



ANNUAL MONITORING REPORT

DECEMBER 2005

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1 INTRODUCTION

1.1 Background

The Planning and Compulsory Purchase Act 2004 introduced a new planning system in which the Local Development Framework (LDF) replaces the Unitary Development Plan (UDP) as the statutory development plan for the Borough. The main elements of the new planning system are:

- The adoption of a spatial planning approach to ensure the most efficient use of land by balancing competing local demands. This spatial approach is not just concerned with the physical aspects of locations but also with economic, social and environmental matters;
- A planning system which updates the replacement of planning documents, ensuring they are constantly up-to-date.

The statutory development plan for the Borough will be the starting point in the consideration of planning applications for the development or use of land.

1.2 What is the Annual Monitoring Report?

The new planning system requires each local planning authority (LPA) to produce an Annual Monitoring Report (AMR). A guide to the acronyms and terms used for the new planning system are set out in Appendix 1.

The spatial approach to planning means that the preparation of Local Development Documents will require comprehensive information and evidence. Therefore, authorities will need to develop robust approaches to monitoring Local Development Frameworks.

An integrated approach to monitoring Local Development Frameworks is required that takes full account of the monitoring needs of sustainability appraisal and the European Strategic Environmental Assessment Directive. The 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'

Local planning authorities must undertake the following 5 key monitoring tasks:

- review actual progress in terms of Local Development Document preparation against the timetable and milestones in the Local Development Scheme (LDS);
- assess the extent to which policies in Local Development Documents are being

- Implemented;
- where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented;
- identify the significant effects of implementing policies in Local Development Documents and whether these effects are as intended; and
- set out whether policies are to be amended or replaced.

1.3 Barnet's Annual Monitoring Report

This Report comprises the following:

- an introduction, setting out key contextual characteristics, issues, challenges and opportunities affecting Barnet
- a section on Local Development Scheme implementation
- sections on the key elements of the development plan and the relationships between them
- sections on the key elements of the development plan including an analysis of policy performance and effects, focussing on the achievement of sustainable development
- appropriate use of illustrations to demonstrate monitoring of key indicators and outputs e.g. charts graphs and maps.

This is Barnet's first AMR. It addresses the financial year April 2004 to 31st March 2005 and its purpose is to assess plan delivery and preparation.

The AMR presents an analysis of Barnet's existing 'saved' policies i.e those in the Revised Deposit Draft UDP following Post Inquiry Modifications (June 2005). This analysis takes account of a number of Core Output Indicators (as outlined in Appendix 2 and 3).

The AMR also refers to Barnet's Local Development Scheme (published in April 2005). The LDS is a project plan containing details on how and when the Council will prepare and implement the new system of LDFs in Barnet. The AMR provides an update on the LDS. It will provide a progress report on the production of Local Development Documents (LDDs) such as Supplementary Planning Documents (SPDs) and Development Plan Documents (DPDs) as well as the Statement of Community Involvement (SCI). The AMR also clearly sets out any adjustments required for the LDS.

1.4 Framework of Indicators

Measuring the performance of policies requires a clear statement of their objectives, in terms of Barnet's spatial development and planning policies and objectives. These are set out in this report. Relevant output indicators and targets have been identified and comprise a framework of indicators as follows:

- **Contextual Indicators** – are used to demonstrate the effects of policies and inform the interpretation of output and significant effects indicators. These indicators provide information on the range of social, environmental and economic circumstances that exist within a locality. These indicators provide a background for the implementation of 'saved' policies.
- **Output Indicators** – are used to measure, quantifiable physical activities that are directly related to and are a result of the implementation of planning policies.
- **Core Output Indicators** - findings from these indicators will inform regional planning bodies during the preparation of their AMRs (see footnote).*
- **Local Output Indicators** – address the outputs of policies not covered by the development plan core output indicators. The indicators are developed over time to reflect the changing policy monitoring needs of the local authority.
- **Housing Trajectories** – one of the key local development core output indicators that authorities are expected to monitor relates to housing delivery. They are required to provide information on housing policy and performance (in terms of net additional dwellings). Housing trajectories demonstrate past and projected rates of housing completions to the end of the specified framework period.
- **Significant Effects Indicators** – are linked to the sustainability appraisal objectives and indicators. Significant effects are useful for comparing the predicted effects with the actual effects (measured during the implementation of the policies). Sufficient numbers of significant effects indicators have been developed, together with the core and local output indicators, to ensure a robust assessment of policy implementation.

*Footnote

The Core Output Indicators from Barnet's AMR will inform the review of the Mayor for London's Plan. The existing monitoring system used by the London boroughs and the Greater London Authority (GLA), the London Development Database does not allow for all of the ODPM's Core Output Indicators to be completed. The data for the following Core Output Indicators will be collected

in the future London Development Database - 1b) 3a) 3b) and 4C). See Appendix for full list of ODPM Core Output Indicators.

2 BARNET'S UNITARY DEVELOPMENT PLAN AND THE AMR FOR 2004/05

The nature of policy development and monitoring requirements is a dynamic process. Barnet's Revised Deposit UDP provides the framework (along with the adopted 1991 UDP) for development control decisions. The Revised Deposit Draft UDP has been subject to revision since the publication of the LDS in April 2005. In summer 2005, the Council published Post Inquiry Modifications in response to the UDP Inspector's Report (Autumn 2004). Representations were made in respect of the Modifications to the UDP. These were considered by the Council before deciding to adopt the Barnet's UDP as finally modified in November 2005, subject to any direction or challenge. On December 15th 2005 the Secretary of State directed the Council not to adopt the UDP unless modifications are made to affordable housing thresholds and car parking standards. A revised UDP timetable will be produced following the Council's consideration of the Direction.

This AMR focuses on the saved policies of the Revised Deposit Draft UDP (March 2001) rather than the 1991 adopted plan which has become increasingly out of date. The AMR identifies any unimplemented policy, indicates the steps to be taken to ensure implementation and demonstrates whether a DPD needs to be prepared to replace this policy. Further analysis of policy implementation, following UDP adoption in early 2006, will underpin Barnet's emerging LDF.

Unitary Development Plan Stage	Dates
2 nd Deposit	March 2001
Public Local Inquiry	March 2004
Inspector's Report	November 2004
Proposed Modifications	Consultation period 8 th July – 19 th August 2005
Intention to Adopt	8 th November 2005
Adopt (subject to Secretary of State Direction)	End of December 2005
Secretary of State's Direction	December 15 th 2005
Adoption	Early 2006

The AMR seeks to address any plan policies which do not require amendment, replacement, are not being implemented as intended or are considered as having undesirable effects. The AMR also provides an analysis of appeal decisions in 2004/05. An annual analysis of policy usage cannot reflect all UDP policies. The reason for a policy, such as D14 – Important Hedgerows, not being implemented in 2004/05 may be the absence of a type of planning application to which the policy can be applied.

2.1 National, Regional Planning Policy Background

In the year 2004/05 the following National Planning Policy Statements were published:

PPS 1 – Delivering Sustainable Development (February 2005).

PPS 6 – Planning for Town Centres (March 2005)

PPS 9 – Biodiversity and Geological Conservation (August 2005)

PPS 10 - Planning for Sustainable Waste Management (July 2005)

Since April 2004 the Mayor of London has published the following strategic documents:

Draft Alterations to the London Plan – Housing Provision Targets – Waste & Minerals (October 2005)

[Accessible London: Achieving an Inclusive Environment](#) Supplementary Planning Guidance (April 2004)

Sustainable Design and Construction, Supplementary Planning Guidance (draft, March 2005)

[London View Management Framework](#) Supplementary Planning Guidance (draft, April 2005)

Housing - Supplementary Planning Guidance (November 2005)

3 BARNET'S LOCAL DEVELOPMENT SCHEME – PROGRESS
(DEC 2005)

	Activity	Timetable (Barnet's LDS – April 2005)	Progress December 2005	Commentary
1.	Review Unitary Development Plan	<p>May 2005 - Council approved Post Inquiry Modifications</p> <p>Summer 2005 – Public Participation on Council's Modifications</p> <p>Autumn 2005 – UDP adoption</p>	<p>June 2005 - Council approved Post Inquiry Modifications</p> <p>Summer 2005 – Public Participation on Council's Modifications</p> <p>November 2005 – Council resolve to adopt UDP</p> <p>On December 15th the Secretary Of State issued a Direction that the Council does not adopt the UDP until necessary modifications are made</p>	<p>There has been some very minor slippage on progress to adoption due to external factors including Mayor Of London's intervention and SoS policy changes</p> <p>The Council will consider the SoS Direction and revise the UDP timetable. Target for UDP adoption is early 2006.</p>
Local Development Documents				
2.	Statement of Community Involvement	<p>Nov. 2005 - Commencement of Preparation</p> <p>Jan 2006 - Public Participation on Preferred Options</p> <p>June 2006 - Submission to SoS</p> <p>Oct 2006 - Independent Examination</p> <p>Jan 2007 - Adoption</p>	<p>Nov. 2005 - Commencement of Preparation</p> <p>Jan 2006 - Public Participation on Preferred Options</p>	<p>The Council is on target</p>
Development Planning Documents				
3.	Barnet's Core Strategy	<p>Nov. 2005 - Commencement of Preparation</p> <p>Feb. 2006 - Public Participation on Preferred Options</p> <p>Feb. 2007 - Submission to SoS</p> <p>Nov. 2007 - Pre Examination Meeting</p> <p>Jan 2008 - Independent Examination</p> <p>Sept. 2008 - Adoption</p>	<p>Nov. 2005 Commencement of Preparation</p>	<p>Preparatory work on the Core Strategy has started. As a result of delay in UDP adoption caused by the SoS Direction the Core Strategy will be re-programmed.</p>
4.	Proposals Map	<p>Regulations require the map to be revised each time a new DPD is adopted.</p>		<p>Any slippage on Core Strategy DPD will affect preparation of Proposals Map DPD.</p>

5.	Joint Waste	<i>Awaiting Issues and Options Paper in Spring 2005</i>	<i>Issues and Options Paper published Spring 2005</i>	This is a Joint DPD produced by 7 Local Planning Authorities within the North London Waste Authority (NLWA). Awaiting final agreement of Barnet in Jan. 2006 before consultants are appointed. A production timescale will be produced for boroughs to revise their LDS accordingly.
6.	Colindale Area Action Plan	<p>Nov.2005 - Commencement of Preparation</p> <p>Dec. 2005 - Public Participation on Preferred Options</p> <p>Sept. 2006 - Submission to SoS</p> <p>Dec. 2006 - Pre Examination Meeting</p> <p>Feb 2007 - Independent Examination</p> <p>July 2007 - Adoption</p>	<p>New Timetable</p> <p>Feb 2006 - Commencement of Preparation</p> <p>March 2006 - Public Participation on Preferred Options</p> <p>Dec. 2006 - Submission to SoS</p> <p>March 2007 - Pre Examination Meeting</p> <p>May 2007 - Independent Examination</p> <p>Oct. 2007 - Adoption</p>	<p>There has been some minor slippage and this programme has been revised for reasons relating to "Opportunity Borough" and Growth Areas Fund – Round 2 bids. Scope of study brief was expanded following discussion with GOL, GLA, CABE and other stakeholders. This has resulted in minor delays to the appointment of master planning consultants. The AAP submission target is Dec 2006</p>
7	Mill Hill East Area Action Plan	<p>Nov.2005 - Commencement of Preparation</p> <p>Dec. 2005 - Public Participation on Preferred Options</p> <p>Sept. 2006 - Submission to SoS</p> <p>Dec. 2006 - Pre Examination Meeting</p> <p>Feb 2007 - Independent Examination</p> <p>July 2007 - Adoption</p>	<p>New Timetable</p> <p>Feb 2006 - Commencement of Preparation</p> <p>March 2006 - Public Participation on Preferred Options</p> <p>Dec. 2006 - Submission to SoS</p> <p>March 2007 - Pre Examination Meeting</p> <p>May 2007 - Independent Examination</p> <p>Oct. 2007 - Adoption</p>	<p>There has been some minor slippage and this programme has been revised.</p> <p>Consultants to be appointed in January 2006.</p> <p>The AAP submission target is Dec 2006</p>
8	Supplementary Planning Documents			
9	Planning Contributions from Development (S106)	<p>April 2005 - Pre-production/evidence gathering</p> <p>Nov. 2005 - Public Participation on Draft SPD</p> <p>March 2006 - Assessment of Reps</p>	<p>April 2005 - Pre-production/evidence gathering</p> <p>Dec. 2005 - Public Participation on Draft SPD</p> <p>Jan. 2006 - Assessment of Reps</p>	<p>The Council is on target to adopt this SPD ahead of the LDS targets. Slippage has been positively addressed by revisions to reporting structures.</p>

		June 2006 - Adoption	Jan 2006 - Adoption	
	Contributions to Life Long Learning from Development	April 2005 - Pre-production/evidence gathering Nov. 2005 - Public Participation on Draft SPD March 2006 - Assessment of Repts June 2006 - Adoption	April 2005 - Pre-production/evidence gathering March 2006 - Public Participation on Draft SPD Assessment of Repts – April 2006 June 2006 - Adoption	The Council is on target. Slippage has been positively addressed by revisions to reporting structures.
	Affordable Housing	July 2005 - Pre-production/evidence gathering April 2006 - Public Participation on Draft SPD June 2006 - Assessment of Repts August 2006 - Adoption	July 2005 - Pre-production/evidence gathering	The Council is on target. Direction on UDP Policy on Affordable Housing may lead to the revision of programme.
	Sustainable Development (Design, Construction and Mixed Communities)	Nov. 2005 - Pre-production/evidence gathering Nov.2006 - Public Participation on Draft SPD April 2007 - Assessment of Repts Oct 2008 - Adoption	Nov. 2005 - Pre-production/evidence gathering	The Council is on target. Consultants to be appointed to deliver this SPD in early 2006.
	Contributions to Culture, Recreation and Open Spaces from Development	Jan 2006 - Pre-production/evidence gathering July 2006 - Public Participation on Draft SPD Oct. 2006 - Assessment of Repts Dec. 2007 - Adoption		The Council is on target.. On advice from Environment Agency the SPD has been renamed Contributions to Culture, Recreation and Green Spaces from Development
	Contributions to Transport and Infrastructure from Development	April 2006 - Pre-production/evidence gathering Nov. 2007 - Public Participation on Draft SPD March 2007 - Assessment of Repts May 2007 - Adoption		The Council is on target.
	Contributions to Health Facilities from Development	Nov. 2006 - Pre-production/evidence gathering April 2007 - Public Participation on Draft SPD Sept. 2007 - Assessment of Repts – Nov. 2007 - Adoption		The Council is on target.

3.1 Commentary on LDS Progress

The Council has taken positive steps through revisions to its reporting structures to address slippage on SPD production. With regard to the Colindale AAP the scope of study brief was expanded following discussion with GOL, GLA, CABE and other stakeholders. This has resulted in minor delays to the appointment of master planning consultants. Following the Secretary of State’s Direction (issued on December 15th) not to adopt the UDP, unless modifications are made to affordable housing thresholds and car parking standards, the UDP timetable will be revised. The delay to UDP adoption will impact on the Core Strategy timetable.

4 BARNET UDP POLICY PERFORMANCE 2004/05

This section sets out key contextual characteristics, issues, challenges and opportunities for Barnet. It presents a spatial portrait of the Borough with reference to Barnet's new innovative spatial planning, development and regeneration vision and strategy, the Three Strands Approach, which will underpin the preparation of the LDF. It also includes background information on population characteristics.

4.1 A Snapshot of Barnet in 2005

Barnet has a 2004 mid-year population estimate of 326,750, an increase of over 10,000 since the 2001 census, and is the 2nd most populous borough in London, after Croydon. Barnet's population will grow rapidly, with projections of 360,000 by 2016. The Borough covers 87sq km making Barnet the 4th largest area in the capital. The Borough has a population density of 3694 people per sq km.

Barnet is a vibrant and culturally rich suburb of London, home to a growing and diverse population. The Borough has over 20 town centres, all of them diverse centres of retail, culture and community activity. The rich diversity of Barnet is reflected in the make up of its residents. Just over a quarter of the population belong to a minority ethnic community - the largest groups of which are Indian and Black African. Barnet is also home to the largest number of Chinese residents in London and has the highest proportion of Jewish residents in the country. Barnet has a large and varied business population with a generally buoyant local economy. The Borough has the highest number of VAT registered businesses in Outer London and more retail space than any area outside the West End of London.

Barnet is a classic suburban Outer London borough of exceptional quality. Barnet benefits from large areas of open green space and parkland, over one third of the Borough is protected Green Belt or open space. Land designated as Green Belt and Metropolitan Open Land protects mainly open areas from inappropriate development and contributes to the Borough's open character. There are 2,466 hectares of Green Belt and another 690 hectares of Metropolitan Open Land.

Barnet is also a 'growing borough,' one of the fastest in London with 20,000 new homes projected between 2007/2017 (source: GLA Housing Capacity Survey, 2004). The ODPM and GOL, with the support of the GLA, have designated Barnet an 'Opportunity Borough' where considerably more housing growth can be delivered above the London Plan target.

4.2 The Three Strands Approach

The Three Strands Approach is a vision and direction for future development, regeneration and planning. It has been developed to protect all that is excellent about Barnet. It also responds to the needs of the Borough's community by enhancing specific areas of the borough and providing for sustainable growth and development in order to meet the demands of Barnet's and London's increasing population. To achieve "sustainable suburbs" within a growing high quality environment and population, the Three Strands are:

Strand 1

Absolute protection for Green Belt and Protected Open Green Space

Strand 2

Protect and enhance the best of Barnet's suburbia and conservation areas

Strand 3

Sustainable strategic growth, successful regeneration and higher density infill

Regeneration activity is focused on the following areas of Barnet

London Plan (Strategic Growth) Locations:-

- North London Sub Region Framework Opportunity Areas – Cricklewood, Brent Cross and West Hendon Regeneration Area.

Areas for Intensification

- Colindale (including Graham Park and RAF East Camp)
 - Mill Hill East (including Inglis Barracks)
- Much of Barnet's strategic growth is focussed in the west of the borough along the M1/A1/A5/Thameslink Corridor. This will be the future focus of an emerging strong spatial development and economic corridor from North London to Luton.

Regeneration of the Four Priority Housing Estates

- Grahame Park (Over 3,000 new homes will be built to "decent homes" standards, with improved transport links and new retail and community areas).
- Stonegrove/Spur Road (This scheme will see the creation of a new neighbourhood of 1,355 homes. The existing Edgware school will be replaced by a new City Academy).
- West Hendon (This scheme forms an early part of the Cricklewood, Brent Cross and West Hendon regeneration scheme and includes 2,200 homes overlooking the Brent Reservoir (Welsh Harp), with a new town square and improved transport links on the western edge of the borough).
- Dollis Valley (The redevelopment will include 1,100 new homes and over 600 net additional homes, new community facilities and the reprovision of Barnet Hill Primary School).

Key Town Centre Regeneration and Growth

- N12, North Finchley – Entertainment, Retail and Cultural Industries "hub" around the new Arts Depot.
- Edgware "major centre"
- West Hendon - regeneration
- Whetstone – key opportunity sites
- Golders Green – business and conservation led regeneration
- Chipping Barnet – emerging "major centre", around key conservation and employment sites of Barnet College, Wood Street and Barnet Trading estate.

4.3 Planning Appeals Performance

An analysis of appeal cases from April 2004 to April 2005 reveals that 150 decisions were appealed against. Apart from one split decision, 37% of appeals were allowed and 63% were dismissed. Barnet's appeal performance is relatively good despite the number of appeals and higher than average refusal rate of planning applications (these are mainly governed by effective defence during the appeal process).

The main issues affecting most of these appeal decisions are summarised as follows: -

- Impact on character of area including conservation areas;
- Impact on street scene;
- Impact amenities of residential neighbours including privacy, noise and visual impact;
- Impact on health and appearance of trees;
- Impact on listed building and their settings;
- Effect on car usage and highway safety also failure to provide off street parking;
- Impact on retail viability and vitality.

In the majority of cases, the key issues affecting planning appeal decisions were the character and related policies (policy GBEV1 and D2) (*source: Regeneration and Development Overview & Scrutiny Committee, Planning Appeals Performance February 2005*).

4. a. STRATEGIC POLICIES

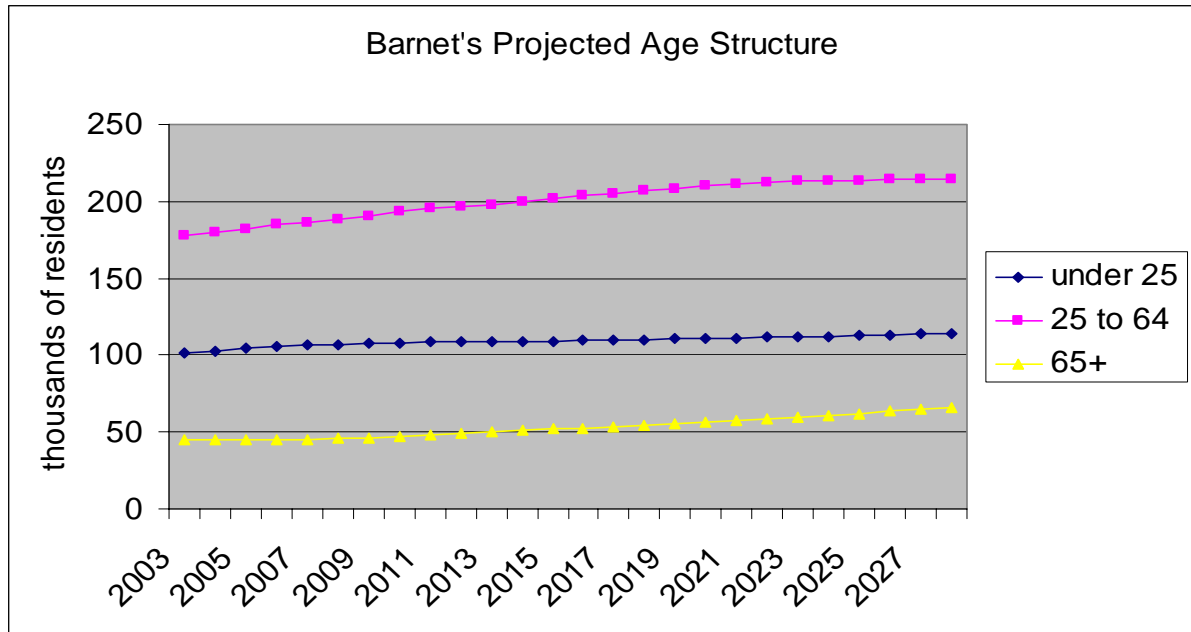
i. Contextual Indicator 01 - Diversity

Barnet has a rich diversity of people and is ranked as the 20th most ethnically diverse district in England.

ii. Contextual Indicator 02 – Deprivation

Despite Barnet being considered largely affluent, pockets of deprivation exist in the Borough particularly in the west of the borough along the "A5" Edgware Road corridor and encompassing three wards (Burnt Oak, Colindale and West Hendon). The English Index of Deprivation 2004 places parts of Colindale ward within the 11% of most deprived areas in the country. In terms of averages in deprivation, Barnet is ranked 193 out of 354 local authorities in England (where 1 is the most deprived).

iii. Contextual Indicator 03 – Demographic Structure



Source: ONS 2003 based projections

The above figure indicates that the majority of Barnet’s population are within the 25 to 64 year old age group.

iv. Contextual Indicator 04 - Projected Population Growth (2001 – 2016)

1	Tower Hamlets	121,875	17	Waltham Forest	13,106
2	Newham	91,561	18	Haringey	11,874
3	Greenwich	55,196	19	Hounslow	10,854
4	Southwark	41,030	20	Camden	10,430
5	Barnet	40,350	21	Kingston upon Thames	9,948
6	Brent	34,367	22	Harrow	9,323
7	Islington	31,663	23	Enfield	8,471
8	Barking and Dagenham	27,863	24	Hammersmith and Fulham	8,078
9	Hackney	27,739	25	Bromley	7,903
10	Lewisham	27,609	26	Havering	7,629
11	Redbridge	24,395	27	Sutton	4,791
12	Lambeth	23,087	28	Merton	4,557
13	Croydon	22,212	29	Hillingdon	4,134
14	Wandsworth	20,303	30	City of London	4,052
15	Ealing	19,399	31	Kensington and Chelsea	4,012
16	City of Westminster	15,109	32	Richmond upon Thames	3,977

Source: Greater London Authority (GLA) Scenerio 8.07

As London’s 2nd largest London borough in population terms, Barnet will be housing a large number of new residents over the period 2001 to 2016 as a result of increased housing capacity.

v. Contextual Indicator 05 – Household Projections (2001 – 2016)

	2001 Average Household Size	2016 Average Household Size
Barking and Dagenham	2.46	2.36
Barnet	2.51	2.42
Bexley	2.44	2.35
Brent	2.69	2.59
Bromley	2.35	2.26
Camden	2.21	2.12
City of London	1.69	1.62
Croydon	2.40	2.31
Ealing	2.60	2.50
Enfield	2.50	2.41
Greenwich	2.33	2.25
Hackney	2.40	2.31
Hammersmith and Fulham	2.24	2.16
Haringey	2.40	2.31
Harrow	2.64	2.54
Havering	2.44	2.35
Hillingdon	2.54	2.44
Hounslow	2.57	2.47
Islington	2.18	2.09
Kensington and Chelsea	2.05	1.97
Kingston upon Thames	2.42	2.33
Lambeth	2.30	2.21
Lewisham	2.36	2.27
Merton	2.42	2.32
Newham	2.71	2.61
Redbridge	2.61	2.51
Richmond upon Thames	2.28	2.20
Southwark	2.36	2.27
Sutton	2.37	2.28
Tower Hamlets	2.55	2.46
Waltham Forest	2.47	2.37
Wandsworth	2.30	2.21
Westminster, City of	2.02	1.95

Source: Greater London Authority (GLA) Scenerio 8.07

Reduced average household size reflects national trends. The above table compares Barnet with other boroughs in London and reveals that Barnet has the 9th highest average household size in London. As household sizes will be decreasing, a greater number of smaller sized dwellings will be required to accommodate the growing demand for housing in the future.

vi. Contextual Indicator 06 – Crime in Barnet

	Financial year 2003 - 2004	Financial year 2004 - 2005
Violence against person	5817	7183
Sexual offences (total)	266	379
Robbery (total)	1082	1211
Burglary (total)	3978	4045
Theft & handling (total)	14542	15557

Fraud or forgery (total)	4331	3717
Criminal damage (total)	5273	4690
Drugs (total)	633	808
Other notifiable offences	366	297
Total Crimes	36288	37887

Source: Metropolitan Police Crime Figures 2004-2005

The table above indicates that on the whole, the total numbers of crimes in Barnet have increased between 2004 and 2005. Although crime in Barnet remains below the London average, it is repeatedly one of the major concerns of residents. Tackling crime remains a key Council priority and statutory duties under the Crime and Disorder Act 1998 are taken seriously to ensure the community safety implications of council service delivery.

4. b. ENVIRONMENTAL RESOURCES

UDP Policy Objectives

- to preserve and enhance the character of the environment, the quality of life and residential amenity in the borough
- to conserve natural resources and energy so that there are adequate resources available for future generations to meet their needs
- to minimise waste and pollution to the atmosphere, water and land

i. Core Output Indicator 01 - Capacity of New Waste Management Facilities by Type

No new waste management facilities were built in Barnet in 2004/05

Core Output Indicator 02 - Amount of Municipal Waste Arising
Municipal waste arising managed by management type, and the percentage each management type represents of the waste managed.

The total municipal waste arising in Barnet in 2004/05 was 171,483.41 tonnes. This included 152,871.41 tonnes (89.1%) household waste, 18,612 tonnes and (10.9%) non-household waste.

Core Output Indicator 03 - Outcome of Planning Applications referred to the Environment Agency

Referrals on either flood defence grounds or water quality, granted contrary to advice.

In 2004/05 the Council to the Environment Agency referred a total of 206 planning applications. The Council approved 24% of these referrals, none of which were contrary to the Agency’s advice.

ii. Local Output Indicator 01 - Renewable Energy Capacity Installed by Type

Barnet schools have been at the forefront of delivering renewable energy in the Borough with the assistance of Renewable Energy Action for London (REAL).

- St James School, Colindale - Installed Solar Panels
- Firth Manor School – Solar Water Panel Heating System
- King Alfred School – Solar Panel

Local Output Indicator 02 - Amount of Household Waste Recycled

In Barnet 30,372 tonnes of household waste were collected for recycling/composting in 2004/05. This accounts for 19.9% of total household waste collected. Barnet was the first UK local authority to introduce compulsory recycling. This is now being rolled out across the Borough and the Council expects to meet the Corporate Plan target of 30% for 2005/06.

Local Output Indicator 03 - Outcome of Planning Applications referred to Environmental Health

In 2004/05 a total of 160 planning applications were referred by the Planning Service to Environment Health Services. Of these 52% were refused, 17% were withdrawn and 31% approved.

4. c. BUILT AND OPEN ENVIRONMENT

UDP Policy Objectives

- To maintain and improve the quality of the built environment
- To preserve and enhance the special character of the borough's heritage
- To improve the safety of the built environment
- To safeguard the integrity of the Green Belt and Metropolitan Open Land from inappropriate development
- To protect and enhance important landscapes and features
- To increase access to the countryside and reconcile any conflict that may arise with nature conservation
- To maintain biodiversity of wildlife and its habitats and meet the government's requirements for environmental improvements

i. Core Output Indicator 04 - Amount of Eligible Open Spaces managed to Green Flag Standard

At present there are no Green Flag open spaces in the Borough. However it is a Corporate Plan target to submit 3 parks for formal Green Flag assessment in 2005/06 and implement an improvement plan to achieve standard in 2006/07. It is also a Corporate Plan target to enable 5 parks to gain the "Green Flag" quality mark by 2007-2008.

The Council's Premier Parks Strategy (November 2004) has selected 16 green spaces to become Premier Parks. The Council defines its Premier Parks as those which are accessible to the majority of residents in Barnet. It is intended that residents should not be more than a mile away from a Premier Park. Each Premier Park will be subject to a 5 year improvement plan in order to deliver more attractive, accessible, well maintained parks offering a wider range of services. This strategy and selection will run concurrently with the Greenspaces Best Value Review Improvement Plan, 2004 - 2008.

**ii. Contextual Indicator 07 - Parks & Open Space Satisfaction
(BVPI 119 E)**

Barnet benefits from a high quality of open spaces. This is reflected in the Council's Corporate Plan (amended post audit – November 2005), which reveals that almost three quarters (72%) of residents are satisfied with parks and open spaces. Satisfaction with parks and open spaces in Barnet is 3% above the London average.

iii. Local Indicator 04 - Conservation Areas in Barnet

Barnet has 17 conservation areas. The LDS sets out a programme of Conservation Area Character Appraisals to be carried out before 2009. The Monken Hadley Character Appraisal was reviewed and adopted in September 2005.

The Council will prepare character appraisal statements to help identify the special character of conservation areas that needs to be protected through the planning process.

The Council submitted the following three entries for the Civic Trust Awards in 2005:-

- i) restoration of the Manor House, Totteridge
- ii) new housing with "sustainable green roof" at Gold Lane, Edgware
- iii) new RAF museum building at Hendon

Local Indicator 05 - Historic Parks and Gardens

There are currently three registered historic parks and gardens within Barnet: St Marylebone Cemetery, Avenue House Garden and Golders Green Crematorium. The Register is kept under review and further additions in the Borough may be proposed.

4. d. MOVEMENT

UDP Policy Objectives

- To reduce the need to travel and reduce the reliance on the car
- To promote the use of sustainable alternative travel modes
- To protect people and businesses from the negative effects of traffic and parking
- To ensure the provision of a safe and efficient transport system with access for all
- To comply with the statutory and legal obligations of the Council

i. Core Output Indicator 05 - Accessibility of New Residential Development to Employment, Retail and Local Services (PTAL levels)

In 2004 /05 the Council approved a total of 1,176 residential (units) net. Schemes received planning permission in 2004/05. All approved schemes were considered within easy access of transport and infrastructure.

ii. Transport in Barnet - Background

Around 830,000 trips are made by Barnet residents each day (London Area Transport Survey household survey (LATS) 2001). Of these about 22% are made by public transport and 26% by walking or cycling. Trips by those visiting the borough (for work or other reasons) and those travelling through the borough to other destinations also have a significant impact on the borough's transport network.

Car ownership within Barnet is relatively high compared to other parts of London, with 73% of households having access to a car and an average number of cars per household of 1.09, compared with 71.4% and 1.04 respectively for Outer London (source 2001 Census). This partly reflects the economic activity, affluence and spatial characteristics of the borough and limited "orbital" public transport and public transport links to areas just outside London. Nevertheless levels of car use are lower and levels of public transport use higher than car ownership might suggest.

iii. Travel Plans

Where appropriate, through the use of planning obligations, the Council requires occupiers of new developments to adopt and maintain sustainable Travel Plans. The council will also seek to secure a legal planning obligation from the developer, where the need for such measures is directly related to the development and any planning permission.

iv. Contextual Indicator 08 - Barnet Schools with Travel Plans

Of the 152 primary and secondary schools in Barnet, a total of 8 schools i.e. 5% had completed School Travel Plans in 2004.

4. e. HOUSING

UDP Policy Objectives

- To ensure an adequate supply and mix of housing to meet the diverse needs of all those living in Barnet
- To adopt a sequential approach to housing development by using previously developed sites within the urban area first
- To achieve a balance between the need for new housing development and the protection of the environment
- To ensure new housing development is designed to preserve and enhance the character of the locality and improve safety, security and accessibility

i. Core Output Indicator 06 - Percentage of New Homes on Previously Developed Land

In 2004/05 94 % new homes were built on previous developed land. There has been some slippage in delivery since 2003/04 when the actual result was 100%. The Council has set an improvement target of 95% for 2005/06.

Source: Best Value Performance Indicator (BV106)

ii. Contextual Indicator 09 - Sources of Supply for New Homes in Barnet

The majority of additions to the dwelling stock in Barnet arise from new build. In 2004/05 the number of residential units in Barnet increased by 705 (net). Of these 85.8% units were new build, 7.8% came from conversions and 6.4% came from change of use. In terms of approvals in 2004/05 planning permission was given for 1176 units (net) of which 79.1% were new build, 11.4% were for conversions and 9.5% were for changes of use. The Council considers that conversions and changes of use will continue to make significant contributions to the dwelling stock but that the proportion of new build schemes generated by the London Plan Opportunity Area, Areas of Intensification, the Priority Estates and other regeneration areas as well as town centres, will dominate sources of supply. *Source: London Development Database.*

iii. Contextual Indicator 10 - Housing Affordability in Barnet

Recent figures from the Land Registry show that in terms of average property prices Barnet is the 14th most expensive authority to buy a house in the UK. Average house prices in Barnet are the 9th highest in London. Although Barnet residents earn more than the London average it is difficult for young residents in the Borough to gain access to the housing market. The Council has therefore adopted a UDP policy target of 50 % of all new housing developments within the borough to be affordable. *Source: Land Registry.*

iv. Core Output Indicator 07- Barnet's Housing Trajectory

The Council has developed a housing trajectory which draws upon information supplied to the GLAs London Development Database and the 2004 London Housing Capacity Study. It provides an assessment of the annual rates of housing delivery expected over the remainder of the UDP and London Plan period ie up to 2016. The trajectory incorporates expected

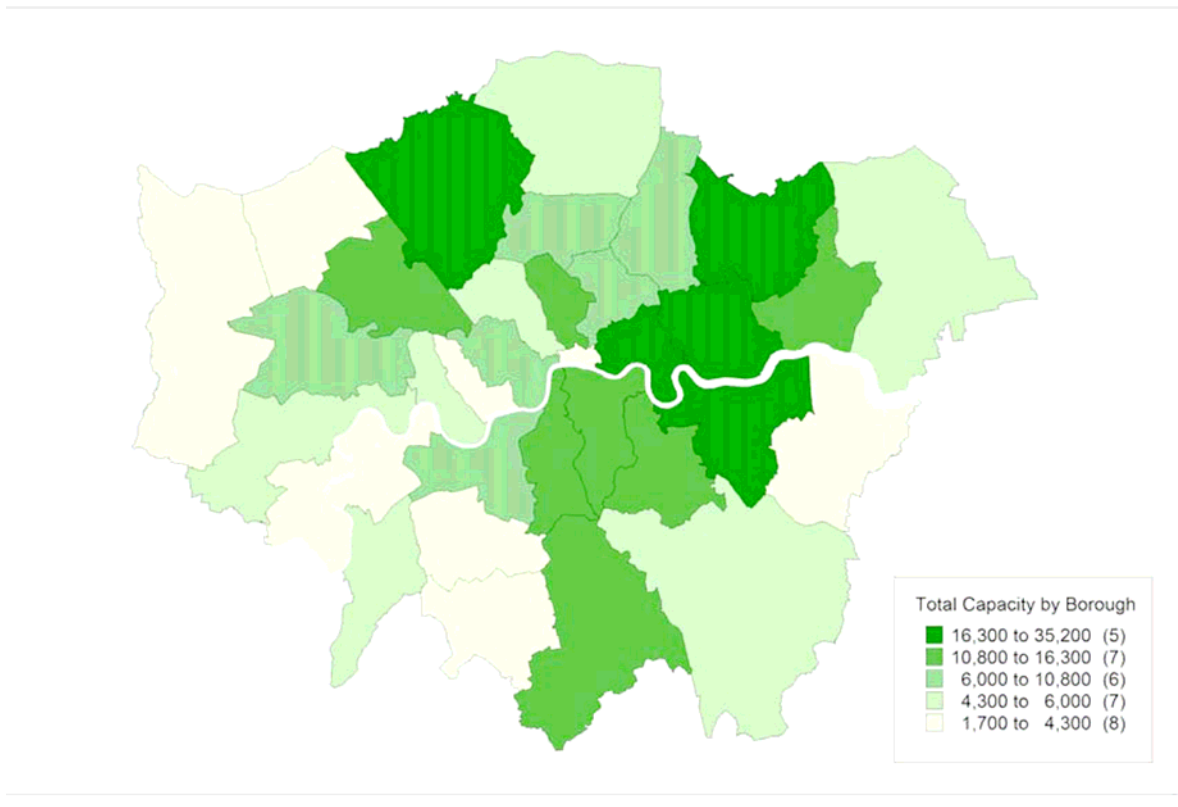
outputs from major regeneration schemes in Barnet including strategic developments such as Cricklewood, Brent Cross and West Hendon, Colindale and Mill Hill East as well as large sites identified in the London Housing Capacity Study 2004. On the basis of this trajectory the Council expects to deliver up to a total of 21,000 housing units between 1997 and 2016.

Barnet's Housing Trajectory exceeds the conventional capacity figure of 14,781 units which covers net additions to the housing stock ie new-build, conversions and changes of use to residential. The London Plan figure combines vacant dwellings and non self contained accommodation, such as hostels, with conventional capacity to produce a target of 17,780 'homes' by 2016. A breakdown of the conventional capacity equates to a figure of 739 units per annum. The Trajectory shows that since 1997 Barnet has only exceeded the conventional capacity figure in 1999 to 2001. It is considered that with the evolution of the London Development Database since 2004 there has been some undercounting in measuring completions and as a process of continuous updating historic figures will be revisited when necessary. This is also an issue with other London boroughs. The Council considers it is important to focus on future rather than historic trends in housing supply. Since the closure of the UDP Public Inquiry in May 2004 there has been a step change in delivering housing in the Borough. Barnet has obtained the status of an Opportunity Borough in recognition of its potential capacity to deliver significantly increased levels of housing growth above required regional plan (London Plan) targets. It has also developed the Three Strands Approach as a vision and direction for future development, regeneration and planning and to assist in the delivery of sustainable suburbs and high quality growth.

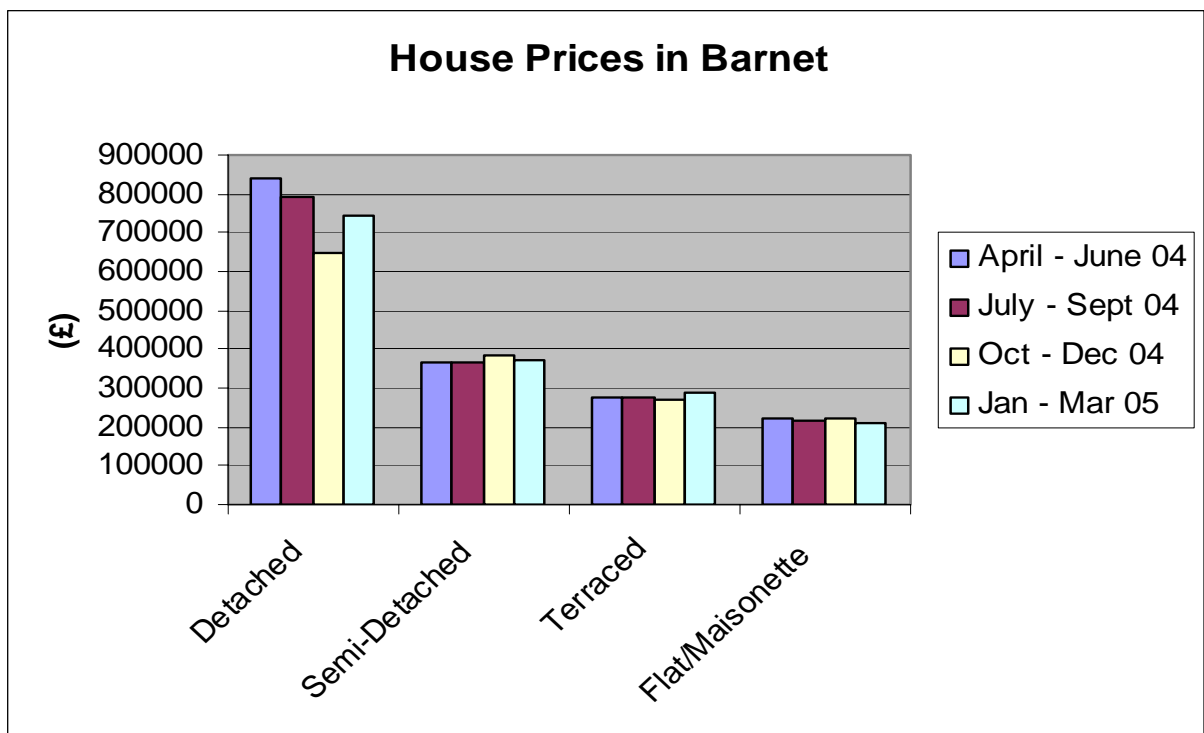
Barnet's Housing Trajectory also exceeds the total capacity figure of 19,600 'homes' in the 2004 London Housing Capacity Study which informs the Alteration to the London Plan. Excluding vacant dwellings brought back into use and non self contained accommodation this equates to a conventional capacity figure of 18,855 units by 2017. A breakdown of the proposed conventional capacity over the 2007 to 2017 period equates to a figure of 1,885 units per annum. Barnet's Housing Trajectory is projected to exceed this annual target after 2011 following the expected build out of very large strategic regeneration schemes at Colindale, Cricklewood, Brent Cross, West Hendon, Mill Hill East and Priority Estate redevelopment.

The publication of the Three Strands Approach in June 2005 demonstrates the Council's positive response to the Government's Sustainable Communities agenda and the Mayor's London Plan.

Housing Capacity in London

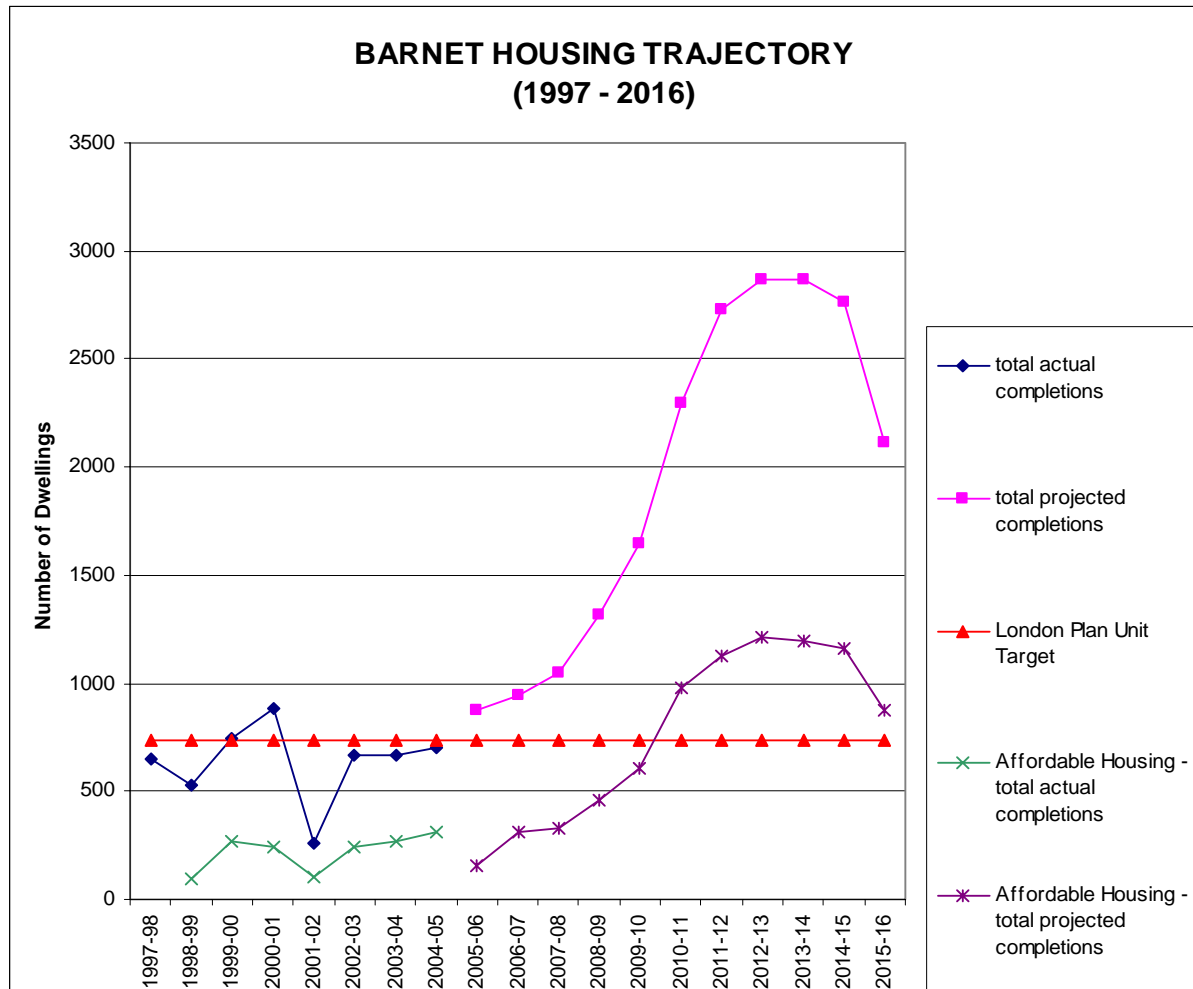


Source: London Housing Capacity Study 2004



Source: Land Registry

Housing Trajectory



Source: London Development Database & Barnet HSSA 1998 – 2005

v. Core Output Indicator 8 - Affordable Housing Trajectory Following a change to its affordable housing policy in the UDP the Council has now adopted a new target whereby it will seek 50% affordable housing from all new residential schemes over a threshold of 15 units or over 0.5ha in size. The Secretary of State issued a Direction to the Council on 15th December 2005. He directed the Council not to adopt the UDP unless required modifications are made to affordable housing thresholds and car parking standards. The Direction requests that the threshold is reduced to 10 or more residential units and sites of 0.4 hectares or more. Modifications to the Revised Deposit Draft UDP were published in June 2005 as a response to the UDP Inspector’s Report published in November 2004. Since then, the Council’s Three Strands Approach has emerged in Barnet (Protection, Enhancement and Growth) - the Council’s regeneration and planning strategy symbolizes Barnet’s own step change on housing supply.

Historic trends on affordable completions will be reversed with the implementation of the new affordable housing target in the UDP. The Priority Estates regeneration programme will transform declining housing areas into thriving mixed tenure neighbourhoods. On the Priority Estates there will be lower affordable housing unit expectations in order to deliver well designed

residential neighbourhoods were people choose to live. The production of a robust SPD based on the existing Affordable Housing policy will send a clear and consistent message to developers on Barnet’s approach to securing affordable housing.

vi. Core Output Indicator 9 - Housing Densities in Barnet

The London Development Database is currently unable to produce figures for housing density. However a sample analysis of 50 completed schemes in 2004/05 reveals an average unit density of 111 units per hectare.

Unit Density Range	% breakdown of sample	Habitable Rooms Range
Less than 30 units per ha	30.6%	Less than 150 habitable rooms per ha
30 to 50 units per ha	12.2%	Between 150 to 200 habitable rooms per ha
Above 50 units per ha	57.2%	Above 200 habitable rooms per ha

The sample breakdown shows that majority of new units (some 70%) are being delivered at above the minimum housing density of 30 units per hectare recommended in PPG 3 (2000). The majority of lower density schemes have been for single units, reflecting the low density suburban quality of many parts of Barnet. These figures should be treated with caution. Further analysis on housing density will be a feature of future AMRs.

In line with PPS 1, PPG 3 and the Mayor’s London Plan the Council through its UDP policies seeks to maximise the potential of sites, ensuring that development proposals achieve the highest possible intensity of use compatible with local context, design principles and with public transport capacity. Recent permissions at West Hendon (170 units per ha) and RAF East Camp (275 units per ha) reflect the step change in housing supply and densities in parts of Barnet principally brownfield or estate regeneration areas with good access to public transport.

4. f. EMPLOYMENT

UDP Policy Objectives

- To safeguard Barnet’s key employment areas from redevelopment or re-use for other activities and to promote the consolidation of business / industry on such sites.
- To enable the development of premises for small and starter businesses (B1) so as to meet the projected increased demand
- To provide appropriate locations for storage and distribution uses (B8)

i. Core Output Indicator 10 - Amount of Floorspace Developed for Office Use 2004/05

Completed 2004/2005 By Office Use Class	Floorspace (M ²)	% of Total
B1 Floorspace	19,706	20.0%
B2 Floorspace	-	-
B8 Floorspace	5,000	4.8%
Total	24706	24.8%

ii. Core Output Indicator 11 - Amount of Employment Land lost to Residential Development

The following sites have been changed to housing (review of industrial land undertaken 2003):-

- Former Boosey & Hawes Factory, Burnt Oak
- Claremont Way Industrial Estate
- Gasworks Site, Bittacy Hill, Mill Hill NW7 (under construction)
- RAF East Camp (under construction)

iii. Core Output Indicator 12 - Amount of Completed Office Development 2004-2005

Completed 2004/2005 By Office Use Class	Floorspace (M2)	% of Total
B1 Floorspace	19,706	20.0%
B2 Floorspace	-	-
B8 Floorspace	5,000	4.8%
Total	24706	24.8%

iv. Core Output Indicator 13 - Employment Land Available in Barnet

Size of Unit	Vacant Industrial / Warehousing Premises in the Borough (Sq .m)	% vacant premises actively marketed	Total industrial / Warehousing Premising Premises in the Borough (Sq.m)
500-999 Sq.m	27.9	100	742.9
1,000-1,999 Sq.m	1422	100	1422
2,000-4,999 Sq.m	7065.9	100	13051
5,000 Sq.m and over	23162	100	75019
Total	31677.8	100	90234.9

Source and Date: site visits/phone calls 18/8/03-20/09/03

v. Core Output Indicator 14 - Amount of Completed Office Development in Town Centres

Completed 2004/2005 By Office Use Class	Floorspace (M2)

B1 Floorspace	2,218
B2 Floorspace	474
B8 Floorspace	-
Total	2692

**All new development for employment use in 2004/05 has been on previously developed land (27,398 M²).*

vi. Contextual Indicator 11 – Economic Activity in Barnet

Employment opportunities within Barnet are linked with three main locations:

- The borough’s town centres (particularly on major public transport nodes e.g. Edgware, North Finchley & West Hendon).
- The Cricklewood railway lands
- Employment sites comprising a range of offices, light industry, general industry and distribution activities

North London Business Park (NLBP)

North London Business Park (NLBP) occupies an area of 16.5 hectares. The site has a history as a major centre for employment and this is reflected in its designation as an Industrial Business Park in Barnet’s Revised Deposit Draft UDP and as a Strategic Employment Location (the sole one in Barnet) in the London Plan. Despite the advantages of modern office accommodation in high quality landscaped grounds with generous car parking the owners of NLBP have struggled to attract new tenants. Since the departure of Nortel Networks in 2002 about 6,100 sq.m of floorspace (17.8 % of total NLBP) has remained vacant. In view of this Barnet Council has permitted some temporary non (B1 uses including D1 further education uses (Barnet College and Middlesex University)). The Council has issued a draft Planning Brief for NLBP to enable the protection and consolidation of its employment functions and greater flexibility over the mix and type of employment / commercial uses and inclusion of up to 500 residential units and other mixed uses.

Barnet’s Local Economy

The unemployment rate for Barnet in 2004 was 5.8 %, below the London figure of 7.0% (source: National Statistics NOMIS for the Barnet Area for 2004).

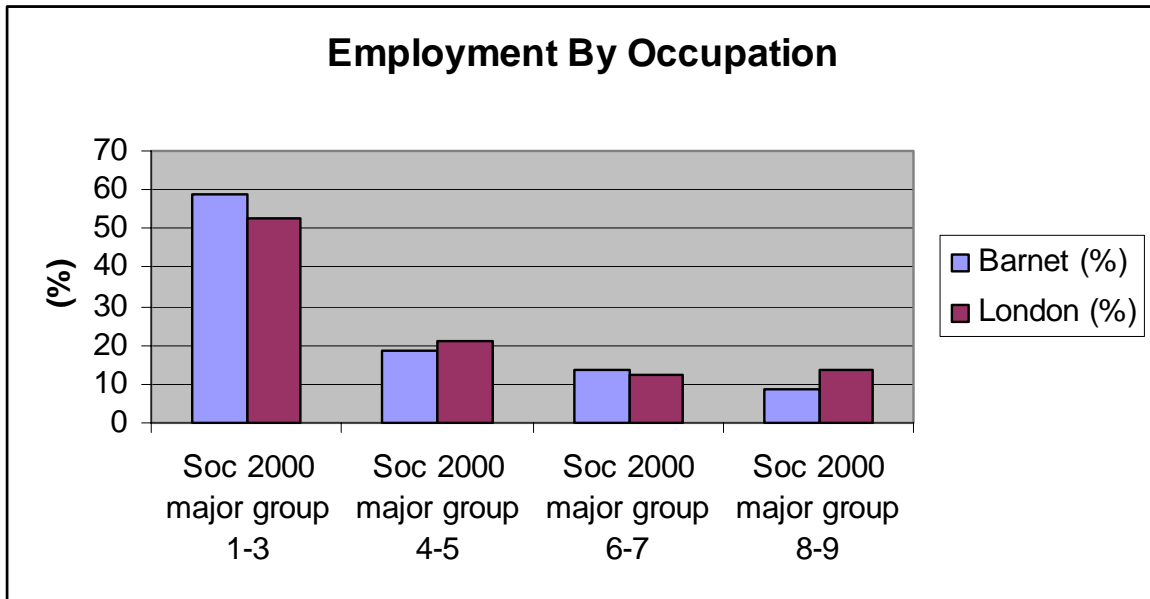
	Barnet (numbers)	Barnet (%)	London (%)	GB (%)
All people				
Economically inactive	53,800	25.1	25.7	21.7
Economically active	160,900	74.9	74.3	78.3
In employment	151,600	70.6	69.1	74.5
Employees	121,000	56.3	58.0	65.0
Self employed	30,200	14.1	10.6	9.1
Unemployed	9,300	5.8	7.0	4.8

Source: annual population survey (Apr 2004-Mar 2005)

vii. Contextual Indicator 12 - Employment by Occupation

These figures show that a large proportion of Barnet’s working population work in the following sectors (59% as compared to the London average of 52.5%):-

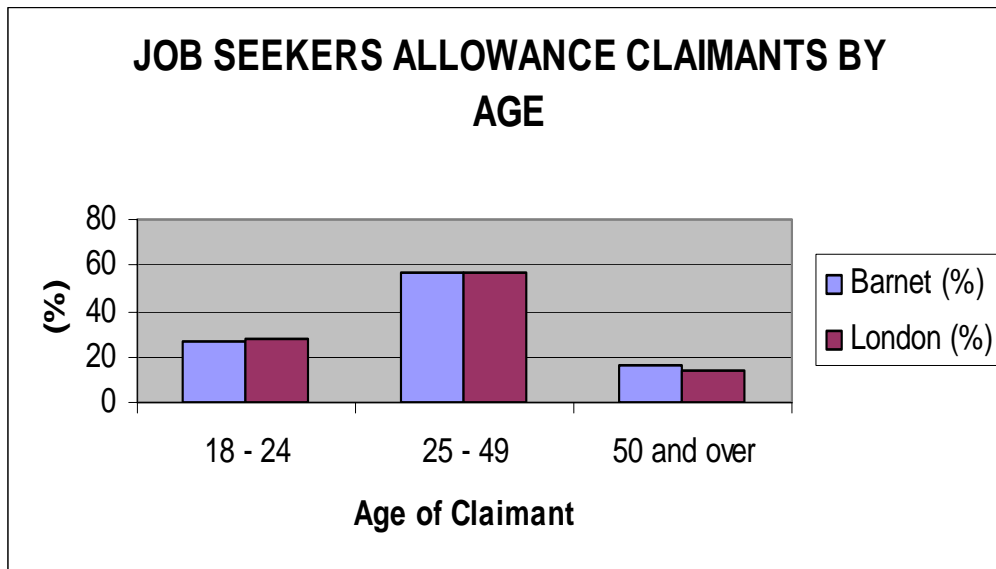
- i) Managers and senior officials
- ii) Professionals
- iii) Associate professional and technical staff



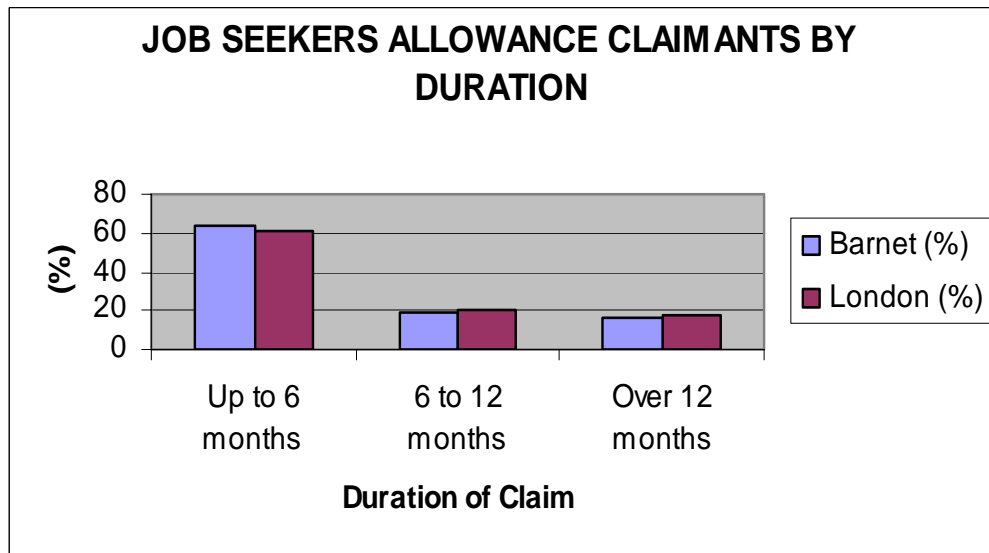
Source: Annual Population Survey (Apr 2004-Mar 2005)

Socio Economic Groups	
Soc 2000 major group 1	Managers & senior officials
Soc 2000 major group 2	Professional occupations
Soc 2000 major group 3	Associate professional & technical
Soc 2000 major group 4	Administrative & secretarial
Soc 2000 major group 5	Skilled trades occupations
Soc 2000 major group 6	Personal service occupations
Soc 2000 major group 7	Sales & customer service occupations
Soc 2000 major group 8	Process plant & machine operatives
Soc 2000 major group 9	Elementary occupations

viii. Contextual Indicator 13 - Job Seekers Allowance Claimants by Age and Duration



Source: Claimant Count by Age (September 2005)



Source: Claimant Count by Duration (September 2005)

The long term unemployed figure is also lower than that of the London average, over 12mths = 16%; London average is 18%.

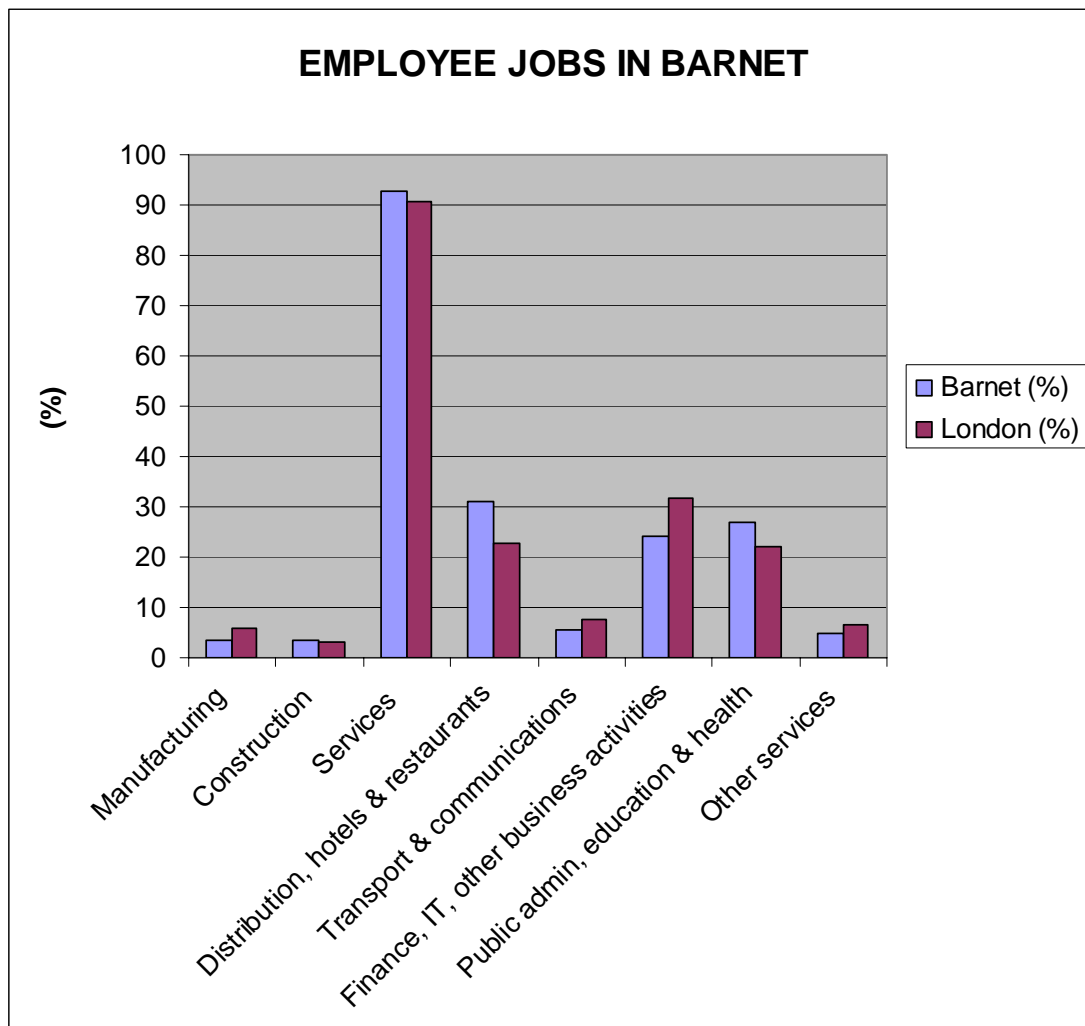
ix. Contextual Indicator 14 - Jobs Density

The density figure 0.7 represents the ratio of total jobs to working-age population. This figure signifies that there are more people of working age than there are jobs in Barnet (*source: jobs density, 2003*).

x. Contextual Indicator 15 - Employee Jobs in Barnet

In terms of the manufacturing sector, the figures in the graph below reflect national trends in employment patterns away from the manufacturing sector. Employment in other sectors is growing, particularly within the service industry:-

- Services 93%
- Distribution, hotel and restaurants – 31%
- Public admin, education and health – 27%
- Finance, IT and other business activities – 24%



Source: Annual Business Inquiry Employee Analysis (2003)

xi. Contextual Indicator 16 - (Annual Business Inquiry, 2003: Employers by Number of Employees)

The local economy is dominated by small and medium sized enterprises similar to the overall picture for Great Britain. See table below:-

Under 50 employees	Barnet 97.9%	GB average 96.2%
50-199	1.8%	3.1%
200+	0.3%	0.7%

Source: (Annual Business Inquiry, 2003: Employers by Number of Employees)

xii. Significant Effects Indicator 01 - VAT Registered Businesses in Barnet

Percentages are based on stock (at end of year).

	Barnet (numbers)	Barnet (%)	London (%)	GB (%)
Registrations	1,610	12.1	12.4	10.1
Deregistrations	2,310	17.3	12.6	9.9
Stock (at end of year)	13,320	-	-	-

Source: vat registrations/deregistrations by industry (2004)

Barnet has the highest number of VAT registered businesses in Outer London. The majority of VAT registered businesses are within the “real estate, renting and business activities” sector, with “wholesale, retail and repairs” and “public administration, other community, social and personal services” also being prominent. The number of VAT registered businesses operating in Barnet since 2003 has been relatively stable. VAT Registrations have decreased slightly from 1615 in 2003 to 1610 in 2004. In addition, the number of deregistrations decreased by 45 in 2004.

xiii. Local Output Indicator 06 - Industrial and Warehousing Land in North London

The percentage change in factory and warehouse floorspace between 2000-2003 was -35% and -5% respectively.

Change in Built Industrial/Warehousing Floorspace in North Sub-Region, 2000-2003

	2000 (000 sq m)		2003 (000 sq m)		2000-2003 (% change)	
	Factories	Warehouses	Factories	Warehouses	Factories	Warehouses
Barnet	206	285	133	270	-35.7	-5.0
Enfield	729	682	627	874	-13.9	28.1
Haringey	390	503	359	508	-7.8	1.1
Waltham Forest	461	307	396	352	-14.0	14.4
North	1,786	1,777	1,515	2,004	-15.2	12.8

Source: Industrial & Warehousing Land Demand in London (ODPM) A report by Roger Tym & Partners, King Sturge and C2G Consulting for the Greater London Authority, August 2004, table 4.46

xiv. Local Output Indicator 07 - Industrial Land Supply

- Compared to other boroughs within the sub-region industrial land supply is very limited in Barnet.
- The vacancy rate in Barnet at 16.1% exceeds the London average (12.2%).

Industrial/warehousing land outside the Strategic Employment Locations is generally subject to intense pressure from high value uses, particular housing or mixed use proposals. (source: *A report by Roger Tym & Partners, King Sturge and C2G Consulting for the Greater London Authority, August 2004*)

4. g. TOWN CENTRES, LEISURE AND RETAILING

UDP Policy Objectives

- Focus major trip generating developments in town centre locations in order to create and maintain a sustainable development pattern in the borough
- Ensure that there are sufficient sport and recreational facilities and arts, culture and entertainment facilities to meet the needs of Barnet residents
- Encourage the development of recreation arts and tourism
- Maintain an adequate level of appropriate open space suitable for outdoor passive and active recreation

i. Core Output Indicator 15 Amount of completed retail, office & leisure development

Completed 2004/2005 By Use Class	Floorspace (M2)	Bedrooms	% of Total
A1 Floorspace	69,872		70.8%
A2 Floorspace	850		0.9%
A3 Floorspace	2,482		2.5%
B1 Floorspace	19,706		20.0%
B2 Floorspace	-		-
B8 Floorspace	5,000		4.8%

C1 Bedrooms		129	
D1 Floorspace	2,293		2.2%
D2 Floorspace	3,541		3.4%
Total	103,873		100%

ii. Core Output Indicator 16 - Amount of Completed Retail, Office & Leisure Development in Town Centres

Completed 2004/2005 By Use Class	Floorspace (M2)	Bedrooms	% of Total
A1 Floorspace	60,196		
A2 Floorspace	715		
B1 Floorspace	2,218		
B2 Floorspace	474		
B8 Floorspace	-		
C1 Bedrooms	-	116	-
D1 Floorspace	-		
D2 Floorspace	3,541		
Total	67,260		100%

Promoting vitality and viability is a key objective of PPS6 - Planning for Town Centres (March 2005). Facilitating the growth and development of existing town centres can deliver vitality and viability. To survive town centres must display a good quality environment, as well as offering a diverse range of services and being accessible to everyone.

iii. The Retail Hierarchy (modifications June 2005) in Barnet consists of:

Regional Shopping Centre

Brent Cross

Major Town Centres

Edgware

District Town Centres

Brent Street

Burnt Oak

Chipping Barnet

Church End Finchley

Colindale – The Hyde

Cricklewood

East Finchley

Golders Green

Hendon Central

Mill Hill

New Barnet
North Finchley
Temple Fortune
Whetstone

Local Town Centres

Childs Hill
East Barnet
Friern Barnet
Market Place
West Hendon

Local Neighbourhood Centres

Apex Corner
Deansbrook Road
Grahame Park
Hampden Square
New Southgate
Colney hatch Lane
Golders Green Road
Hale Lane
Holders Hill Circus
Great North Road (New Barnet)

The Council's Three Strands Approach Strategy aims to :

- Protect Barnet's 20 Town Centres
- Enhance those suburban centres important to the delivery of 'sustainable' suburbs, neighbourhood and local service delivery and economic development
- Grow these Town Centres with capacity and regeneration opportunities particularly with significant brownfield or key town centre opportunity sites in and around the following highly accessible public transport nodes and interchanges :
 - New Metropolitan Centre (Brent Cross / Cricklewood)
 - N12 North Finchley
 - Edgware
 - Golders Green
 - Whetstone
 - Chipping Barnet
 - West Hendon

iv. Contextual Indicator 17 - Town Centre Health Checks

In the summer of 2005, Barnet Council carried out a borough wide town centre health check on all 20 of the borough's town centres. These health checks concentrated mainly on examining the volume of shop units within each town centre and the different Use Class types (A1, A2, A3, A4 and A5). Results are set out in Appendix 7.

The health checks also recorded the amount of vacant shop units within each of the borough's town centres. This is used as one of the key criteria to measure the vibrancy of a town centre. A high vacancy rate may indicate that retailers consider that a location is not situated in a prime location to attract consumers, or rents are too high.

National retail surveys reveal that the shopping behaviour of consumers is changing. Consumers are now more likely to use on-line shopping facilities. The town centre may no longer be attractive enough for consumers to visit. If the town centre does not offer enough diversity of uses and only a narrow range of shops in comparison other town centres located nearby, consumers are more likely to travel elsewhere.

Some of Barnet's town centres are in need of improvement. They are therefore benefiting from major regeneration plans.

v. Contextual Indicator 18 - Vacancy Rates in Town Centres

The 2005 Town Centres Health Check have produced positive results for Barnet's District Town Centres. Church End, East Finchley, Golders Green, North Finchley, Hendon Central, East Barnet and West Hendon have experienced increased occupancy levels with fewer vacant retail units since 2004. The reduction in vacant units has been most noticeable in primary retail frontages of areas such as Burnt Oak, New Barnet, West Hendon, East Barnet and Edgware. These frontages are situated in high profile locations, including major retailers in very accessible areas. If shop units become vacant in these areas, retailers are more likely to seek to purchase and occupy them.

Primary frontages are typically distinguished by the fact that they have a high proportion of retail units. Whereas secondary frontages are characterised as areas that contain mixed commercial developments such as restaurants, estate agents, building societies and banks as well as retail units. Facilities such as these are usually found within secondary retail frontages. Their retention in town centres should be encouraged as they bring diversity and they offer convenience for consumers

Secondary retail frontages have also experienced a decline in vacancy rates. Town centres such as East Finchley, Golders Green and Church End have shown the largest decrease in secondary retail frontage vacancy rates.

Vacancy rates are a very important indicator in determining how well a town centre is performing. A high vacancy rate could indicate that there may not be

enough people visiting that particular town centre, as businesses may have ceased trading because not enough trade was occurring in that particular area.

Other reasons for vacant shop units in town centres may relate to the fact that a particular town centre may be over-subscribed in terms of providing a particular retail outlet such as coffee bars, newsagents, clothes shops etc. If there are too many of the same shop types in one area it can lead to increased competition between retailers in the same town centre. Inevitably some retailers will lose out and their premises will close.

Vacancy rates are also an indicator to show whether policies directed at town centres are actually working. If a town centre has a high vacancy rate it may be because there is not enough variety in the retail frontages. This problem can be solved by making sure that one shop unit type does not dominate an area limits can be set for the quantity of A1, A2, A3, A4 and A5 units to try and encourage as much variety as possible.

In terms of vitality and viability, Edgware, Brent Street, Burnt Oak, East Finchley, Golders Green, Mill Hill, Chipping Barnet, Hendon Central and Friern Barnet town centres meet the criteria of possessing viability and vitality as the amount of shop units within each of these town centres has increased and the vacancy rates for the shop units have decreased compared to last year.

vi. The Impact of the Town and Country Planning Act (Use Classes) Order 2005

In order to represent and distinguish town centre changes more successfully, especially regarding the evening economy, the ODPM updated the Town and Country Planning Act (Use Classes) Order 2005.

Prior to the 2005 Order, the A3 use class consisted mainly of drinking establishments, hot food-takeaways, restaurants and cafes. After the Act was updated, two new use classes were introduced to facilitate those uses such as A4 for drinking establishments (pubs, wine-bars) and A5 hot food-takeaways. This has led to a dramatic reduction in the number of A3 units in 2004/05 compared to 2003/04 as some former A3 units have now been reclassified under the new use classes of A4 and A5 this year.

vii. Contextual Indicator 19 - Health of Barnet's Town Centres

The town centres in the borough are generally performing well in most areas such as Church End, East Finchley, Golders Green, North Finchley, Mill Hill, Hendon Central, Market place and Edgware. There has been a steady growth with regard to the number of A1 (retail) units within the Borough. Notable decreases across the board regarding the amount of A3 units across the

Borough are evident. This can be attributed to the fact that some units within this class unit have now been reclassified as A4 and A5 Use Classes.

The vacancy rates across the Town Centres have generally decreased in the Major, District and Local town centres. The general trend between the town centres also indicated that primary frontage addresses are performing more successfully than secondary frontage addresses in terms of decreased vacancy rates and the total number of units.

Overall, the best performing town centres have been within the District centres followed by the one Major centre and the remaining Local town centres. Future town centre checks will cover a wider time spread allowing identification of longer term trends. Nevertheless, this comparative study of town centres has been very comprehensive and offers an up to date analysis on Barnet's town centres. It is too early to comment on the nighttime economy within the borough as the A4 and A5 Use Classes have only just come into operation as have the new Licensing Act provisions. In subsequent years it will become more apparent as to whether there is growth or decrease in A4 and A5 use classes, and whether 24 hour drinking is successful in promoting their growth or not.

Appendices

Appendix 1 - Acronym Buster and Glossary of Terms

AAP	Area Action Plan
AMR	Annual Monitoring Report
CI	Contextual Indicators
DPD	Development Plan Document
EIP	Examination in Public
GOL	Government Office for London
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LSP	Local Strategic Partnership
ODPM	Office of the Deputy Prime Minister
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SEI	Significant Effects Indicators
SEA	Strategic Environmental Assessment
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
UDP	Unitary Development Plan

(Those terms included in the Glossary are printed in bold italics)

The Act	The Planning And Compulsory Purchase Act 2004
Adoption	The stage at which the local planning authority can adopt, by resolution of the Council, the Local Development Document as Council policy.
Adoption Process	The statutory process by which a local planning authority prepares, publishes and formally adopts a Local Development Document which is also a Development Plan Document .
Annual Monitoring Report	Part of the Local Development Framework , the Annual Monitoring Report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.
Area Action Plan	A Local Development Document (which is also a Development Plan Document) which sets out the planning framework for areas where significant change or conservation is needed.
Area Designations	Areas identified on the Proposals Map within which certain core policies will apply.
Contextual Indicators	Measure changes in the wider social, economic and environmental background against which policies operate. As such, they help to relate policy outputs to the local area.
Community Strategy	The Local Government Act 2000 requires local authorities to prepare these, with the aim of improving the social, environmental and economic well-being of their areas. Through the Community Strategy , authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing Community Strategies may be passed to Local Strategic Partnerships , which include local authority representatives.

Core Primary Policy	A short clear statement of the matters which the local planning authority will take into account when it receives an application for planning permission. If the proposed development is not in line with the policy, then the local planning authority is likely to refuse planning permission unless there are exceptional circumstances affecting the site which would make this particular development acceptable.
Core Strategy	A Local Development Document (which is also a Development Plan Document) which provides a written statement of the core policies for delivering the spatial strategy and vision for the area, supported by a reasoned justification .
Design Guidance Note	A document which sets out principles of good design providing the basis for making development control decisions. Taken into account as a material consideration when it is consistent with the UDP , regional and national guidance. Unlike Supplementary Planning Guidance it has not been prepared in consultation with the general public, businesses, and other interested parties. Replaced by Supplementary Planning Documents which will have enhanced status by virtue of its inclusion in the Local Development Framework .
Development Plan	According to Section 38 (6) of the Act an authority's development plan consists of the relevant Regional Spatial Strategy (or the Spatial Development Strategy in London) and the Development Plan Documents contained within its Local Development Framework .
Development Plan Document	A Local Development Document which must be subjected by the local planning authority to a statutory adoption process before it can be formally adopted by the authority. The stages which make up this process consist of consultation, submission, Independent Examination , receipt of binding Inspector's Report and formal adoption. The Development Plan Documents that must be prepared include: core strategy, site specific allocations of land and area action plans (where needed). A proposals map must be prepared and maintained to accompany all DPDs.
Evidence base	Information gathered by Planning authority to support preparation of local development documents. Included quantitative and qualitative data.
Examination in Public	Also known as an Independent Examination (see entry below)
Housing Trajectories	Means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the local development framework.
Independent Examination	Presided over by an Inspector or a Panel of Inspectors appointed by the Secretary of State this can consist of a formal hearing or round table discussion, or written representations to consider the policies and proposals of the local planning authority's Development Plan Documents . This is also known as an Examination-in-Public . Persons who have made a response on the Development Plan Document at the submission stage have a right, if they so wish, to present their case at the Independent Examination .
Inspector's Report	A report issued by the Inspector or Panel who conducted the Independent Examination , setting out their conclusions on the matters raised at the Examination and detailing the amendments which they require the local planning authority to make to the submission version of the Development Plan Document . The Inspector's Report is binding on the local planning authority.
Issues and Options	This paper is prepared during the early production stage of Development Plan Documents . It may be issued for consultation to meet the requirements of Regulation 25.
Local Development Document	A collective term for documents which form part of the Local Development Framework and which can be adopted and revised as a single entity.
Local Development Framework	A "folder" of Local Development Documents , comprising Development Plan Documents, Supplementary Planning Documents, a Statement of

	Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local planning authority.
Local Development Order	Allows local planning authorities to introduce local permitted development rights.
Local Development Scheme	A document setting out the local planning authority's intentions for its Local Development Framework ; in particular, the Local Development Documents it intends to produce and the timetable for their production and review.
Local Strategic Partnership	Partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided.
London Plan	Also known as the Spatial Development Strategy, this document was produced by the Mayor of London to provide a strategic framework for the boroughs' Unitary Development Plans . It will now perform this function in respect of Local Development Frameworks . It was published in February 2004. It has the status of a development plan under the Planning & Compulsory Purchase Act.
Output Indicators	Measure the direct effect of a policy. Used to assess whether policy targets are being achieved in reality using available information.
Planning Inspectorate	Government agency responsible for processing planning and enforcement appeals and holding inquiries into local development plans. It also deals with a wide variety of other planning related casework including listed building consent appeals, advertisement appeals, and reporting on planning applications called in for decision in England by the Office of the Deputy Prime Minister, various compulsory purchase orders, rights of way cases and cases arising from the Environmental Protection and Water Acts and the Transport and Works Act and other Highways Legislation.
Planning Policy Statements	Previously known as Planning Policy Guidance Notes (PPGs), these are issued by the Office of the Deputy Prime Minister and set out the Government's land-use planning policies for England. The Government is reviewing all its existing guidance.
Preferred Options Document	This Document is produced as part of the Development Plan Documents and is issued for public consultation as required by Regulation 26.
Proposals Map	A separate document which must be revised as each Development Plan Document is adopted. It illustrates on a base map all policies in DPDs together with any saved policies. Proposals for changes to the adopted Proposals Map accompany submitted Development Plan Documents in the form of a submission Proposals Map.
Reasoned Justification	A summary of the local planning authority's reasons for including a particular core policy within the Core Strategy .
Regional Planning Body	One of the eight regional bodies in England responsible for preparing draft revisions to regional spatial strategies. In London, the equivalent is the Greater London Authority for the Spatial Development Strategy, otherwise known as "The London Plan"
Regional Spatial Strategy	Sets out the region's policies in relation to the development and use of land and forms part of the Development Plan .
Regulations	These are the Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) Regulations 2004.
Significant Effects Indicators	An indicator that measures the significant effects of the plan or programme.
Statement of Community Involvement	A Local Development Document which is not a Development Plan Document but which is subject to a statutory adoption process. It consists of: <ul style="list-style-type: none"> • Arrangements for involving the community in the review of all parts of the Local Development Framework and in development control decisions.

	<ul style="list-style-type: none"> Standards for good practice in engaging those with an interest in development. Guidelines on how the community will be consulted over planning applications. A benchmark for applicants for planning permission about what is expected of them.
Strategic Environmental Assessment (SEA)	A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'
Submission	A stage in the statutory process for the adoption of Local Development Documents which are also Development Plan Documents . The local planning authority publishes the draft document, at which point the public have the opportunity to make a formal response to the document, whether in support of, or as objections to, its provisions.
Supplementary Planning Document	Forms an integral part of the Local Development Framework . The Supplementary Planning Document supplements policies in Development Plan Documents or 'saved' Unitary Development Plan policies. It must be subjected to full public consultation and sustainability appraisal if it is to be accorded appropriate weight in decisions on development proposals. The underlying principles of soundness are applicable to Supplementary Planning Documents .
Supplementary Planning Guidance	A stand alone document that can play a valuable role in supplementing Unitary Development Plan policies and proposals. Taken into account as a material consideration when it is consistent with the UDP , regional and national guidance. Supplementary Planning Guidance has been prepared in consultation with the general public, businesses, and other interested parties.
Sustainability Appraisal	A tool for appraising policies to ensure they reflect sustainable development objectives (ie social, environmental and economic factors) and required in the Act to be undertaken for all Local Development Documents .
Unitary Development Plan	A type of development plan introduced in 1986. It is due to be replaced by Local Development Frameworks . Barnet's emerging Unitary Development Plan completed its Public Inquiry stage in May 2004. The Inspector's Report was published in November 2004. Modifications in response to the Report will be published in Spring 2005. UDP adoption is envisaged by Autumn 2005.

Appendix 2

List of Core Output Indicators

- a. 01 - Capacity of new waste management facilities by type
- b. 02 - Amount of municipal waste arising
- c. **03 - Outcome of planning applications referred to by the Environment Agency**
- d. 04 - Amount of eligible open spaces managed to Green Flag Standard
- e. 05 – Accessibility of New Residential Development to Employment, Retail & Local Services (PTAL Levels)
- f. 06 - percentage of new homes on previously developed land
- g. 07 – Barnet's Housing Trajectory
- h. 08 - Affordable Housing Trajectory
- i. 09 – Housing densities in Barnet
- j. 10 – Amount of floorspace developed for office use 2004/05

- k. 11 - Amount of employment land lost to residential development
- l. 12 - Amount of completed office development (2004 – 2005)
- m. 13 – Employment Land Available in Barnet
- n. 14 – Amount of completed office development in town centres
- o. 15 - Amount of completed retail, office & leisure development
- p. 16 - Amount of completed retail, office & leisure development in town centres

Appendix 3

List of Local Output Indicators

- a. 01 – Renewable energy capacity installed by type
- b. 02 - Amount of household waste recycled
- c. 03 - Outcome of planning applications referred to Environmental Health
- d. 04 – Conservation areas in Barnet
- e. 05 – Historic parks & gardens
- f. 06 - Industrial & warehousing land in north London
- g. 07 - Industrial Land Supply

Appendix 4

List of Contextual Effects Indicators

- a. 01 – Diversity
- b. 02 – Deprivation
- c. 03 – Demographic Structure
- d. 04 – Projected population growth (2001 – 2016)
- e. 05 – Household projections (2001 – 2016)
- f. 06 – Crime in Barnet
- g. 07 - Parks & open space satisfaction (BVPI 119 E)
- h. 08 – Barnet school's with travel plans
- i. 09 – Sources of supply for new homes in Barnet
- j. 10 - Housing Affordability in Barnet
- k. 11 – Economic activity in Barnet
- l. 12 – Employment by occupation
- m. 13 – Job seekers allowance (claimants by age & duration)
- n. 14 – Jobs density
- o. 15 – Employee jobs in Barnet
- p. 16 – Annual Business Inquiry, 2003: Employers by numbers of employees
- q. 17 – Town centre health checks
- r. 18 – Vacancy rates in town centres
- s. 19 – Health of Barnet's town centres

Appendix 5

List of Significant Effects Indicators

a. 01 - VAT Registered Businesses in Barnet

Appendix 6

Annual Monitoring Reports: Data

Using the Core Output Indicators as guidance, the GLA have produced a Business Objects report to help boroughs compile the necessary statistical tables for their Annual Monitoring Report (AMR reports) from data held on LDD.

Business Development

1a – Amount of floorspace developed for employment by type

Definitions – Employment type is defined as Use Classes B1 (a), (b), (c), B2 and B8. Amounts should be defined in terms of completed gross internal floorspace (m²). To achieve this reduce the gross external floorspace figure found in LDD by between 2.5% and 5%.

- Enter your borough name and time period in the report prompts
- Scan through Table B for completed B2 figures (there is a total at the foot of the column)
- Scan through table B for completed B8 figures (there is a total at the foot of the column)
- Scan through Table B for completed B1 figures and sort the entries into the appropriate (a), (b), (c) classifications before totalling each category (Please note the development description may help, otherwise you may need to consult other sources such as your case files)

1b – Amount of floorspace developed for employment in employment or regeneration areas

- As 1a but exclude permissions falling outside employment or regeneration areas (grid references are provided)

1c – Amount of floorspace and percentage of floorspace by employment type that is on previously developed land

- As 1a but exclude permissions where not on previously developed land, as defined in Annex C of PPG3 (March 2000). (Please note the development description may help, plus the Open Space Yes/No column is also provided)

1d – No data provided

1e – Possible sites can be identified from Table A. Check with the development description and the proposed sites in Table B to confirm that it is

a change of use. Site areas may need to be calculated for completions with permission dates prior to 01.04.2004.

1f – Amount of employment land lost to residential development

Scan through Table A and identify permissions with existing Use Classes B1, B2 and B8 and proposed residential units. Add up the site areas of these completions. Site areas may need to be calculated for completions with permissions dates prior to 01.04.2004.

Housing

2a (I) - Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer.

- Enter period in the prompt
 - Use Table C (Major completions 5 years) Please note that for consistency only completions of 10 units or more are used
- (ii) – Net additional dwellings for current year.
- Use Table D (All completions 1 year)
- (iii) – No data available
 (iv) – No data available
 (v) – No data available

2b – Percentage of new and converted dwellings on previously developed land by comparing in percentage terms numbers of completed dwellings (gross) provided on previously developed land against total gross dwellings

- Use Table D to obtain total gross and then exclude any completion not on previously developed land (The development description may be useful in this respect) Next work out the percentage of residential units on previously developed land against the overall total.

2c – New dwellings (gross) completed in each of the three density ranges as a percentage of total dwellings (gross)

- Currently there is no report for this indicator but one may be available within 2 weeks

2d – Gross and net additional affordable dwellings completed.

- Currently there is no report for this indicator but one may be available within 2 weeks

Transport

3a – Completed and percentage of non-residential development within UCO's A, B and D complying with car parking standards set out in the local development framework.

- No data available

3b – Amount of percentage of new residential development within 30 minutes transport time of a GP, hospital, primary school, areas of employment and a major retail centre(s).

- No data available

Local Services

4a – Amount of completed retail, office and leisure development.

- Use Table E for A1 retail and D2 leisure.
- Use Table B for office by using B1 and establishing which permissions are office. (See 1a above)

4b – Amount of completed retail, office and leisure development in town centres.

- As above but exclude completions not in Town Centres. (Grid references are provided)

4c – Amount of eligible open spaces managed to Green Flag Award standard.

- No data available.

Appendix 7 – Barnet Town Centre Health Checks 2005

MAJOR TOWN CENTRES						
	Primary		Secondary		2004-2005	2004-2005
	2005	2004	2005	2004	% Change in primary frontage	% Change in secondary frontage
Edgware						
A1	112	120	74	69	-6.7	7.2
A2	23	30	17	17	-23.3	No change
A3	20	26	17	25	-23.1	32
A4	1	0	1	0	New Use Class	New Use Class
A5	4	0	5	0	New Use Class	New Use Class
Other	3	3	7	6	No change	16.7
Vacant	7	10	7	5	-30	40
Total Units	170	189	128	122	-10.1	4.9

DISTRICT TOWN CENTRES						
	Primary		Secondary		2004-2005	2004-2005
Brent Street	2005	2004	2005	2004	% change in Primary frontage	% change in Secondary frontage
A1	59	52	42	48	13.5	-12.5
A2	8	7	16	14	14.3	14.3
A3	7	13	15	18	-46.2	-16.7
A4	2	0	2	0	New Use Class	New Use Class
A5	3	0	4	0	New Use Class	New Use Class
Other	5	4	10	11	25	-9.1
Vacant	5	7	7	8	-28.6	-12.5
Total Units	89	83	96	99	7.2	-3
Burnt Oak						
A1	68	72	21	15	-5.5	40
A2	6	6	0	1	No Change	Not applicable
A3	5	14	2	3	-64.3	-33.3
A4	2	0	0	0	New Use Class	New Class
A5	6	0	1	0	New Use Class	New Class
Other	3	2	2	3	50	-33.3
Vacant	1	5	6	2	-80	200
Total Units	91	99	32	24	-8.1	33.3
Church End Finchley						
A1	68	67	69	66	1.5	4.5
A2	13	13	28	28	No change	No change
A3	8	17	30	31	52.9	-3.2

A4	2	0	0	0	New Use Class	New Use Class
A5	3	0	3	0	New Use Class	New Use Class
Other	3	2	10	12	50	-16.7
Vacant	5	8	9	12	-37.5	-25
Total Units	102	107	149	149	-4.7	No change
Cricklewood						
A1	37	38			-2.6	
A2	4	2			100	
A3	7	16			-56.3	
A4	1	0			New Use Class	
A5	8	0			New Use Class	
Other	3	2			50	
Vacant	4	6			-33.3	
Total Units	64	64			No Change	
East Finchley						
A1	35	32	30	33	9.4	9.1
A2	11	9	7	9	22.2	-22.2
A3	7	14	6	4	-50	50
A4	2	0	0	0	New Use Class	New Use Class
A5	4	0	1	0	New Use Class	New Use Class
Other	3	2	3	3	50	No Change
Vacant	2	6	2	7	-66.6	-71.4
Total Units	64	63	49	56	1.6	-12.5
Golders Green						
A1	59	57	55	56	3.5	-1.8

A2	9	8	18	17	12.5	5.9
A3	27	13	11	30	107.7	-63.3
A4	0	0	1	0	New Use Class	New Use Class
A5	2	0	1	0	New Use Class	New Use Class
Other	0	1	4	2	Not applicable	100
Vacant	2	3	2	5	-33.3	-60
Total Units	99	82	92	110	20.7	-16.4
Chipping Barnet						
A1	108	103	35	32	4.9	9.4
A2	17	16	17	20	6.3	-15
A3	15	17	7	17	-11.76	-58.8
A4	4	0	2	0	New Use Class	New Use Class
A5	3	0	3	0	New Use Class	New Use Class
Other	1	1	8	8	No change	No change
Vacant	4	7	10	9	-42.9	11.1
Total Units	152	144	82	86	5.5	-4.7
North Finchley						
A1	63	59	78	80	6.8	-2.5
A2	9	10	17	20	-10	-15
A3	5	10	25	32	-50	-21.9
A4	2	0	6	0	New Use Class	New Use Class
A5	2	0	3	0	New Use Class	New Use Class
Other	3	3	4	4	No change	No change
Vacant	0	2	7	9	Not applicable	-22.2
Total Units	84	84	140	145	No change	-3.4

Temple Fortune						
A1	34	34	72	74	No change	-2.7
A2	6	6	6	6	No change	No change
A3	3	5	11	15	-40	-26.7
A4	0	0	2	0	New Use Class	New Use Class
A5	1	0	4	0	New Use Class	New Use Class
Other	0	0	9	8	No change	12.5
Vacant	2	3	0	1	-33.3	Not applicable
Total units	46	48	104	104	-4.2	No change
New Barnet						
A1	39	44			-11.36	
A2	4	8			-50	
A3	21	27			-22.2	
A4	4	0			New Use Class	
A5	3	0			New Use Class	
Other	4	10			-60	
Vacant	5	13			-61.5	
Total units	80	102			-21.6	
Mill Hill						
A1	49	35	16	32	40	-50
A2	19	12	2	3	58.3	-33.3
A3	11	12	4	8	-8.3	-50
A4	2	0	0	0	New Use Class	New Use Class
A5	0	0	3	0	New Use Class	New Use Class
Other	0	0	3	3	No change	No change
Vacant	2	1	1	2	100	-50

Total units	83	60	29	48	38.3	-39.6
Whetstone						
A1	46	51			9.8	
A2	13	13			No change	
A3	23	24			4.2	
A4	0	0			New Use Class	
A5	0	0			New Use Class	
Other	10	11			9.1	
Vacant	9	12			-25	
Total units	101	111			9	
Hendon Central						
A1	43	35	22	30	22.9	-26.7
A2	10	3	13	23	233.3	-43.5
A3	6	5	11	14	20	-21.4
A4	1	0	0	0	New Use Class	New Use Class
A5	1	0	3	0	New Use Class	New Use Class
Other	8	6	10	13	33.3	-23.1
Vacant	0	4	0	4	Not applicable	Not applicable
Total units	69	53	59	84	30.2	-29.8

Local Town Centre	2005	2004	% Change in Primary frontage 2004-2005
Childs Hill			
A1	30	29	3.4
A2	7	9	-22.2
A3	9	14	-35.7
A4	0	0	New Use Class
A5	3	0	New Use Class
Other	8	12	-33.3

Vacant	8		7		14.3
Total Units	65		71		-8.5
Colindale - The Hyde					
A1	31		31		No change
A2	4		4		No change
A3	6		7		-14.3
A4	0		0		New Use Class
A5	0		1		New Use Class
Other	1		3		-66.7
Vacant	0		0		No change
Total Units	42		46		-8.7
Friern Barnet					
A1	40		41		-2.4
A2	3		3		No change
A3	8		16		-50
A4	2		0		New Use Class
A5	8		0		New Use Class
Other	4		4		No change
Vacant	2		2		No change
Total Units	67		66		1.5
West Hendon					
A1	48		49		2
A2	4		4		No change
A3	8		10		-20
A4	1		0		New Use Class
A5	4		0		New Use Class
Other	7		6		16.7
Vacant	10		15		-33.3
Total Units	82		84		-2.4
East Barnet					
A1	54		54		No change
A2	9		8		12.5
A3	14		16		-12.5
A4	0		0		New Use Class
A5	2		0		New Use Class
Other	2		2		No change
Vacant	1		4		-75

Total Units	82		84		-2.4
Market Place					
A1	42		47		-10.6
A2	12		11		9.1
A3	6		5		20
A4	0		0		New Use Class
A5	0		0		New Use Class
Other	3		2		50
Vacant	1		2		-50
Total Units	64		67		4.5