 – storage or distribution.
- 4.3.4 Table 4 shows that eight large schemes were completed in 2010/11, half of which resulted in a net loss of B1, B2 and B8 use and half represented net increase in 3,418m<sup>2</sup>. This is reflective of the trend in mixed use development with the loss of an element of existing B Use Class floorspace

**Table 4: Completed development for B1, B2 and B8**

Address	Development	Total net Floor-space (m <sup>2</sup> )	Use Class B1-B2	Use Class B8
Barnet Trading Estate, High Barnet, EN5 5SA (B/03161/09)	Comprehensive redevelopment of Barnet Trading Estate and 45-47 Park Road to provide 99 residential units.	942	B2	
63 Wood Street, High Barnet EN5 4BT (B/03998/08)	Proposed conversion of first and second floors of existing building, currently in (B1) offices use, to two self-contained flats, served by existing car park to frontage.	-150	B1	
Land at South East End of Arcadia Avenue, Finchley Church End, N3 2JU (C00726AB/06)	Erection of new building comprising of Class B1 office space on ground and first floors and a total of 14 self-contained residential units on second, third, and fourth floors. Provision of 15 car-parking spaces at basement level.	725	B1	
135-177 Granville Road, Cricklewood, NW2 2LD (C01922M/08)	Redevelopment of site providing a mixed use of 91 residential units and 2,635m <sup>2</sup> of B1 area. Provision of basement car park and associated landscaping	-997	B1 & B2	
221 Golders Green Road Golders Green, NW11 9DL (C03659AX/07)	Demolition of existing buildings on site and construction of new buildings of between 3 and 5 storeys around central landscaped courtyard to provide a Class D1 day centre, 54 bed care home (Class C2), 45 extra care units (Class C2), and 2,842sqm of Class B1 office space. New car park at basement level with vehicular access from Beverley Gardens. New vehicular access and drop-off area from Limes Avenue.	1,783	B1	
23-25 Golders Green Road, Golders Green NW11 8EF (F/03505/08)	Internal alterations to facilitate conversion of existing B1 offices into 4 self contained residential units. Associated parking and landscaping.	-172	B1	

Land To R/O 2-24 Lytton Road, Chipping Barnet, EN5 5BY (04026K/07)	Construction of a new 3-storey building with B1 (offices) and B8 (storage) on ground floor and B1 (offices) on upper levels	1,792	B1	
Land adjacent To and Rear Of 9-11 East Barnet Road, East Barnet, EN4 8RR (04174G/07)	Demolition of existing building and erection of part three, part four storey building to accommodate 15 self-contained supported housing units and ancillary facilities. Provision of landscaping.	-505	B1	
Total		3,418		

Source: GLA London Development Database, planning approvals over a threshold of 100m<sup>2</sup>.

**Core output indicator BD2: Total amount of employment floorspace on previously developed land – by type**

4.3.5 The implemented permissions were all on previously developed land.

**Core output indicator BD3: Employment land available - by type**

4.3.6 This indicator shows the amount and type of employment land available and focuses on sites for which planning permission has been granted for defined use by the Use Class Orders (UCOs) B1 (a – Offices, other than those that fall within A2), (b – research and development of products and processes) and (c - light industry appropriate in a residential area), B2 and B8. Amounts are defined in terms of completed gross internal floorspace (m<sup>2</sup>).

4.3.7 Table 5 shows employment sites, amounting to an additional 3.4 ha that have been identified as having potential for safeguarding in the LDF. These potential new sites are in addition to the designated ones in the UDP and have been identified as part of the emerging Development Management Policies document. The Falklands Road and Pricklers Hill employment sites were identified in the Employment Land Review as having the potential for release for redevelopment based on the qualitative assessment of these sites.

**Table 5: Additional employment sites identified for Barnet**

Sites	Area (Ha)
Oakleigh Road South	1.7
Regents Park Road employment cluster	0.7
Squires Lane	0.5
Hadley Manor Trading Estate	0.4
Redrose Trading Centre	0.1
<b>Total</b>	<b>3.4</b>

Source: Employment Land Review for Barnet, June 2009

**Pipeline Development 1 – B use class sites for which planning permission has been granted - Over 100 m<sup>2</sup> area**

4.4.8 In 2010/11 there were twenty-one B Use Class related planning permissions; more than 50% (thirteen) resulted in total loss to residential or D1 Community use. This aspect represented an overall net decrease in total B Use floorspace of -24,726 m<sup>2</sup> as shown in table 6. This compares markedly with 2009/2010 figures where there was a net increase of 37,152 m<sup>2</sup> (B Use) overall.

4.4.9 Fifteen permissions are for mixed use including new build. Two of these permissions (land rear of Hendon Way and Green Point, Edgware Road) were allowed on appeal and the Inspector did not refer to the loss of employment floorspace as an overriding issue.



**Table 6: Employment sites with approved planning permissions 2010/11**

B Use Class Permission	Net Total floorspace (m <sup>2</sup> )
B1	-10,253
B2	-397
B8	-14,076
Total	-24,726

Source: GLA London Development Database (over 100m<sup>2</sup>).

## 4.5 Town centres

4.5.1 The Council's strategy for town centres is to support the existing hierarchy of provision; to locate major new retail and leisure facilities within the existing Major and District Town Centres; to promote the vitality and viability of the Major and District Town Centres by protecting a core of retail uses, encouraging diversity including the evening economy; to manage change in the smaller shopping centres and parades so that they have a viable future; improving the environment, maintaining low vacancy rate and implementing regeneration and town centre strategies.

### Town Centres identified trends – district centre retail frontages

4.5.2 There are many changes to a shop in a town centre which do not require a planning permission. The most recent planning survey in 2011 identified 590 changes across the 2,308 shops surveyed since the 2008 survey. Only 150 of these changes required planning permission. Some of these changes may have required planning permission because the shop frontage was being altered significantly or the unit was expanded to incorporate a next door unit or was part of a bigger redevelopment.

4.5.3 The following trends have been identified in Barnet's town centres :

- An increase of 3 new 'local/metro format' stores in Edgware, Chipping Barnet and Golders Green replacing or combining other A1 retail units. Outside the town centres four more of these 'local/metro' stores have opened.
- Reflecting the impact of the economic downturn
  - four new pawnbrokers opened in Chipping Barnet, North Finchley, Burnt Oak and Finchley Church End.
  - four new money services shops in Cricklewood, East Finchley, Edgware and New Barnet.
  - four building societies closed. Branches of the Woolwich in Finchley Church End and Chipping Barnet and branches of the Yorkshire in Mill Hill and the Nationwide in Whetstone.
  - seven new betting shops which includes an expansion to an existing betting shop with four new shops in Golders Green, Hendon Central and two in North Finchley
- On a healthier note the town centres have witnessed
  - the rise of alternative medicine with four new independent outlets in Brent Street, Finchley, North Finchley and Golders Green
  - a new trend for milkshake bars with openings in North Finchley, Brent Street, Chipping Barnet and Edgware.<sup>1</sup>

<sup>1</sup> District Centre Frontage Report September 2011



**Core output indicator BD4: Total amount of floorspace for town centre uses**

- 4.5.4 This indicator shows the amount of completed floorspace for town centre uses within the town centres and the rest of Barnet. The LDD database information captures permissions for town centre uses over 100m<sup>2</sup>.
- The scheme at 1-5 Lincoln Parade, Lincoln Road (East Finchley District Town Centre) resulted in a loss of 230 m<sup>2</sup> net retail floorspace as a result of change of use from commercial units to residential use.
  - A scheme at 10 Golders Green Road (Golders Green District Town Centre) (Primary Frontage) resulted in a marginal net decrease in town centre use floorspace. The proposal was for the conversion of existing commercial building into six self-contained flats and formation of three A1 units at ground floor level.

4.5.5 Table 7 shows that an additional 2,400 m<sup>2</sup> of retail A1 floorspace was permitted in 2010/11.

**Table 7: Pipeline permissions for retail A1 use**

Site name and Address	Existing A1 Floorspace (m <sup>2</sup> )	Proposed A1 Floorspace (m <sup>2</sup> )	Net A1 floorspace (m <sup>2</sup> )
3 Bell Lane, NW4 (H/00714/10)	0	128	128
Block A, Former Colindale Hospital, NW9 (H/02041/10)	0	335	335
Tenby Mansions & 186-192 Brent Street, NW4 (H/03115/10)	103	101	-2
Little House 93-95 Brent Street, NW4 (H/03595/10)	0	326	326
Land at Station House, Colindale Ave. (NW4 H/03982/10)	0	401	401
Green Point, Edgware Road, NW4 (H/04595/10)	0	1,181	1,181
Total	103	2,472	2,369

Source: London Borough of Barnet – Planning Service.

**Current direction of town centre vacancy rates**

4.5.6 In the last ten years we have carried out four surveys of Barnet’s town centres therefore providing a good insight into how our town centres are changing. The bar graph in figure 3 presents the data which helps to identify the trends over the period 2003 - 2010. Table 8 summarises the current direction of these trends.

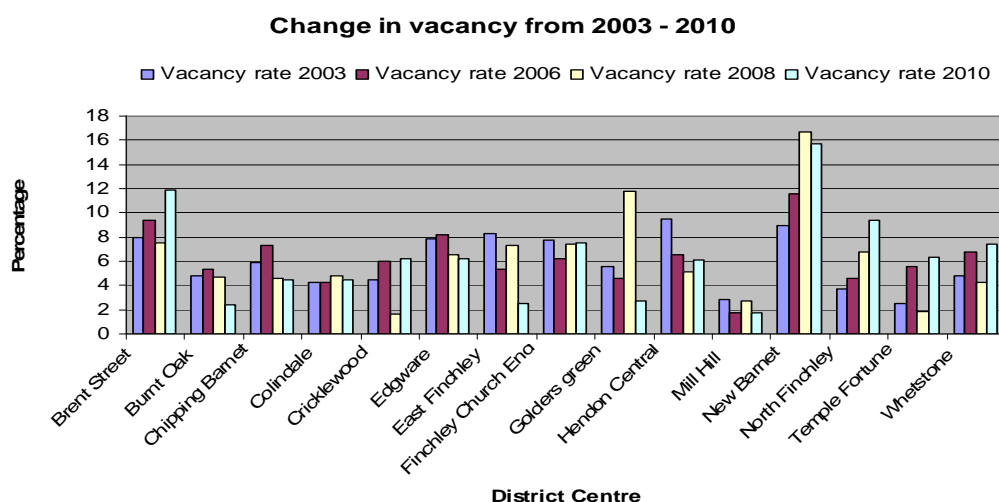
**Table 8: Current direction of town centre vacancy rates in Barnet.**

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

Source: Barnet town centre survey analysis, August 2010

4.5.7 Brent Street and New Barnet raise the most concern as in both these centres vacancy levels have been consistently higher than the average and appear to be rising. There are well known development pressures in New Barnet reflecting vacant sites but this does not explain all of the vacant units in the centre.

Figure 3



Source: Barnet town centre survey analysis, August 2010

- 4.5.8 North Finchley is of less concern given that the total number of units has increased with the development of the Arts Depot. In both Temple Fortune and Whetstone the trend is less distinct and below the average. A very low level of vacancy in both district centres was recorded in 2008. This could suggest that the centres are not actually deteriorating and the year 2010 result was an anomaly. Next years data will hopefully clarify this further.

## 4.6 Hotels

- 4.6.1 The London Plan (2011) advocates the promotion and development of visitor accommodation such as hotels. In line with Policy 4.5 - London's Visitor Infrastructure, local planning authorities should seek to achieve 40,000 net additional bedrooms by 2031, of which at least 10 per cent should be wheelchair accessible. Hotels and hostels are treated as tourism development and are expected to be located within town centres.
- 4.6.2 Between 2008 and 2010 there have been ten planning approvals for hotel use ranging from large Aparthotels<sup>2</sup> to small schemes of 10 to 30 bedspaces. Redevelopment of the Station House in Colindale, approved in 2010 but unimplemented will provide a large amount of additional bed space (374 beds). If all the permissions are implemented there will be an additional 966 hotel bedspaces created.

**Table 9 : Planning approvals for hotels**

Address/file number	No of beds	Status
1446 High Road N20 (B/04789/08)	96	Hotel completed in 2010
Travelodge 214-218 Cricklewood Broadway (F/04245/09)	96	Hotel is under construction in 2011
Station House Colindale (H/00729/10)	293	Superseded by Colindale Hospital permission of Aparthotel 374 bedrooms.
Colindale Hospital and land at Station house (H/03982/10)	374	Construction not started

<sup>2</sup> Aparthotel fully furnished studios and apartments with hotel services for a short break or an extended stay accommodation.

112- 114 Cricklewood Lane (F/00553/11)	121	Recently approved
911 Finchley Road, NW11 7PE (F/04062/09)	10	Hotel under construction in 2011
Hyde House, The Hyde, Colindale NW9 6LH (H00803/11)	86	Construction not started
Pillar Hotel, Brent Street, NW4 2EU (H/02272/10)	22	Construction not started

Source: London Borough of Barnet – Planning Service.

## 4.7 Evening economy in Barnet

4.7.1 The provision of pubs, restaurants and other leisure facilities can make a positive contribution to the evening economy. The London Plan (2011) identifies the town centres of Cricklewood and Whetstone as a night time economy cluster of more than local importance. North Finchley is also a popular evening destination attracting the largest market share of Barnet households visiting pubs and clubs.

### The demise of the public house

4.7.2 The public house as a commercial enterprise is under pressure from other, often more profitable, uses. This is a nationwide trend whereby 56 pubs a month are closed permanently, 80 per cent of which are in urban areas. A planning survey in August 2011 looked at the closure of pubs within Barnet. The survey showed that out of the 132 pubs identified, 27 have recently changed use. A number of factors have contributed to the demise of pubs including a changing demographic profile, changes to licensing policy and lifestyles.

4.7.3 With demands for meeting space changing with Barnet's growing population it is recognised that pubs with affordable meeting rooms can serve as a valuable community facility.

4.7.4 Currently the planning powers to protect public house buildings are limited to only those that contribute to Barnet's heritage and may be fully listed or Locally Listed. Within Barnet 7 of the 105 pubs surveyed are Grade 2 listed.

- The Crown, Cricklewood Broadway
- King William IV, 18 Great North Road, Hadley
- The Felix and Ferkin, 31 Great North Road, Barnet
- The Mitre, 58 High Street, Barnet
- The Rising Sun, Highwood Hill, Mill Hill
- The Spaniards Inn, Spaniards Road, Hampstead NW3
- The Railway Hotel, Station Road, Edgware

4.7.5 In addition to this there are 14 public house buildings which are designated as Locally Listed Buildings because of their local importance.

4.7.6 The Use Classes Order allows without planning permission changes of use from drinking establishments (A4) to restaurants/ cafes (A3), financial and professional services (A2) and shops (A1).

4.7.7 Of the 27 former pubs, the main change in use is largely to A3 – restaurant with a few A1 - retail and C3 (residential) changes. An example of a change of use to A1 is the conversion of the Rising Sun, Oakleigh Road North into a Tesco Express, without the need for planning permission. This type of change of use could become commonplace

especially for large pubs with car parks, located outside town centres. We will continue to monitor the development pressures placed on Barnet's pubs.

## 5 Housing

- 5.1.1 We have produced a housing trajectory in accordance with requirements set out in national guidance – PPS3 (Housing) to illustrate the expected number of housing units that will be delivered over the next 15 years within the lifetime of Barnet's Core Strategy. The trajectory draws upon information gathered from the GLA's London Development Database, the emerging programmes for the strategic regeneration areas in the borough: Brent Cross/Cricklewood; 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.
- 5.1.2 Barnet's housing trajectory provides a realistic assessment of housing delivery taking into account the current expectations of developers, large and small, local and national to deliver housing in Barnet. The housing trajectory has incorporated a realistic assessment of the build out times of complex strategic developments such as Colindale and Cricklewood / Brent Cross, the latter is not expected to deliver units until 2017/18 and is expected to take at least 20 years to complete the regeneration of the area.

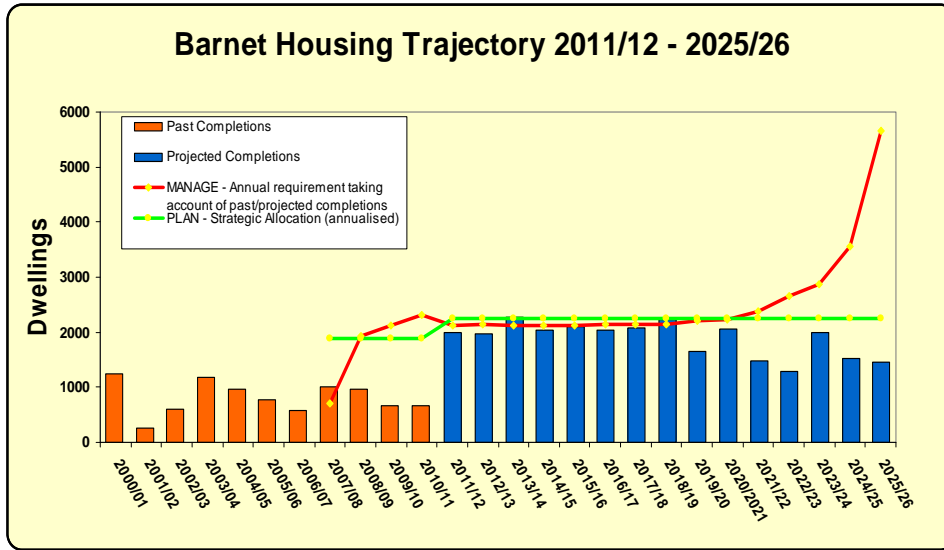
### 5.2 Barnet's housing target

- 5.2.1 Barnet's housing target is set 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 conventional capacity over the 10 year period equates to a figure of 2,255 units per annum i.e. Barnet's Strategic Allocation.
- 5.2.2 In understanding the trajectory it is important to focus on monitoring and managing the cumulative completions in accordance with the strategic allocation rather than simply highlighting the annualised rates of completions.

### 5.3 Barnet's housing trajectory

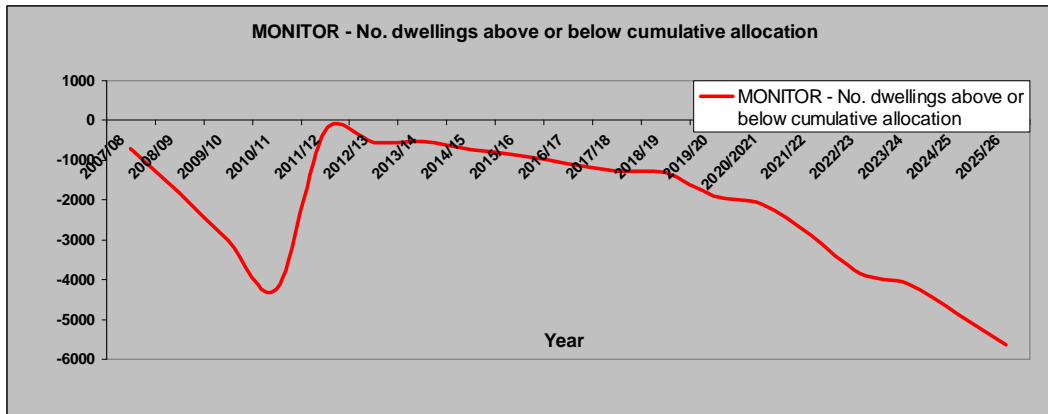
- 5.3.1 Barnet's housing trajectory shows:
- net additional dwellings since 2000/01;
  - net additional dwellings for 2010/11;
  - projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
  - the annual net additional dwelling requirement (MANAGE);
  - Annual average number of net additional dwellings needed to meet overall housing requirements, with regards to the previous year's performance (MONITOR) as shown in figure 5.
- 5.3.2 According to the housing trajectory Barnet expects to deliver 28,390 new homes by 2026.

Figure 4 – Housing trajectory 2010/11



Source: London Borough of Barnet.

Figure 5 – Cumulative allocation



Source: London Borough of Barnet.

## 5.4 Empty properties in Barnet

5.4.1 Vacant dwellings being brought back into use make a contribution to housing delivery in Barnet. About 2.4% of the total housing stock (138,453) is vacant, equating to 3,260 empty homes in Barnet in March 2011. The council continues to work with the private sector to bring empty properties back into use and takes enforcement action when necessary. If a unit has been vacant for six months or more it is considered an empty property with regard to council tax.

## 5.5 Supply of ready to develop housing sites

5.5.1 PPS 3 requires local planning authorities to identify a five year supply of deliverable land for housing. In accordance with the advice note produced by DCLG the 5 year supply extends from April 2012 to March 2016 and covers allocated sites such as those highlighted in the UDP, London Plan and Area Action Plans, planning briefs as well as

sites with planning permission. This is a 5 year picture and it does not include the total build out of some major sites such as those in Colindale and Mill Hill East.

- 5.5.2 The development at Cricklewood / Brent Cross is not expected to deliver new homes until 2017/18. Minor developments are those of less than 10 units and have been summarised on a ward basis. On the basis of discussions with developers and local knowledge a 5 year delivery timetable has been produced in table 11.

Table 11: Five year supply of deliverable land for housing 2012/13 to 2016/17								
Five Year Forecast For Allocated Sites				Period				
	Ward	Planning reference	Site Name	2012/13	2013/14	2014/15	2015/16	2016/17
<b>ALLOCATED SITES- Major sites designated in UDP or Planning Briefs</b>	BRUNSWICK PARK	Planning Brief	North London Business Park	0	50	50	50	50
	BURNT OAK	UDP	Watling Car Park	0	0	0	0	16
	CHILDS HILL	Planning Brief	Granville Road housing estate	0	45	45	50	0
	EAST BARNET	UDP	Albert Road Gasworks	0	0	60	60	82
	EDGWARE	UDP	Edgware Forumside	0	0	80	81	80
			<b>Totals</b>	<b>0</b>	<b>95</b>	<b>235</b>	<b>241</b>	<b>228</b>
<b>ALLOCATED SITES- Major sites/Areas designated in London Plan and adopted Colindale and Mill Hill East Area Action Plans</b>	COLINDALE	LP/AAP (Adopted March 2010)	Peel Centre East	0	0	0	0	236
	COLINDALE	LP/AAP (Adopted March 2010)	Peel Centre West	0	0	85	85	80
	COLINDALE	LP/AAP (Adopted March 2010)	Middlesex University	0	66	66	66	66
	COLINDALE	LP/AAP (Adopted March 2010)	Barnet College	0	0	107	107	106
	COLINDALE	LP/AAP (Adopted March 2010)	British Library	0	69	69	69	69
	COLINDALE	LP/AAP (Adopted March 2010)	Brent Works	33	30	41	0	0
	COLINDALE	LP/AAP (Adopted March 2010)	Land between Brent Works & British Library	0	0	30	0	0
	COLINDALE	LP/AAP (Adopted March 2010)	McDonalds site, Edgware road	0	0	33	33	34
	COLINDALE	LP/AAP (Adopted March 2010)	Burger King/Eyeland site	0	0	0	50	50
	COLINDALE	LP/AAP (Adopted March 2010)	Beaufort Park Phase 6 (Blocks C3-C4)	0	190	0	0	0
	COLINDALE	LP/AAP (Adopted March 2010)	Beaufort Park Phase 6 (Blocks E1-E8)	74	74	0	0	0



	COLINDALE	LP/AAP (Adopted March 2010)	Beaufort Park Phase 7 (Block F)	115	115	115	115	115
	MILL HILL	LP/AAP (Adopted Jan. 2009)	Mill Hill East	200	200	200	200	250
			<b>Totals</b>	<b>422</b>	<b>744</b>	<b>746</b>	<b>725</b>	<b>1006</b>
<b>Allocated sites-Major sites under construction in 2011/12</b>	<b>Ward</b>	<b>Planning reference</b>	<b>Site Name</b>					
	MILL HILL	W01708X	Ridgemont Annington Homes Phases 2 & 3	52	0	0	0	0
			<b>Totals</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ALLOCATED SITES - Barnet, Strategic Development-Dollis Valley, Grahame Park, Stonegrove and West Hendon</b>	<b>Ward</b>	<b>Planning reference</b>	<b>Site Name</b>					
	COLINDALE	W01731JS/04	Grahame Park	61	143	0	-159	34
	EDGWARE	W/13582E/07	Stonegrove	174	-260	-107	198	44
	UNDERHILL		Dollis Valley	0	108	0	46	0
	WEST HENDON	W13937/04	West Hendon Estate	35	-96	117	234	-107
			<b>Totals</b>	<b>270</b>	<b>-105</b>	<b>10</b>	<b>319</b>	<b>-29</b>
<b>ALLOCATED SITES- Major sites with live planning permission</b>	<b>Ward</b>	<b>Planning reference</b>	<b>Site Name</b>					
	BRUNSWICK PARK	B/03481/10	The Turrets,43 Friern Barnet Road, N11 1ND	0	18	18	0	0
	BRUNSWICK PARK	MINORS	WARD SUMMARY	7	7	7	7	7
	BRUNSWICK PARK	B/05067/10	Sarnes Court, Oakleigh Road South, N11 1LG	18	0	0	0	0
	BURNT OAK	MINORS	WARD SUMMARY	3	3	3	3	2
	CHILDS HILL	MINORS	WARD SUMMARY	60	60	60	60	58
	CHILDS HILL	C10363B/06	St. Michael's Court, The Riding ,NW11 8HN	0	12	0	0	0
	CHILDS HILL	F/00629/09	713 Finchley Road,London,NW11 8DH	0	15	16	0	0
	CHILDS HILL	F/00070/11	765 Finchley Road, London Nw11 8DS	0	20	20	20	20
CHILDS HILL	C03767W/02	The Valve House, 905-907 Finchley Road, NW11 7PE	0	0	7	8	0	

COLINDALE	H/00342/09	Colindale Hospital, Colindale Avenue, London, NW9 5HS	63	62	62	62	113
COLINDALE	W00407AZ/07	Green Point, The Hyde, London NW9 5AR	0	0	43	43	0
COLINDALE	H/01862/10	Zenith House, The Hyde, London NW9 6EW	0	90	90	90	39
COLINDALE	MINORS	WARD SUMMARY	1	1	1	1	2
COPPETTS	MINORS	WARD SUMMARY	8	8	8	8	6
		<b>Totals</b>	<b>160</b>	<b>296</b>	<b>335</b>	<b>302</b>	<b>247</b>
<b>Ward</b>	<b>Planning reference</b>	<b>Site Name</b>					
EAST BARNET	B/03086/09	1-5 Byre Road & 1 Farm Road, London, N14 4PQ	0	10	0	0	0
EAST BARNET	MINORS	WARD SUMMARY	10	10	10	10	9
EAST FINCHLEY	C07080J/05	Land adjoining 60 Lankaster Gardens London N2 9AJ	27	28	27	0	0
EAST FINCHLEY	MINORS	WARD SUMMARY	13	13	13	13	14
EDGWARE	W03127K/07	52-58 Glendale Avenue, Edgware Middlesex HA8 8HH	10	0	0	0	0
EDGWARE	H/00523/09	Burnt Oak Service Station, 1a Deansbrook Road, Edgware, Middlesex HA8 9BE	13	14	0	0	0
EDGWARE	H/00892/10	58-70 Stonegrove, Edgware, Middlesex, HA8 7UB	7	8	0	0	0
EDGWARE	MINORS	WARD SUMMARY	10	10	10	10	13
FINCHLEY CHURCH END	F/04631/09	185-189 GREAT NORTH WAY, London NW4 1PP	16	13	6	0	0
FINCHLEY CHURCH END	F/02614/09	3-7 East End Road,N3 3QE	12	0	0	0	0
FINCHLEY CHURCH END	MINORS	WARD SUMMARY	23	23	23	23	25
GARDEN SUBURB	C06012AD/05	Land rear of 698 Finchley Road NW11 7NG	0	5	5	0	0
GARDEN SUBURB	F/02338/09	Leo Baeck House, 67 The Bishops Avenue, London, N2 0BG	0	8	8	0	0
GARDEN SUBURB	MINORS	WARD SUMMARY	20	20	20	20	24
GOLDERS GREEN	F/00247/08	290-294 Golders Green Road, NW11 9PY	0	21	20	0	0
GOLDERS GREEN	C16913/06	1-12 Brent Court, NW11 9TX	0	8	8	0	0

GOLDERS GREEN	C01011AK/04	Hendon Football Club, NW2 1AE	0	50	50	50	0
GOLDERS GREEN	F/01579/09	Carmelite Monastery, 119 Bridge Lane, London, NW11 9JT	0	9	9	9	0
GOLDERS GREEN	C17205/07	182 Golders Green Road, NW11 9AG	0	0	6	6	0
GOLDERS GREEN	F/01932/11	Parcelforce, Geron Way, Edgware Road	0	100	100	62	0
GOLDERS GREEN	MINORS	WARD SUMMARY	13	13	13	13	14
HALE	MINORS	WARD SUMMARY	10	10	10	10	13
HENDON	W/00076R/02	44-46 Watford Way, NW4 3AL	11	10	0	0	0
HENDON	MINORS	WARD SUMMARY	26	26	26	26	25
		<b>Totals</b>	<b>221</b>	<b>409</b>	<b>364</b>	<b>252</b>	<b>137</b>
<b>Ward</b>	<b>Planning reference</b>	<b>Site Name</b>					
HIGH BARNET	N00410N/02	Land to the rear of 128-140, Tapster Street, EN5 5XR	16	0	0	0	0
HIGH BARNET	N01070CK/06	Elmbank site, Wellhouse Lane, Barnet, EN5 3DJ	51	50	0	0	0
HIGH BARNET	N12197C/05	Barnet Market site 5, St. Albans Road, EN5 4LN	7	7	0	0	0
HIGH BARNET	MINORS	WARD SUMMARY	16	16	16	16	15
MILL HILL	H/04296/08	Hartley Hall and Broadway Service Station, Flower Lane, NW7 2JA	14	14	0	0	0
MILL HILL	H/02670/09	The Union Church, 581-583 Watford Way, NW7 4RT	10	10	0	0	0
MILL HILL	H/04300/08	Bedford House, Nursing Home, Hammers Lane, London, NW7 4DR	18	20	0	0	18
MILL HILL	H/03543/09	Littleberries, The Ridgeway, London, NW7 1EH	17	0	0	0	0
MILL HILL	MINORS	WARD SUMMARY	20	20	20	20	19
OAKLEIGH	B/03068/11	(Haringey Gospel Trust) Land at Wellgrove School, High Road/Chandos Avenue, London N20 9EQ	0	0	20	20	30
OAKLEIGH	N04343F/05	63 Station Road, New Barnet, Herts, EN5 1PR	10	0	0	0	0
OAKLEIGH	MINORS	WARD SUMMARY	12	12	12	12	10

	TOTTERIDGE	B/00598/08	1-6 Station Close, Station Approach, London, N12 7EG	12	0	0	0	0
	TOTTERIDGE	N01078X/06	1230-1232 High Road, N20 0LH	28	0	0	0	0
	TOTTERIDGE	B/02684/09	Land rear of Marian House, Holden Avenue, London, N12 8HY	25	0	0	0	0
	TOTTERIDGE	MINORS	WARD SUMMARY	10	10	10	10	9
	UNDERHILL	MINORS	WARD SUMMARY	10	10	10	10	8
	WEST FINCHLEY	C02195BA/06	St. Michaels, Nether Street, N12 7NJ	0	5	5	0	0
	WEST FINCHLEY	C09391B/05	135 - 139 Long Lane N3 2HY	0	11	0	0	0
	WEST FINCHLEY	F/03651/09	114 – 116 Nether Street, London, N12 8EU	12	0	0	0	0
	WEST FINCHLEY	F/00647/08	401-405 Nether Street, London, N3 1QG (Adastra House)	0	28	28	0	0
	WEST FINCHLEY	MINORS	WARD SUMMARY	24	24	24	24	23
	WEST HENDON	MINORS	WARD SUMMARY	21	21	21	21	19
	WOODHOUSE	C07986D/05	118-120 Friern Park, N12 9LN	14	0	0	0	0
	WOODHOUSE	MINORS	WARD SUMMARY	16	16	16	16	17
			<b>Totals</b>	<b>363</b>	<b>274</b>	<b>182</b>	<b>149</b>	<b>168</b>
			<b>TOTAL ALLOCATED SITES</b>	<b>1488</b>	<b>1713</b>	<b>1872</b>	<b>1988</b>	<b>1757</b>
			<b>BARNET'S ANNUAL TARGET</b>	<b>2255</b>	<b>2255</b>	<b>2255</b>	<b>2255</b>	<b>2255</b>

Source: London Borough of Barnet – Planning Service, Housing Trajectory 2011.

### Core output indicator H3 – new and converted dwellings – on previously developed land

- 5.5.3 This indicator outlines the proportion of gross new dwellings built on previously developed land. In 2008/09 (Figures obtained from The London Plan Annual Monitoring Report, published February 2010), show that 100% of new homes in Barnet were built on previously developed land.

### Core output indicator H4 – net additional pitches (gypsy and traveller)

- 5.5.4 No Gypsy and Traveller pitches were delivered in Barnet in 2010/11

### Core output indicators – housing 2c (percentage of dwellings completed at less than 30 dwellings per hectare (dph), 30 to 50 dph and above 50 dph).

- 5.5.5 The London Development Database (LDD) provides density information on a sample of planning permission. The sample is made up of 83 schemes completed in 2010/11.

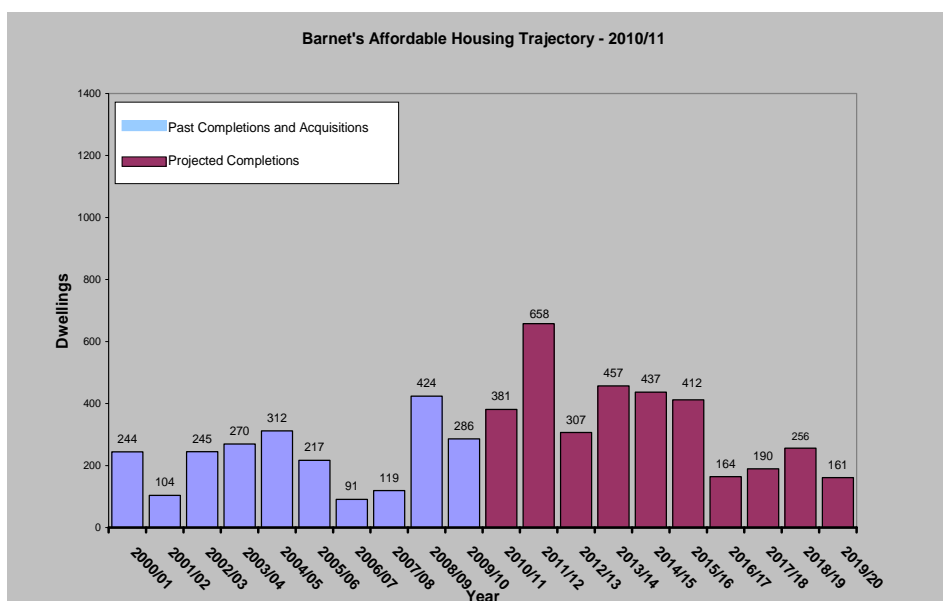
**Table 11 – Completions by density**

Completions by density range in Barnet		Less than 30 units per hectare	From 30 to 50 units per hectare	Over 50 units per hectare	Total units
Barnet	Units	23	26	738	<b>787</b>
	% of total units	2.9%	3.3%	93.8%	<b>100%</b>
	Site area (in Hectares)	1.951	0.629	6.558	<b>9.138</b>
	Number of Schemes	15	6	62	<b>83</b>

Source: GLA London Development Database 2011

### Delivery of affordable homes delivered (gross)

- 5.5.6 In Barnet access to affordable housing (both for rent and for low cost or shared home ownership) is a significant concern for many households. To address this concern the council has embarked on a major programme to regenerate five priority housing estates (Granville Road, Grahame Park, Stonegrove & Spur Road, West Hendon and Dollis Valley) and transform them into thriving mixed tenure neighbourhoods. Further details on these priority estates is provided at section 8 of the AMR.
- 5.5.7 Barnet's affordable housing trajectory (Figure 6) illustrates gross rather than net provision. It includes past acquisitions as well as completions. The affordable housing trajectory as outlined in figure 6 and covering the financial year of 2010/11, shows a significant reduction in the affordable housing projections as compared to the affordable housing trajectory of 2009/10. The reasons for this are that historically there has been an assumption that major developments would provide 50% affordable housing for every scheme. This was reflected in the affordable housing trajectory projection figures for 2009/10. The 2010/11 housing trajectory projections however make an assumption that 30% of major developments in the borough will provide affordable housing. The 30% assumption is derived from the affordable housing viability study that the council commissioned BNP Paribas to undertake in May 2010.
- 5.5.8 Another reason why there has been a reduction in the affordable housing figure projections is that the Homes and Communities Agency (HCA) which provides the major funding mechanism for schemes to provide affordable housing, is not allocating funds for housing to the extent that they used to. This has had a knock on effect on the level of affordable housing provision that has been delivered.



Source: London Borough of Barnet – Planning Service.

## 5.6 Are we building the right homes for the next generation?

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

- Over 1,270 new houses have been built since 2004
- Nearly 5,500 new flats have been built since 2004
- Housing supply is skewed towards flatted development, over 81% of new homes are flats and 19% were houses between 2004-2010 financial years
- Few flats have potential for family accommodation, less than 10% of new flats have three or more bedrooms.

### Residential completions – source of supply

5.6.2 Table 12 shows that between 2004 -2010 almost 7,000 units have been built. The main source of supply is new build with 74% of new units in Barnet developed on cleared sites. Around 18% were derived from conversions of flats and houses and 5% came from conversions of non-residential uses such as offices.

5.6.3 In Barnet small units dominate housing growth, with nearly 75% of new build of this size. New build developments contribute 73% of Barnet’s housing supply. Conversions (i.e. from houses to flats), change of use (i.e. office or retail space to residential) and extensions to properties, are more likely to produce smaller residential units than new build units as they utilise the existing building stock. The majority of conversions generate one bedroom flats (49%). Family homes (i.e. homes containing two or more bedrooms), are more likely to be provided by newbuilds than other sources of supply.

**Table 12 - Residential completions 2004 – 2010 financial years source of supply**

Source of supply	Number of bedrooms										Total	%
	1	%	2	%	3	%	4	%	5+	%		
Conversion	589	49	502	42	75	6	17	2	16	1	1199	18
New build	1149	23	2493	49	934	19	350	7	101	2	5027	73
Change of use	165	51	101	31	48	15	6	2	3	1	323	5
Extension	134	49	98	36	41	15	0	0	0	0	273	4
<b>Total units</b>	<b>2037</b>		<b>3194</b>		<b>1098</b>		<b>373</b>		<b>120</b>		<b>6822</b>	<b>100</b>

Source: GLA London Development Database 2011

### Residential completions - breakdown by housing type

- 5.6.4 Table 13 shows that flats have provided 81% of additional housing stock from over the six year period of the 2004-2010 financial years. Two bedroom flats are the most widespread flatted development providing 55% of the total stock. With regards to houses, 3 bedroom houses represent the dominant housing supply accounting for 44% of all new houses. Ten percent of new flats have three or more bedrooms. These are desirable for family accommodation. Eighty percent of houses provided between 2004-2010 financial years were 3 bedrooms or more.
- 5.6.5 There are very few flatted developments that consist of 4 bedrooms or more. This is in contrast to houses which have a range of units from 3 -7 bed houses. Therefore houses show a greater variety of units being developed.

**Table 13 - Residential completions 2004 to 2010 financial years – breakdown by housing type**

Unit Type	Number of bedrooms										Total	%
	1	%	2	%	3	%	4	%	5+	%		
Flats	1953	35	3027	55	535	9	35	1	2	0	5552	81
Houses	99	8	153	12	563	44	337	27	118	9	1270	19
Total number of units	<b>2052</b>	<b>43</b>	<b>3180</b>	<b>67</b>	<b>1098</b>	<b>53</b>	<b>372</b>	<b>28</b>	<b>120</b>	<b>9</b>	<b>6822</b>	<b>100</b>

Source: GLA London Development Database 2011

### Residential completions - breakdown by size of unit

- 5.6.6 In total in the five year period from 2004-2010 financial years an additional 13779 bedrooms have been delivered as a result of the 6822 new units completed. From table 14 it is difficult to identify any noticeable trends other than a fall in the number of one bedroom properties and a slight rise in family accommodation. This would not be unexpected in a time of recession. In terms of an analysis of planning permissions we have found that 67% of the development pipeline is for 2 bed plus units.

**Table 14 -Residential completions 2004-2010 financial years breakdown by size of unit**

Year	Bedrooms										Total	%
	1	%	2	%	3	%	4	%	5+	%		
2004	185	8	984	44	669	30	296	13	100	5	2234	16
2005	371	15	1258	50	588	23	224	9	100	3	2541	18
2006	192	18	564	51	246	22	84	8	15	1	1101	8
2007	365	15	1238	50	393	16	340	14	125	5	2461	18
2008	473	21	990	44	588	26	108	5	80	4	2239	16
2009	218	15	644	44	228	16	272	19	95	6	1457	11
2010	201	12	710	41	582	33	168	9	85	5	1746	13
<b>Total Bedrooms</b>	<b>2005</b>		<b>6388</b>		<b>3294</b>		<b>1492</b>		<b>600</b>		<b>13779</b>	<b>100</b>

Source: GLA London Development Database 2011

### Core output indicator H6 – housing quality – building for life assessments

- 5.6.7 The Commission for Architecture and the Built Environment (CABE) has developed criteria for assessing the quality of large scale residential schemes (known as Building for Life (BfL)). This is a government-endorsed assessment benchmark to improve the



quality of new housing. The Building for Life assessment comprises 20 questions grouped into the following areas:

- character
- roads, parking and pedestrianisation
- design and construction and
- environment and community

5.6.8 Schemes that meet 14 of the 20 questions are eligible to apply for a silver standard, and schemes that meet 16 or more will be considered for a gold standard. The more points awarded the higher quality the scheme. In August 2010 the Beaufort Park development was awarded Building for Life Silver Standard and was commended for delivering a vision of new urban quality with high quality public realm within a varied context.

5.6.9 On 20 January 2011, Mayor of London awarded Beaufort Park a commendation at the London Planning awards and praised the regeneration of the 25 acre former RAF Hendon aerodrome as having been "carefully put together with many partners" and for "ticking all the boxes" and "a nice place to live in". He highlighted that 42% of the homes are affordable and 97% are lifetime homes, which along with landscape parkland, resident's courtyards, shops, bars, restaurants, leisure and community facilities, create a new neighbourhood which has transformed Colindale.

## 6 Environmental quality

6.1.1 This section of the AMR reviews planning performance on policies relating to the Environment. It covers implementation of policies relating to:

- waste
- renewable energy
- living roofs
- flood protection and water quality
- open space and biodiversity
- minerals

### 6.2 Waste

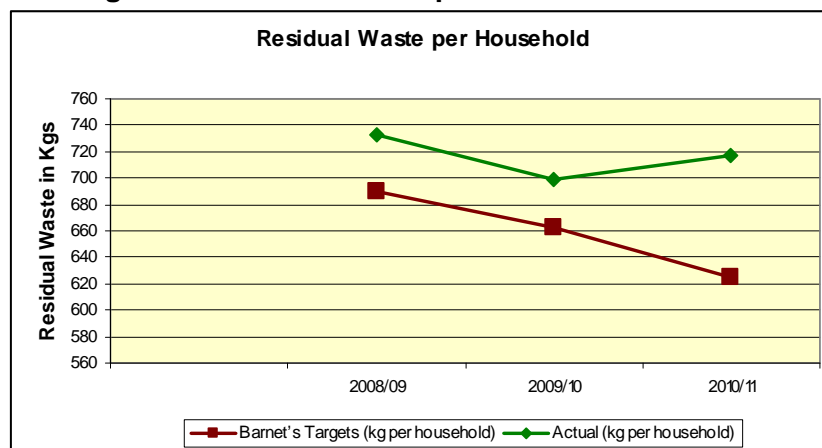
6.2.1 Waste in Barnet is collected by the council and is disposed of by the North London Waste Authority (NLWA) which also disposes waste produced in Enfield, Camden, Hackney, Haringey, Islington and Waltham Forest. The primary type of waste facility in Barnet is transfer stations, of which there are 7 licensed sites – 6 active and 1 non-operational. Two types of waste are monitored - Municipal Solid Waste (MSW) which includes household, commercial and civic amenity waste and; the second type is recycling, composting, hazardous and fly tipping waste.

#### Municipal solid waste

6.2.2 Municipal solid waste (MSW) is defined as “household waste and any other waste under the control of local authorities or their agents acting on their behalf”.

6.2.3 The term residual waste relates to waste left from household sources containing materials that have not been separated out or sent for reprocessing. Between 2008 and 2010 there was a significant decrease in residual waste per household for Barnet. However, figure 7 shows that for the period 2010 to 2011 there has been a rise in residual household waste which is above council's target of 92 Kg's or 14.7%

**Figure 7: Residual Waste per Household in Barnet**



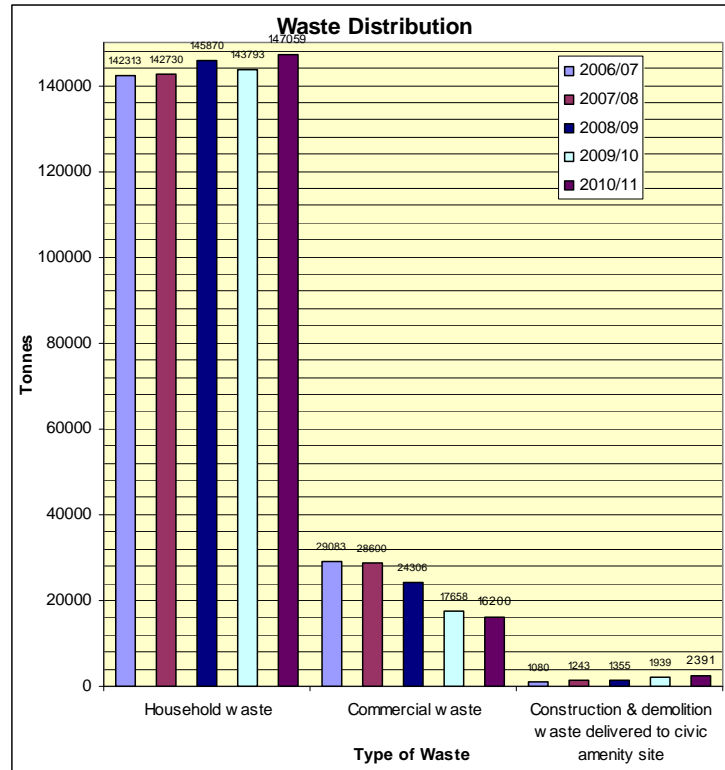
Source: LB Barnet – Waste and Sustainability Team 2011

6.2.4 The total amount of household waste in figure 8 shows an increase over last years figure of 3,266 tonnes; an increase of 3%. Between 2006 and 2011 annual figures for household waste has fluctuated but overall, household waste has increased by 4,746 tonnes since 2006. This amounts to an increase of 3.3%.

6.2.5 By contrast as shown in Figure 8 annual figures for commercial waste have steadily declined over the past five years by 44.3%. Construction and demolition waste

delivered to civic amenity sites has increased steadily since 2006 by 1,311 tonnes representing an increase of 121%.

**Figure 8: Municipal solid waste from Barnet 2006-2011**

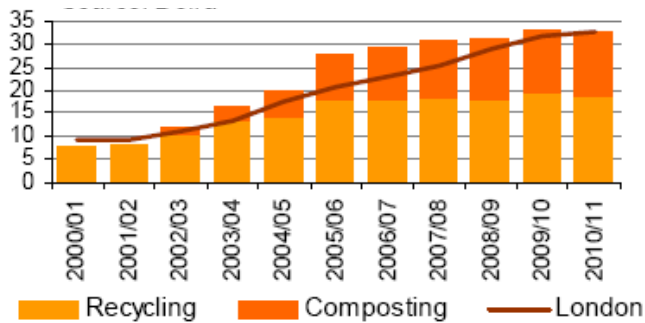


Source: LB Barnet – Waste and Sustainability Team 2011

**Recycling and composting**

6.2.6 Figure 9 shows that the overall household recycling/composting rate in Barnet has improved since 2000/01 from 8% to 33% in 2010/11. Barnet now ranks 15th out of all the London boroughs for recycling and composting (Environment Agency 2011).

**Figure 9: Household recycling and composting rates in Barnet (percentage)**

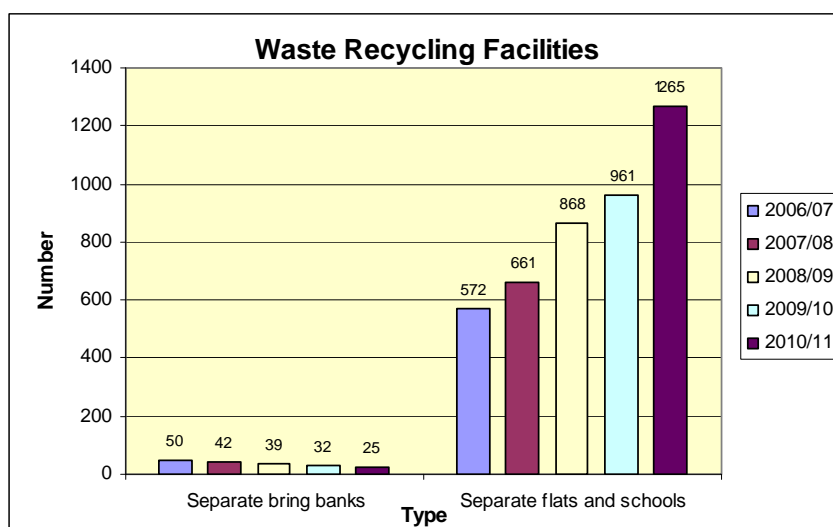


Source: Borough fact sheet, Environment Agency 2011

**Waste recycling facilities in Barnet**

6.2.7 Figure 10 shows that there has been a continuous increase in the provision of recycling facilities around the borough, particularly at flats and schools.

Figure 10: Waste Recycling Facilities in Barnet



Source: LB Barnet – Waste and Sustainability Team 2011

### Hazardous waste

- 6.2.8 Hazardous waste is waste that may cause particular harm to human health or the environment, either immediately or over an extended period of time. The figures quoted below account for hazardous waste arising from the entire waste stream in the Borough, and not just municipal waste. However, it does exclude hazardous waste transferred outside the Borough.
- 6.2.9 The volume of hazardous waste arising in Barnet in 2010 was 3,765 tonnes. This accounted for one per cent of all hazardous waste arisings in London in 2010. The primary disposal method was ‘waste transfer’, which was the fate of 38% of the borough’s hazardous waste. This was closely followed by ‘treatment’ (25%).

### Core output indicator W1 – capacity of new waste management facilities

- 6.2.10 No new waste facilities were granted planning permission or have become operable in 2010/11.

### Core output indicator W2 – Amount of municipal waste arising, and managed by management type

- 6.2.11 Table 15 shows the total amount of MSW arisings for Barnet for the period 2010/11 was recorded as 168,455 tonnes. Between 2007 and 2010 the total amount of MSW arising fell each year. However, this last year has seen an increase on last years MSW arisings of 194 tonnes.

Table 15 – Percentage of MSW by management type - 2010/11

Management type	Amount of MSW (tonnes)	Percentage of MSW
Recycled	30,841.86	18.31%
Composted	20,285.18	12.04%
Disposed of via waste to energy and via landfill	117,328.13	69.65%
Total MSW	168,455.17	100%

Source: London Borough of Barnet 2011

### 6.3 Renewable energy and living roofs

6.3.1 The Council seeks to encourage energy and natural resource conservation, particularly in new buildings and conversions. Such development must comply with Building Regulations and the Sustainable Design and Construction SPD. Opportunities for renewable energy generation, such as proposals for microgeneration technology including solar and wind production, are now permitted development and as such do not require planning permission (see GPDO 2008).

#### Core output indicator E3 – Renewable energy regeneration

6.3.2 Renewable energy as part of a development can take a variety of forms such as solar water heating, photovoltaic's (PVs) panels, heat pumps, wind turbines, biomass, Combined Heat and Power (CHP) and Combined Cooling Heat and Power (CCHP). The table below lists all permissions in the last financial year which include elements of renewable energy regeneration.

6.3.3 As shown in table 17, in total 15 planning applications were approved in Barnet which included an element of renewable energy as part of the development proposal.

**Table 16: Planning permissions granted in Barnet for renewable energy 2010/11**

Types of Renewable Energy	Number of applications approved	
	2009/10	2010/11
Solar/Photovoltaic (PVs) panels	9	12
Heat pumps	1	1
Wind turbines	3	1
Biomass	1	1
Combined Heat and Power (CHP)	1	0
Combined cooling heat and power (CCHP)	0	0
<b>Total</b>	<b>15</b>	<b>15</b>

Source: London Borough of Barnet – Planning Service.

6.3.4 Barnet has the fourth highest number of domestic photovoltaic installations in London. Only Bromley, Kingston upon Thames and Ealing have more of these installations.

**Table 17: Planning permissions granted for renewable energy 2010/11**

Location Address	Proposal	Decision Date	Type of Renewable
92 Margaret Road, Barnet, Herts, EN4 9RB (B/00327/11)	Two storey side and rear extension following demolition of existing garage and shed. Installation of solar panels to rear roof slope.	14/03/2011	Solar
East Barnet School, Westbrook Crescent, Barnet, Herts, EN4 9AR (B/01083/10)	Submission of details of condition 28 (biomass boilers and renewable energy systems - details) pursuant to planning permission B/02385/09 dated 17/03/10.	21/04/2010	Biomass
43 The Ridgeway, London, N11 3LG (B/01263/10)	Erection of a two storey side extension following demolition of garage. Alterations to roof including rear dormer and solar panels and roof lights to front roof slope to facilitate a loft conversion.	01/06/2010	Solar
41 Pine Grove, London, N20 8LA (B/04276/10)	Installation of solar panels (photovoltaic) on rear garage roof.	07/01/2011	Solar
72A Wilton Road, London, N10 1LT (B/04958/10)	Installation of a Solar Photovoltaic Microgeneration System onto the existing flat roof.	17/02/2011	Solar

33 Summerlee Gardens, London, N2 9QN (F/00797/10)	Installation of solar panels onto flat roof of dormer window/loft conversion.	14/04/2010	Solar
2A Alexandra Grove, London, N12 8NU (F/01226/10)	Externally render the front and side elevations; install a solar panel system on flat roof (south facing); replacement of existing windows with powder-coated metal framed casement windows; replacement of existing entrance doors to improve wheel chair access; new access ramp to main entrance to allow wheelchair access; new metal and glazed cantilevered canopy over main entrance doors; additional alterations to front elevation including increase size of bin store.	09/06/2010	Solar
The Henrietta Barnett School, Central Square, London, NW11 7BN (F/01265/10)	Submission of details of condition 5 (Ground and excavation source heat pump) pursuant to planning permission (F/02793/08) dated (22 September 2008)	14/05/2010	Heat Pump
44 Hodford Road, London, NW11 8NN (F/01644/10)	Conversion of existing property into a pair of semi-detached house including parking and associated amenities, following conversion of existing garage into a habitable room. New front porch and extension to existing loft space. Addition of solar panels on side and rear elevation	25/06/2010	Solar
19 Ranulf Road, London, NW2 2BT (F/03531/10)	Non-material minor amendments to planning permission reference F/03590/09 dated 19/11/09 for 'Three storey rear extension, including a further single storey extension at lower ground level, together with an enlargement of the main roof. Formation of carriage driveway. Replacement of two existing side wing extensions. Use of existing wing as a garage and western wing for residential purposes. Provision of four skylights to front elevation. Provision of two side dormer windows and three rear dormer windows together with rooflights and solar panel within crown of roof.' Amendments to include; alterations to windows on rear elevation; increase in size of rear extension; Alterations to windows either side of front door.	29/09/2010	Solar
34 Riverside Drive, Golders Green Road, London, NW11 9PX (F/03663/10)	Installation of 17 No. solar PV panels at roof level above flat 34 and 2 No. solar thermal panels to the roof of the front extension to flat 34.	29/10/2010	Solar
Woodhouse College, Woodhouse Road, London, N12 9EY (F/05035/10)	Installation of solar panels to sports hall roof.	18/03/2011	Solar
65 Durham Road, London, N2 9DR (F/05063/10)	Single storey rear extension, alterations to ridge level, addition of solar panels, rooflights, and side and rear dormer windows to facilitate a loft conversion.	21/03/2011	Solar
Fairway Primary School, The Fairway, London, NW7 3HS (H/02173/10)	Removal of free standing wind turbines to football pitch. Installation of new photovoltaic panels on selected parts of roof and small roof mounted wind turbine above roof of plant room.	12/08/2010	Wind turbine/Photovoltaic
Tenby Mansions, Brent Street, London, NW4 1BD (H/03115/10)	Demolition of existing building and erection of a 4 storey building comprising of retail and storage at ground floor level, offices and 8x2 bedroom flats and 1x 1 bedroom flats on the upper floors, with photo voltaic solar panels on the roof. Associated parking for 15 cars at lower ground level and access from Brent Street.	08/11/2010	Solar

Source: London Borough of Barnet – Planning Service.

### Living Roofs

- 6.3.5 A living roof can be green or brown. Incorporation of green roofs in new development can help to mitigate flood risk. More information regarding green roofs is available in Barnet's SPD on Sustainable Design and Construction. Brown roofs can partly mitigate loss of habitat by covering the flat roofs of new developments with a layer of rubble, gravel or spoil etc) to provide a growing medium that can support biodiversity.

- 6.3.6 As shown in table 18 five applications were approved which incorporated some form of green roof as a part of the development proposal.

**Table 18: Planning permissions incorporating living roofs in Barnet 2010/2011**

Location Address	Proposal	Decision Date
1 Anthony Close, London, NW7 4QS (H/00720/10)	Demolition of existing dwelling house and erection of a two-storey detached dwelling house including a new pool building with a green roof to cover the existing pool and new games room.	27/05/2010
King Alfred School, 149 North End Road, London, NW11 7HY (F/01856/10)	Formation of new timber clad first floor with green roof and external accessible timber balcony and stair to provide new office space for King Alfred School Estates Team. New metal roofing and timber gates to existing associated storage yard. Over-cladding of existing shed with timber shiplap boarding.	07/07/2010
Finchley Memorial Hospital, Granville Road, London, N12 0JE (F/01769/10)	Variation of condition 25 (flood risk assessment) pursuant to planning permission F/03573/09 dated 14/04/10 to read 'The development permitted by this planning permission and or any phase of development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) ref C8920, Revision D, April 2010 and the following mitigation measures detailed within the FRA:  1. limiting the surface water run-off rates so that they are no higher than greenfield rates for all storm events up to and including the 1 in 100 year critical storm, taking into account the effects of climate change. Runoff rates during the 1 in 100 year storm event, taking climate change into account should not exceed 32.2l/s. 2. Provision of storage on site to attenuate storm events up to and including the 1 in 100 year event, taking into account the effects of climate change. 3. Provision of green roofs and rainwater harvesting.  Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.	24/06/2010
Finchley Memorial Hospital, Granville Road, London, N12 0JE (F/02387/10)	Non-material minor amendments pursuant to planning permission reference F/03573/09 dated 14/04/2010 comprising internal alterations to doors and louvers, an internal corridor, the curtain walling, gym room and re-allocation of 5 bedrooms to consulting rooms, along with external alterations to parapet heights, window heights / locations, brise soleil location, the roof lighting, additional spandrel panels, the cafe roof, the stair tower and the green roof.	22/07/2010
33 Ingram Avenue, London, NW11 6TG (F/00251/11)	Submission of details of conditions 8 (Landscaping) & 11 (Window, Handrail and green roof details), pursuant to planning permission F/01117/10 dated 17/05/2010.	14/03/2011

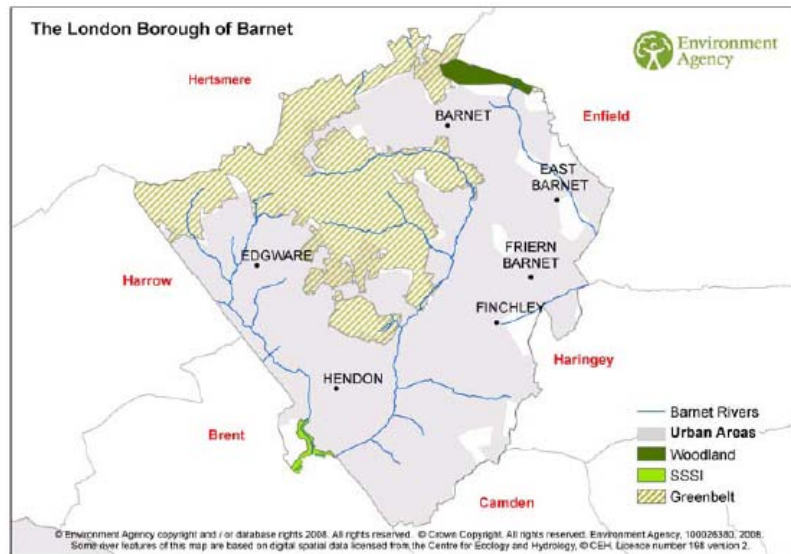
Source: London Borough of Barnet – Planning Service.

## 6.4 Flood protection and water quality

- 6.4.1 Barnet lies in the Brent River catchment which flows into the Thames at Brentford. As indicated in map 3, there are 14,080 metres of watercourses in the borough, including the river Brent (which is culverted in places), the Dollis Brook and the Silk Stream. To the west of the borough, close to West Hendon, there is a major reservoir and an area of outstanding natural beauty; the Welsh Harp (Brent Reservoir).



**Map 3: Watercourses in Barnet**

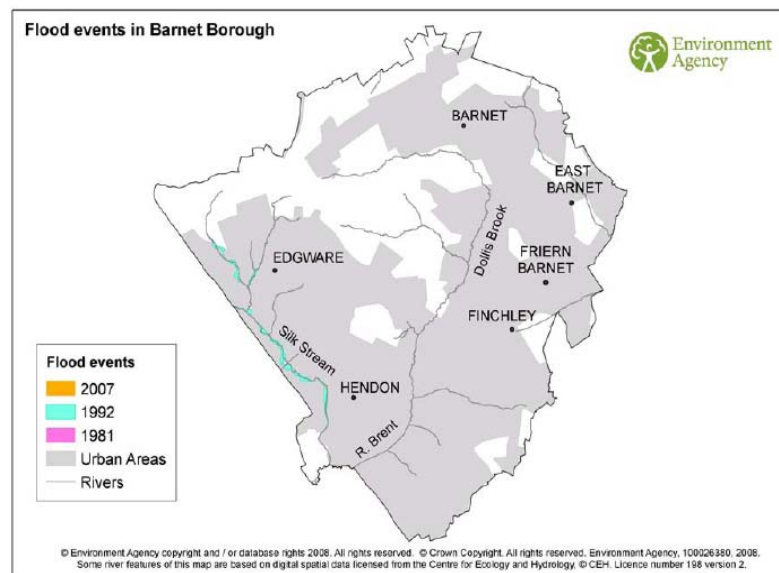


Source: Borough fact sheet, Environment Agency 2011

**Flood Zones**

- 6.4.2 As shown in map 4, about 3% of land within the borough falls within flood zone 2, and 2% lies within flood zone 3. Flood zone 2 is defined as land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%). Flood zone 3 is defined as land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%). This system allows us to apply the sequential test as prescribed in Planning Policy Statement 25.
- 6.4.3 Zone 3 land is primarily located around the Silk Stream, situated in the south-west of the borough, and also along the River Brent and Dollis Brook.

**Map 4: Flood events in Barnet**



Source: Borough fact sheet, Environment Agency 2010

**Flood Risk**

- 6.4.4 There are over 3,000 properties at risk of fluvial flooding (river flooding) in the borough (indicative figure taken from the 2008 National Flood Risk Assessment (NaFRA)). This

amounts to 2% of all properties in the borough. The vast majority of which are residential properties.

- 6.4.5 In July 2010, 1,859 properties in Barnet were registered to receive flood warnings as shown in table 19. Of these 549 properties were identified by the Environment Agency as being in areas of flood risk.

**Table 19: Flood warnings in Barnet**

	July 2010	July 2011
Floodline Warnings Direct (FWD)	1,310	1,148
Extended Direct Warnings (EDW)	549	916
<b>Total</b>	<b>1,859</b>	<b>2,064</b>

Source: Borough Fact Sheet, Environment Agency 2011

- 6.4.6 The number of properties in Barnet, registered to receive flood warnings has increased by 11% over the last year.
- 6.4.7 **Core output indicator E1 – Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality.**
- 6.4.8 The Environment Agency objected to 4 major planning applications on grounds of flood defence only as shown in table 20. One of these applications was refused, two were withdrawn and one was granted conditional approval (subject to submission of a satisfactory Flood Risk Assessment (FRA))

**Table 20 - Major Planning Applications where the Environment Agency has an outstanding objection made between 1 April 2010 and 1 March 2011 on Flood Risk grounds**

Site Address	Proposed Major Development	Reason For Objection	Outcome
15 Etheridge Road, London NW4 3AJ	Erection of 90 No. self storage containers and associated entrance gate. H/02474/10	PPS25/TAN15 - Request for FRA/FCA	Withdrawn
The Mill Hill Country Club, Burtonhole Lane, London NW7 1AS	Extensions to the existing building in connection with indoor and outdoor sports facilities and use as a function hall. Reconfiguration of the existing car parking area and hard surfaced areas. H/01887/10	PPS25/TAN15 - Request for FRA/FCA	Refused
Leo Baeck House (including The Coach House), 65-67 The Bishops Avenue, London N2 0BG)	Conversion and alterations (including demolition of rear extension) of Leo Baeck House to create 3 residential units. Demolition of Balint and Osmond House. Retention of the Coach House'. Three storey extension to the rear of the coach house to provide 4 residential units. Erection of two new four storey buildings in place of Balint and Osmond House with additional accommodation in the basement to create 14 residential units. (Total of 21 units). Associated landscaping, entrance gates and parking facilities and basement parking. Erection of summer house.. F/04026/10	Unsatisfactory FRA/FCA submitted (Surface Water)	Withdrawn
Zenith House, The Hyde, London, NW9 6EW	Redevelopment of the former Zenith House site to provide 309 residential units 1611 sqm of Class B1 or Class D1 use and 97 sqm of Class A1 or Class A3 use. The scheme comprises the erection of buildings ranging from 2 to 16 storeys with a landscaped courtyard and provision of 218 car parking spaces and 349 cycle spaces. H/04167/10	Unsatisfactory FRA/FCA Submitted	Conditional approval – request for sufficient FRA

Source: London Borough of Barnet – planning service.

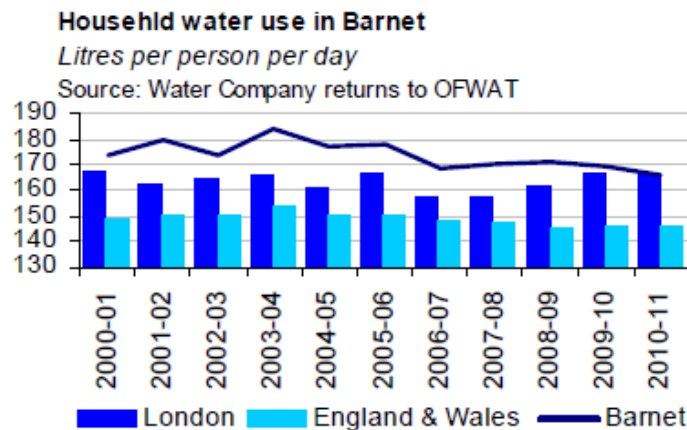
- 6.4.9 Approximately 41,300 properties in Barnet are within areas at risk of surface water flooding at potential depths of >0.1m, and 16,500 properties in areas at risk of flooding

to potential depths of >0.3m (Environment Agency Surface Water Flood Map, November 2010).

**Water quality and water resources**

- 6.4.10 The average consumption of water by Barnet households in 2010-11 was 166 litres per person per day (l/p/d) compared to last year’s figure of 170 l/p/d and represents a decrease of 2.35%. Figure 11 below shows that whilst water consumption per capita has increased for London as a whole over the past 5 years Barnet’s has decreased. However, much more needs to be done to reduce consumption and achieve the Government target of 130 litres per person per day.
- 6.4.11 Incorporation of grey water systems, rainwater collection and water metering would significantly contribute to a reduction in water consumption in the borough. All these water conservation measures are set out in Barnet’s SPD on Sustainable Design and Construction. A third of households of households in Barnet now have a water meter; this represents an increase of 18% since 2000.

**Figure 11: Per capita water consumption in Barnet**



Source: Borough fact sheet, Environment Agency 2011

**6.5 Open space and Biodiversity**

- 6.5.1 Two new play areas were opened at Lyndhurst Park, Mill Hill (June 2010) and Brookside Walk (November 2010). Village Green status was approved in October 2010 for Quinta public open space (also known as Quinta field) off Mays Lane Barnet was approved 20<sup>th</sup> October 2010.

**Core output indicator B1: Change in Areas of Biodiversity Importance**

- 6.5.2 There has been no change in the areas of biodiversity from 2010 and 2011. However, as shown in table 21, there have been some significant enhancements and developments pertaining to existing open spaces such as the reconstruction of Grahame Park Open Space (Phase 1, planning ref. W101731JS/04)

**Table 21: Sites of Nature Conservation Importance Level 1 and 2, 2011**

Sites of Nature Conservation Importance (SINC) GRADE 2011	Total SINC area 2011 (ha)	Count SINC's 2011	% of borough 2011
Borough Level 1	239.299	16	2.77
Borough Level 2	446.561	26	5.16
Local	164.41	24	1.90
Metropolitan	309.628	9	3.58

Source: Environment Agency 2011

### The All London Green Grid

- 6.5.3 As a reflection of its topography Barnet will form part of two Green Grid networks within Lea Valley and Finchley Ridge, and Brent Valley and Barnet Plateau Barnet will work with neighbouring authorities to establish Area Frameworks for these Green Grid Areas.
- 6.5.4 In the draft Green Grid project list, Barnet has identified a number of projects. This includes improvements of footpaths/cycle routes in Waterfall Walk, routes from Oakhill to Brunswick Park; improvements to Cherry Tree Wood, Friary Park and Oakhill Park. These projects enhance links with existing parks, improve access to Green Belt and linkages to the London Loop and Capital Ring.

### Dollis Valley Green Walk

- 6.6.6 Funding of £400,000 for Dollis Valley Green Walk was secured through the Mayor's "Help a London Park" initiative. The enhancements include better access, improved biodiversity and natural habitat, improved facilities and infrastructure. Additional funding (£250,000) was provided by TFL for cycle and footpath improvements plus £30,000 from Walk London to improve signage. Work started in March 2011 and the entire project is due for completion by March 2012.

## 6.6 Minerals

- 6.6.1 No commercial extraction of minerals takes place in Barnet and there are no fixed aggregates of concrete processing or aggregate making plants/equipment in the borough. Therefore any indicators have nil returns.

### Core output indicator M1 – Production of primary won aggregates

- 6.6.2 Nil return

### Core output indicator M2 – Production of secondary/recycled aggregates

- 6.6.3 Nil return

# 7 Transport

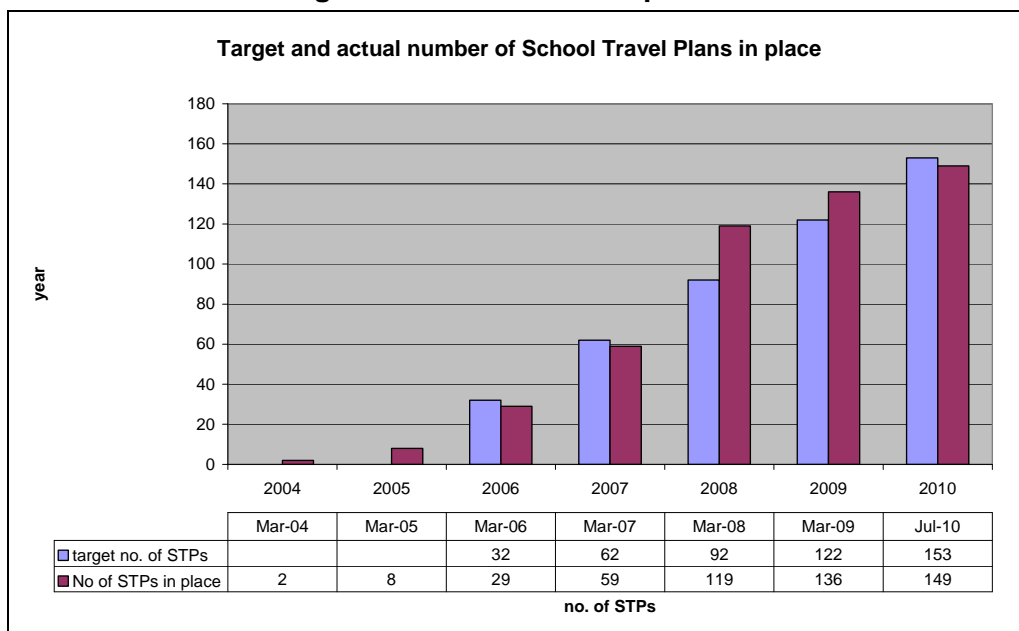
7.1.1 Taking a comprehensive approach to tackling the school run remains a key part of measures Barnet is taking to reduce traffic congestion in the borough. The school run accounts for 30% of the trips by Barnet residents in the morning peak hours. To date Barnet has been very successful in starting to address this major issue, achieving a 12% reduction in the numbers of pupils driven to school.

## 7.2 School travel plans (STPs)

### Core output indicator T1 - Travel modes for school journeys

7.2.1 As indicated in figure 12 there continues to be a downturn in the use of cars which reflects the high proportion of schools with transport plans. As of July 2010 149 out of 153 (97%) schools have a travel plan.

**Figure 12 – School travel plans in Barnet**



Source: London Borough of Barnet.

### Core output indicator T2 - Schools with transport travel plans

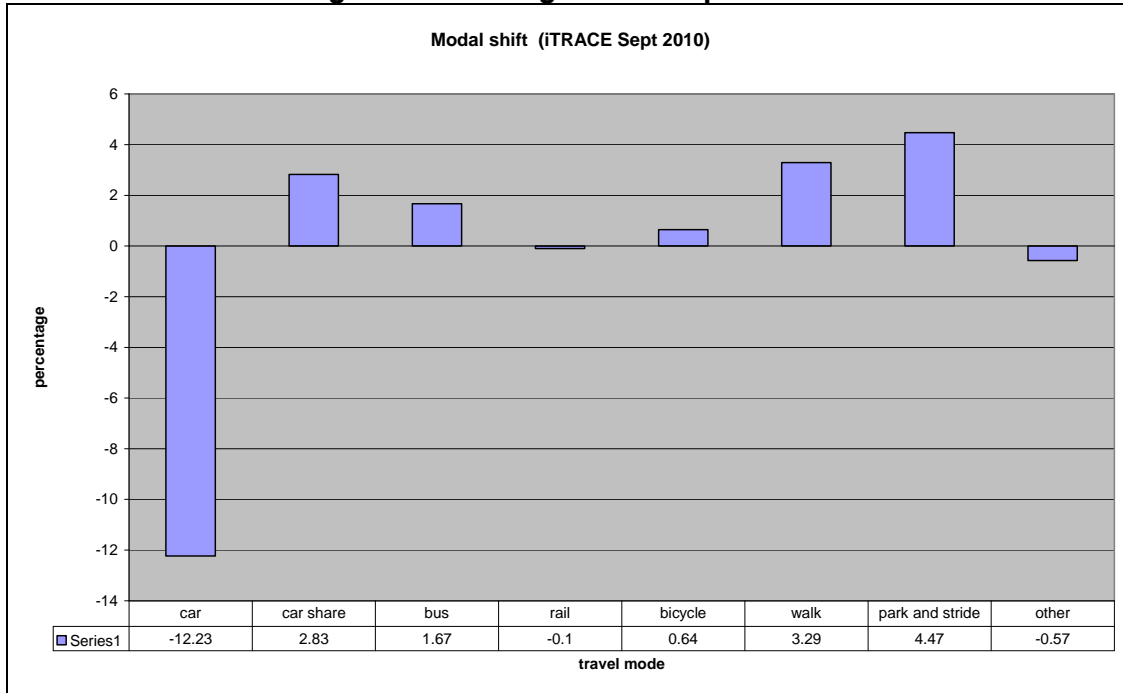
7.2.2 As of September 2010, the average reduction in single household cars on the school run for Barnet schools is 12.23%, nearly double the London-wide average of 6.5%. Across Barnet there has been an average 7.76% increase in walking all or part of the way to school (see figure 13 and 14).

### Smarter Travel Measures

7.2.3 The council is working to introduce Smarter Travel Measures (STMs). Initiatives include:

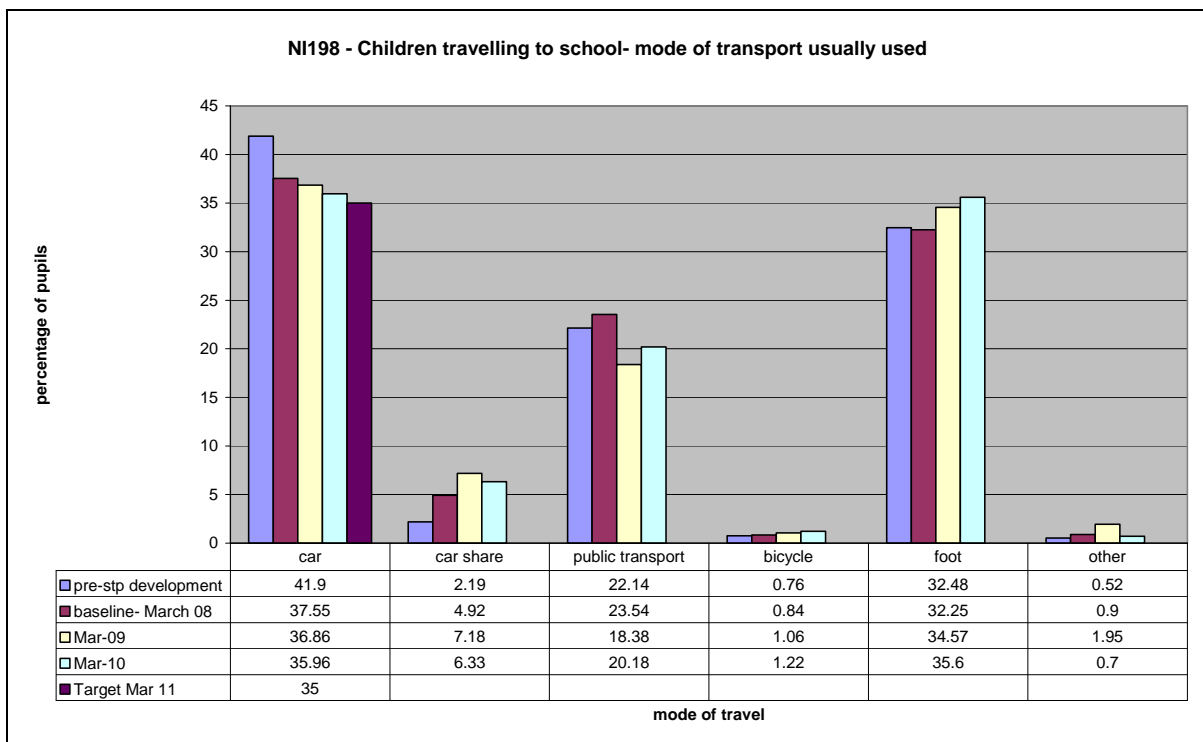
- Electric vehicle charging points (in Zenith House and Mill Hill East Development with at least 20% of residential and 10% of non-residential spaces to be provided with electric charging points)
- Car club bays (in Mill Hill East development)
- Promotion of Walk on Wednesdays to 56 schools

Figure 13 – Changes in transport mode



Source: London Borough of Barnet.

Figure 14: Children travelling to school – mode of transport usually used



Source: London Borough of Barnet.

## 8 Monitoring of development management

- 8.1.1 This section of the AMR covers, monitoring of:
- Planning applications performance
  - Appeal performance
  - Enforcement performance
  - S106 performance
  - Town centre frameworks
  - Major regeneration and planning schemes

### 8.2 Planning applications performance

- 8.2.1 The 2010-11 year witnessed continuing low activity in relation to planning when compared to 2007-08. A total of 4,145 planning related applications (excluding tree related matters) were registered by the Council during the 2010-11. This was a slight increase on 2009/10 of 2.5%.
- 8.2.2 In addition, there has been a significant rise in the number of applications for pre-application advice, as shown in Table 23. This is largely due to the introduction in 2010 of a new fee-liable service for minor and householder advice, in addition to the existing pre-application advice service for more complex / larger scale developments.

**Table 23: Total number of planning applications**

Total No. of Planning Applications	Barnet (Numbers)
<b>Planning applications received</b>	
April 2007 – March 2008	5,279
April 2008 – March 2009	4,335
April 2009 – March 2010	4,043
April 2010 – March 2011	4,145
<b>Pre-applications received</b>	
April 2007 – March 2008	88
April 2008 – March 2009	91
April 2009 – March 2010	92
April 2010 – March 2011	176

Source: London Borough of Barnet – planning service.

### 8.3 Appeal performance

- 8.3.1 Appeal decisions are a way of assessing the performance of saved UDP policies. If few appeals are allowed and policies are being upheld by Planning Inspectors, it means the planning policies are successful. If large numbers of appeals are being allowed because a policy is being criticised by Planning Inspectors regularly, revision of the failing policy is needed.
- 8.3.2 Local planning authority performance on planning appeals is monitored by the Government and is generally recognised as a measure of the quality and robustness of planning decisions made by local planning authorities. As shown in table 24, the appeal performance success rate in terms of appeals dismissed in Barnet during the monitoring year 2010 - 2011 is 75% according to the Planning Inspectorate statistics.



**Table 24: Planning Appeal Performance Mar 2009 – Apr 2010**

Type	Allowed	Partly Allowed / Dismissed	Dismissed	Total
Planning appeals against refusal	28	0	85	113
Advertisement consent appeals	3	0	2	5
Lawful development certificate appeals	2	0	2	4
Householder appeals	26	2	42	70
Listed building/conservation appeals	2	0	0	2
Listed building/conservation area enforcement appeals	0	0	0	0
Grand Total	61	2	131	194

Source: The Planning Inspectorate Statistical Report (England) 2010/11

- 8.3.3 In table 25 the trend shows an overall decrease in the total numbers of appeals considered however the percentage of appeals dismissed between 2009 and 2011 has remained approximately within the 60-70% range which is similar to most Local Authorities in London. A few local Planning Authorities have a 90-100% success rate of appeals dismissed (Lewisham – 96%, Sutton – 93%, Tower Hamlets – 92%, Wandsworth – 100%,)<sup>3</sup>.

**Table 25: Planning Appeal decisions analysis over the years for Barnet**

Barnet	Allowed	Split	% allowed	Dismissed	% Dismissed	Decided
06/07	95	2	41.45%	137	58.55%	234
07/08	77	0	35%	140	65%	217
08/09	79	0	36%	138	64%	217
09/10	54	5	29%	144	71%	203
10/11	28	2	24%	85	75%	113

Source: The Planning Inspectorate Statistical Report (England) 2010/11

## 8.4 Enforcement performance

- 8.4.1 The Council has powers granted under the Town and Country Planning Acts to take action when development is started without planning permission, if conditions attached to permission are not complied with, or when other breaches of planning control have been committed.
- 8.4.2 Section 215 of the Town & Country Planning Act 1990 provides a local planning authority (LPA) with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area. The majority of enforcement appeals are dismissed (78%) in Barnet.
- 8.4.3 In table 26, the trend shows that the number of enforcement notices served for planning contraventions have dramatically increased during 2010/11 compared to 2009/10.

**Table 26: Enforcement performance in Barnet 2008 - 2011**

Type	2008-09	2009-10	2010-11
Enforcement notices served	90	65	89
Stop notices served	3	1	0
Planning contravention notices served	5	59	-
Breach of condition notice served	18	8	9

<sup>3</sup> Planning Inspectorate statistics 2010-2011 Qtr 3

[http://www.planningportal.gov.uk/uploads/pins/statistics\\_eng/stats\\_report\\_3rd\\_quarter.pdf](http://www.planningportal.gov.uk/uploads/pins/statistics_eng/stats_report_3rd_quarter.pdf)



Section 215 notice served	15	16	19
Tree preservation orders served	12	8	9
Injunctions	0	2	0

Source: London Borough of Barnet, Acolaid system.

### Local Indicators – Appeals data

- 8.4.4 More detailed analysis of the appeals decisions by area has been undertaken for Chipping Barnet, Hendon, Finchley and Golders Green. In London, most Local Authorities, the percentages of appeals dismissed (success rate) are within the range of 60-70% with the exception of the Hendon Area with 56% as indicated in table 27.

**Table 27: Appeal data (1 December 2010 – 30 November 2011)**

	Chipping Barnet	Finchley & Golders Green	Hendon	Total
No. of appeals decided	97	51	50	198
No. of appeals dismissed	70	34	28	132
% of appeals dismissed	72%	67%	56%	67%

Source: London Borough of Barnet, Acolaid system.

- 8.4.6 Generally the more complicated and larger schemes are subject to committee decisions including cases where the recommendation is for approval and there are more than two objections. Table 28 shows that overall the results of appeal decisions arising from these meetings have been 41% of appeals are dismissed and the council's decision is therefore upheld and on 59% of occasions, the cases are allowed by the Inspectorate and the proposal is approved contrary to the decision by the Local Planning Authority.

**Table 28: Committee decisions for appeal (1 Dec 2010 - 30 Nov 2011)**

	Chipping Barnet	Finchley & Golders Green	Hendon	Total
No. of appeals decided	6	9	7	22
No. of appeals dismissed	2	5	2	9
No. of appeals allowed	4	4	5	13
% of appeals dismissed	33%	55%	28%	<b>41%</b>
% of appeals allowed	67%	45%	72%	<b>59%</b>

Source: London Borough of Barnet - planning system.

## 8.5 S106 agreement performance (planning obligations)

- 8.5.1 In exercising its planning powers, the borough has secured significant benefits from developers over the calendar years from 2009 - 2011 for community facilities and programmes as shown in table 29. In total 52 Section 106 Agreements were signed in the year 2011 from Jan-Dec calendar year, which has secured 276 affordable housing units including social rent housing units.

**Table 29: S106 performance trend in Barnet**

	2009	2010	2011
Number of agreements	38	49	52
Affordable Housing Units	266	28	276

Source: London Borough of Barnet.

- 8.5.2 Contributions negotiated for affordable housing during each financial year in table 30 shows over £6M was negotiated in 2010-2011 in which over £3M has been secured by one scheme. Between 2009 and 2011 there has been a significant increase in the total numbers of affordable housing units arising from completed legal agreements.

**Table 30: Trend in affordable housing contributions in Barnet**

	2008-09	2009-10	2010-2011
Affordable Housing Contributions	£3,600,000	£1,456,154	£6,017,452

Source: London Borough of Barnet.

### Number of employment placements secured through S106

- 8.5.3 Table 31 sets out the current s.106 employment and training obligations that have been negotiated with our development partners. The developments at Grahame Park and Stonegrove & Spur Road have now triggered the first payment of their employment and training s.106 contributions and they are currently developing their strategies for delivery. A key part of the strategies will be on delivering apprenticeships.
- 8.5.4 The opportunities at Brent Cross Cricklewood will be of particular significance. Not only will the development be creating a predicted 22,500 new jobs, but it will also be providing £5million of section 106 money dedicated to employment and training. This will be the Borough's single biggest opportunity to maximise the benefits for local residents and businesses and to make a real impact on the success of the borough. Work is already underway between the Council and the Brent Cross Cricklewood developers to develop the early scoping of the opportunities and provision required.

**Table 31: Current s.106 employment and training obligations in Barnet**

Development	Details	Funds
Grahame Park	Developer: Choices for Grahame Park (CfGP). 3,400 homes over 20 years.	£1.1m
Stonegrove and Spur Road	Developer: Barratt. 999 homes over 11 years.	£300k
West Hendon	Developer: Barratt. 2171 homes over 15 years.	£1m
Brent Cross Cricklewood	Developers: Brookfield, Hammerson and Standard Life. 7500 homes, new town centre and office space over 25 years.	£5m
Beaufort Park	Developer: St George. 700 homes over 20 years.	£690k
Colindale Hospital	Developer: Fairview. 714 homes plus over 5 years.	£100k
Mill Hill East	Landowners: The Inglis Consortium LLP. 2174 homes over 10 to 15 years.	30 Apprenticeships £300k to the Construction Training Initiative and £26k to the Council's staffing costs

### Barnet's Infrastructure Delivery Plan (IDP)

- 8.5.5 In October 2010 Barnet published its initial Infrastructure Delivery Plan (IDP). The initial IDP provided the most complete understanding of local capital investment requirements to date as directly prepared by stakeholders. Since October 2010 the implications of the Coalition Government's Comprehensive Spending Review on local service delivery have

been assessed and the resulting changes to capital funding mechanisms have been incorporated into a revised IDP published in November 2011.

- 8.5.6 The revised IDP now forms the basis for Barnet’s Capital Programme a 5-year schedule for investment in public services in the borough due to be published in February 2012. The Capital Programme will incorporate the IDP as an appendix as well as identifying all infrastructure identified in the IDP for which the Council will have financial responsibility for delivery. It is intended that it will distinguish between capital investment linked to housing delivery, population growth and ongoing maintenance, to ensure that funding linked to delivery of planned growth is focused on supporting that growth.

## 8.6 Town centre frameworks performance

- 8.6.1 Barnet’s Sustainable Town Centres Strategy (May 2008) identified a number of the town centres which required the preparation of town centre frameworks for a few town centres to guide development pressures and manage change. So far significant progress has been made in developing town centre strategies for the area shown in table 32 below.

**Table 32: Town centre frameworks timetable**

Town Centres	Status (at present)	Indicative adoption date
New Barnet	Adopted	Nov 2010
Chipping Barnet	Consultation draft anticipated early 2012	2012
Edgware	Consultation draft anticipated early 2012	2012
Finchley Church End	Consultation on first draft Dec 2011	2012
North Finchley	Consultation draft of 2009	tbc

Source: London Borough of Barnet, Planning Strategy update.

## 8.7 Major regeneration and planning schemes

- 8.7.1 Most of the major housing development in Barnet for the next 15 years is either already planned, pipeline approved or granted planning permission. Much of this development is located on the west side of the borough as part of the North West London – Luton Co-ordination Corridor. This area forms the focus for housing and employment growth.
- 8.7.2 The regeneration and development areas of Brent Cross-Cricklewood, Colindale and Mill Hill East will make the greatest contribution to housing delivery over the next 15 years providing in the range of 16,000 new homes by 2026. A progress report on these three areas is set out below, followed by priority housing estates.

### Brent Cross Cricklewood regeneration

- 8.7.3 The Brent Cross Cricklewood scheme is one of the most ambitious and challenging developments proposed in the UK at the present time. Once started, it will take approximately 20 years to build out the scheme. Further details are available in table 33.

**Table 33: Brent Cross Cricklewood Development Framework**

Planning Framework	Brent Cross Cricklewood Development Framework 2005
<b>Vision</b>	Major focus for new jobs and homes, building upon the area’s strategic location and its key rail facilities. All new development will be built to the highest standards of design as well as to the highest environmental standards. A new town centre will be fully integrated into the regeneration scheme.
<b>Number of new homes being built</b>	7,500
<b>New jobs created</b>	Approx. 27,000
<b>Infrastructure works include</b>	New and improved open spaces and squares Re-provision of primary schools and leisure centre

	New primary care centre
	Replacement library
	New Waste Handling Facility and Combined Heat and Power Plant
	Accessibility improvements to Brent Cross and Cricklewood stations
	New Thames link railway station at Staples Corner and Rail Freight facility
	New Temple of Bridge and A406 Pedestrian Bridge
	New Brent Cross Bus Station
	Improvements to A41 / A406

Source: London Borough of Barnet.

- 8.7.4 It is anticipated that the BXC Development Partners are committed to progression of the project as quickly as reasonably practicable towards commencement of the development under the permission subject to securing the necessary planning approvals, highways orders and site assembly.

### Progress

- 8.7.5 On 28<sup>th</sup> October 2010 the Section 106 Agreement was completed and the hybrid planning permission for the BXC development was granted. The planning conditions require that Phase 1 should commence no later than 7 years from grant of consent. On the basis of these indicators it is expected that comprehensive re-development will commence in relation to Phase 1 at some time between 2015 and 2017.

### Monitoring

- 8.7.6 A list of indicators is set out in the Core Strategy (Appendix B) specifically to monitor progress towards implementation of the consent for Brent Cross – Cricklewood.

### Mill Hill East Area Action Plan Development area

- 8.7.7 Details for Mill Hill East Area Action Plan development area (AAP) are shown in table 34.

**Table 34: Mill Hill East AAP proposal**

Planning Framework	Mill Hill East Area Action Plan - 2009
<b>Vision</b>	Mill Hill East represents a major regeneration and development opportunity in the heart of Barnet. Within 15 years the Mill Hill East area will have been transformed through one of the highest quality sustainable developments in North London. Within a green suburban context it will provide new homes and business opportunities with high quality community services, transport and access to open space and leisure facilities.
<b>Number of new homes being built</b>	2,000
<b>New jobs created</b>	Approx. 500
<b>Infrastructure works include</b>	New public open space including children’s play facilities, formal sports provision and natural areas.
	New mixed use high street
	New primary school
	New local healthcare facility

Source: London Borough of Barnet.

### Progress

- 8.7.8 The Area Action Plan (AAP) for Mill Hill East was adopted in January 2009.

### Monitoring

- 8.7.9 Progress against the AAP monitoring indicators is set out in Appendix 1.

### Colindale Regeneration Area

- 8.7.10 Details for Colindale Area Action Plan (AAP) regeneration area are shown in table 35.

**Table 35: Colindale AAP**

<b>Planning Framework</b>	<b>Colindale Area Action Plan - 2010</b>
<b>Vision</b>	Colindale will by 2021 be a vibrant successful and diverse neighbourhood where people will want to live, work and visit. It will accommodate high quality sustainable developments within four 'Corridors of Change' and a new neighbourhood centre. Colindale will become a successful suburb in North London, providing existing and new communities with high quality local services, improved transport and access to enhanced green space and leisure facilities.
<b>Number of new homes being built</b>	10,000
<b>New jobs created</b>	Approx. 1,000
<b>Infrastructure works include</b>	New public piazza and transport interchange at Colindale Avenue
	New and improved open spaces
	New primary schools
	New Combined Heat and Power system

Source: London Borough of Barnet.

### Progress

8.7.11 The Area Action Plan (AAP) for Colindale was adopted in March 2010.

### Monitoring

8.7.12 Progress against the AAP monitoring indicators is set out in Appendix 2.

## 8.7.13 Priority Housing Estates

8.8.1 The priority housing estates of Dollis Valley, Grahame Park, Granville Road, Stonegrove / Spur Road and West Hendon are the focus of regeneration in order to meet the Decent Homes Standard and deliver a greater range and variety of accommodation. Progress reports on these schemes are set out below.

### Dollis Valley

8.8.2 The objective of the regeneration of the Dollis Valley Estate is to establish a new revitalised neighbourhood. Around 400 homes on the Estate will be demolished and replaced by between approximately 600 new homes. A development partner has been selected to take forward the proposal. New homes are expected to be delivered from 2015/16.

### Grahame Park

8.8.3 The regeneration proposals for Grahame Park aim to transform the estate into a thriving, 3,440-home mixed tenure community with major infrastructure improvements, improved transport links and community health facilities. Around 1,300 homes will be demolished and 460 retained. 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.

8.8.4 The first homes of Stage A – 319 new homes (155 of which are private sale and 164 affordable) were under construction and due for occupation in 2011. Approximately 100 new homes were occupied by November 2011. A planning application for reserved matters on the next major phase was approved in June 2011. This phase comprises of 446 mixed tenure homes, retail units, library, and community centre, housing office, a public square and half of a new park. This phase is expected to complete in 2017. Stage B of the Grahame Park regeneration scheme is expected to be delivered between 2016 and 2026.

### Granville Road

- 8.8.5 The Granville Road Estate is in need of capital investment to refurbish the tower blocks and also to improve the estate environment and integrate it with the surrounding community. Within the estate there are some surplus lands and these offer the opportunity to build some additional homes for private sale, the intermediate market and possibly for private rent, thus creating a mixed tenure community.
- 8.8.6 The regeneration of the estate will be in two phases. The first phase will be the refurbishment of the tower blocks and the second phase will be the building of new homes. In November 2010 the Council awarded planning permission for the first phase for the refurbishment of the tower blocks which is due to complete in April 2012.
- 8.8.7 The Council is in the later stages of seeking a development partner for the second phase which is to build new homes and improve the estate environment. It is expected that between 100 to 150 new homes will be built. New homes are expected to be delivered by 2016.

### Stonegrove

- 8.8.8 The Regeneration Scheme will create a revitalised neighbourhood at the site of the existing Stonegrove and Spur Road Estates in Edgware. It will deliver 999 new homes, a new Academy, a new community hall and Trust, improved parking provision, new open spaces and a new church.
- 8.8.9 Around 603 homes will be demolished. Phase 1 (Stage 1) Cannon's Court delivered 116 new homes (65 for social rent, 13 intermediate and 38 for private sale) and this was completed in July 2010. Phase 1 (Stage 3a/3b) Sterling Green delivered 98 new homes (45 for social rent, 17 intermediate and 36 for private sale) and was completed in October 2011. Stage 2a Academy Court is due for completion in April 2012 and will deliver 67 new homes for private sale. Stage 2b Sterling Court is under construction and will be completed in March 2013. This will deliver 107 new homes for social rent. The scheme has secured £9.65m of HCA funding which will enable the completion of the Stonegrove & Spur Road Regeneration Scheme by 2018.

### West Hendon

- 8.8.10 The Council's objective is to deliver an exemplar regeneration scheme that addresses the social, economic, environmental and physical factors, and that will contribute to the creation of a vibrant and sustainable mixed tenure neighbourhood. The location and special nature of this regeneration project has made it a particularly high profile scheme in the Borough.
- 8.8.11 The West Hendon regeneration proposals includes 2,171 new homes, including 680 affordable homes, 1491 private homes for sale. A new public realm including a new civic square to provide a focus for the commercial / retail activity on the Broadway is proposed. Re-configuration of the road network, widening the main A5 Edgware Road to improve traffic flow is also proposed. A new substantial electricity distribution centre to increase the capacity to serve the wider local area.
- 8.8.12 Works have started on the Initial Phase of 186 new homes (35 affordable and 151 private). Development partners and Council are reviewing the masterplan for the scheme. A new indicative phasing plan will be made available to residents in Spring 2011. Current estimate of final scheme completion is 2024.



# Appendix 1

MILL HILL EAST AAP MONITORING FRAMEWORK			
Indicator Number	Indicator	Targets	Progress 2010/11
MHE-MF1	Housing trajectory	Delivery of 2,000 additional homes by 2016.	Longer timeframe for delivery of units. Last phase of development between 2020 – 2023. Phasing schedule: 930 between 2011 and 2016 1000 between 2016 and 2021 200 beyond 2021 Total 2130
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	Application (ref: H/04017/09) for mixed use development of 2,174 units approved on 22/09/11 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.	Ridgemont development of 360 units – (27% affordable housing). Phase 1 and Phase 2 completed. Phase 1 provided 30 units for social rent. Phase 2 provided 35 units for social rent and 5 units for shared ownership. Phase 3 not yet started Outline application approval is for 15% minimum affordable housing provision with a target of 50% with further viability tests.
MHE –MF4	Lifetime Homes	Delivery of 100% Lifetime Homes and 10% wheelchair accessible homes.	Following approval on 22/09/11 of outline application H/04017/09 for mixed use development condition for lifetime and wheelchair accessible homes will be applied to separate planning consents and reserved matters.
MHE-MF5	Employment land supply by type	Provide for approximately 1 ha of employment land over the AAP period.	3470 m <sup>2</sup> of B1 (offices) employment land to be provided as part of the approved outline application.
MHE – MF6	Amount of completed retail, service, office and indoor leisure development	Provision of approximately 1,000 m <sup>2</sup> of retail floorspace and 500 m <sup>2</sup> 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 facilities, High Street uses and homeworking over the plan period.	Outline consent includes re-use of officers mess, a primary school, GP surgery and 1,100 m <sup>2</sup> of high street (A1/2/3/4/5) uses
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  1.48 ha of open space area to be provided as part of a primary school.
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 2014. Commercial and community buildings to achieve BREEAM excellent 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 housing. Level 6 of the Code for Sustainable Homes by 2014 is under review. Solar Panels have been proposed to be installed in all new houses. Condition on planning permission require 10% green roofs and 10% grey water recycling, solar panels and district heating system including SUDS in line with the Guidance from the EA and Thames Water.
MHE-MF11	On-site	Delivery of the following on site by the end of the plan	Outline planning consent and reserved

	movement and transport	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.	matters for east west route have been approved.
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
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

Source: London Borough of Barnet – planning service.



## Appendix 2

COLINDALE AAP MONITORING FRAMEWORK			
Indicator Number	Indicator	Targets	Progress 2010/11
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)	Aerodrome Road / A41 junction improvements: Feasibility and design complete. Consultation took place November 2011. Implementation planned 2012. Montrose Ave / A5 junction improvements: Feasibility complete. No direct funding for this junction secured to date. Colindale Avenue / A5 junction improvements: Feasibility, initial design and costings completed April 2011. Detailed design required before implementation can take place. Funding being secured from developments. Aerodrome Road / Grahame Park Way / Lanacre Avenue new junction feasibility complete. Land assembly challenges identified. No direct funding secured to date. Bunns Lane / Grahame Park Way roundabout feasibility and initial design complete. No direct funding secured to date.
3B	Walking and Cycling	Joined up network of attractive, direct and safe pedestrian routes broadly in accordance with Figure 3.5. Joined up network of attractive, direct and safe cycle routes broadly in accordance with Figure 3.6. Cycle parking at key destinations. Cycle storage in all new developments. Progressive mode shift for cycling and walking.	New pedestrian routes incorporated into Grahame Park open space. Landscaping works completed and park opened to public in June 2011.  Colindale Hospital Spine Road delivered to wearing course level in 2011.  Colindale Hospital – provision of 714 cycle spaces
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.	The 186 bus route (Northwick Park Hospital – Brent Cross shopping centre) has been running through Grahame Park and Aerodrome Road since 2009. The 324 bus route was introduced in October 2010 and runs from Stanmore to Brent Cross (Shopping Centre and Tesco) via Colindeep Lane.
3D	Public transport interchange	New public transport interchange, incorporating facilities identified in Policy 3.4, by end of Phase 2.	Demolition of Station House completed October 2011. New Colindale Station Piazza completed November 2011. Works to Colindale Tube Station ticket hall due to commence early 2012.
3E	Parking	Maximum provision of 1 space per unit, minimum provision of 0.7 space per unit.	0.7 spaces per unit approved in Colindale Hospital and Brent Works and Grahame Park Phase 1B developments.
3F	Travel Plans	Travel plans and Transport assessments submitted as part of planning applications. Electric car recharging points. Car sharing schemes and car clubs.	TfL feasibility study 2010 for Step Free Access at Colindale Station completed May 2011. Costs identified for SFA and ticket hall improvements. Funding to be secured from remaining developments.  Car recharging points in Colindale Hospital and Zenith House. 50 charging points in Colindale Hospital.
5A	Building for Life Criteria	Score of 16 or above for each development to provide high quality homes within a high quality sustainable environment	In August 2010 Beaufort Park was awarded Building for Life silver standard for scoring 15.5 out of the 20 Building for Life criteria.
5B	Lifetime Homes	Delivery of 100% Lifetime Homes and 10% wheelchair accessible homes	Colindale Hospital is conditioned to meet Lifetime Homes. All units designed to meet these standards. Brent Works will also meet Lifetime Homes standards. Grahame Park Phase 1B designed to Lifetime Homes standards.

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. Planning consent granted for 309 units which equates to a density 281 dwellings per hectare. This density was only 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. The development will also provide 48% affordable housing.</p> <p>Approvals for Colindale Hospital (165 dw/ha) and Brent Works (158 dw/ha)</p> <p>Beaufort Park has planning approval for a total of 2,990 units at a density of 280 dwellings per hectare. This was in place at the time that the Colindale AAP was being prepared.</p> <p>The overall regeneration of Grahame Park will provide 3,440 units in total (taking into account the flats that will be demolished and the units that will be retained). This equates to 98 dwellings per hectare. Phase 1A which is currently under construction is approximately 76 dwellings per hectare but this is because this phase includes Grahame Park Open Space. Reserved matters application for Grahame Park Phase 1B approved at committee in July 2011 for 446 units.</p>
5D	New public piazza and transport interchange	New hard-landscaped public piazzas both sides of Colindale Avenue within Phase 2 (2012-2016) of development.	Demolition of Station House completed in October 2011. New Colindale Station Piazza completed November 2011. Works to Colindale Tube Station ticket hall due to commence early 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)	This is not due to be delivered until final phase of AAP – 2017 - 2021
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.	Works have not yet commenced. Council preparing Parks Investment Strategy to enable s106 funds to be drawn down.
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.	<p>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) which was opened in June 2011.</p> <p>Colindale Hospital development will feature biodiversity features including green walls, gabion (soil retention) walls, brown and green roofs. Includes 209 new trees to replace 111 existing trees.</p>
5H	Children's play space	Delivery of 10 square metres of well designed play and recreation space for every child	<p>Play areas incorporated into Colindale Hospital and Grahame Park.</p> <p>Colindale Hospital will provide three locally equipped areas of play within three courtyards, totalling 180m<sup>2</sup>. A 400m<sup>2</sup> local area of play will be located within south west corner of development.</p>
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 will be located at the end of Block A and will use a Combined Heat and Power (CHP) facility to generate heat and electricity on site in a highly sustainable way. This will be distributed to all of the buildings in the development through a community district heat and power network.
6B	CHP and district-heating system	<p>Energy Centres on the Peel Centre West and Colindale Hospital sites within Phase 2 (2012-2016)</p> <p>All development to be able to link in to and support Colindale-wide CHP and district-heating system</p>	Energy Centre at Colindale Hospital completed September 2011 and operational. The Energy Centre is sized to serve all of the residential units, Aparthotel, commercial units within the former Colindale Hospital development. Tunnelling works completed September 2011 to enable all units within the Brent Works development to also be connected to the Energy Centre.

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 All residential units in Grahame Park Phase 1B to meet Code 3 plus. Potential to meet Code 4 once detailed design stage is reached. 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.
6D	Flood risk	Flood Risk Assessment submitted with planning application	Environment Agency have approved FRAs for Brent Works, Colindale Hospital and Grahame Park Phase 1B.
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. Grahame Park Open Space 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 at this site no longer required by NLWA. Conditions applied to Brent Works and Colindale Hospital
7a	Housing delivery	3185 units by 2011 7601 units by 2016 9806 units by 2021	4470 between 2011 and 2016 3320 between 2016 and 2021 300 beyond 2021 Total 8090
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 - 193 units of affordable housing (from total of 726) which equates to 27% comprising 136 social rented and 57 shared ownership. Expected handover by Summer 2013. Brent Works – 21 units (from total of 105) which is 20%, all social rented. Expected handover by Spring 2012. Zenith House approved with 44% affordable housing (48% by habitable room).
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.
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 together with a 310sqm bar-club / restaurant (Use Class A3/A4), a gym (Use Class D2) and four commercial units on the ground floor totalling 797sqm for uses within classes A1 or A3 of the Use Classes Order. Planning permission granted for the conversion of the health centre within the Colindale Hospital development to provide commercial floorspace on the ground floor (Use classes A2, A3, B1).
7e	Job delivery	Provide for jobs broadly in accordance with Figure 7.6.	Land Between Railways South Side Of Aerodrome Road – Planning consent for 996 m2 of B1 / B2 industrial accommodation across 8 individual units. Creates 16 jobs.
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.  Ongoing discussions about primary school plot on Barnet College site which will still be required for 2016.  Peel Centre school currently not required until Phase 3
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. Plot for College safeguarded within Colindale Hospital development.
7h	Middlesex University student accommodation	New student village for Middlesex University in Aerodrome Road Corridor of Change within Phase 2 (2012-2016)	Middlesex University still require circa 1300 bed student village. Currently looking for a site.

Source: London Borough of Barnet – planning service.

# Barnet's AMR 2010/2011



## Barnet Local Development Framework

Copies of this document can be viewed at the planning reception which is located at  
Barnet House 2<sup>nd</sup> floor  
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The reception is open Monday to Friday:  
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### Barnet Planning Policy Team

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