



London Borough of Barnet  
Authorities Monitoring Report  
April 2013 – March 2015

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# Summary

The Authorities Monitoring Report (AMR) for 2013-2015 provides an overview of planning policy performance for the financial years April 2013 to March 2015.

Barnet is changing. With a growing population, which is younger and more ethnically diverse the Borough is becoming more metropolitan in its make-up. This does not mean it should lose the qualities, the good schools, the suburban low density housing, and access to green space that make it distinctive and attract people to live here. By effectively managing and monitoring change we can keep what is best about Barnet.

The AMR can identify trends. A trend is where there has been three clear years where the measure has consistently risen or fallen from the Local Plan baseline of 2012/13.

Previously, there was a requirement to publish the AMR as one large document in December each year. The requirement for a single report to be produced at a specific time has been removed. **This report for 2013 -15 focuses on statutory requirements only.**

In order to support a full review of the Local Plan and identify clear trends the AMR for 2015/16 will analyse the performance of all Local Plan policies. This analysis is required because the AMR is integral to identifying policies which are performing effectively as well as helping to strengthen policy areas which are changing and require a new response.

# Key achievements highlighted in this AMR include:

- New SPDs on Sustainable Design & Construction; Residential Design Guidance; and S106 Planning Obligations were adopted in April 2013. SPD on Skills Employment Enterprise and Training (SEET) was adopted in October 2014. These SPDs provide further detail on implementing Local Plan policies
- Three new draft planning briefs approved for consultation in December 2015 - North London Business Park; National Institute of Medical Research; Copthall Planning Brief
- The Council, in partnership with Genesis Housing Association, has undertaken a comprehensive review of the remainder of the Grahame Park Estate Masterplan, known as Stage B. The most appropriate way forward is to produce a Supplementary Planning Document (SPD), which will provide a framework for the consideration of detailed planning applications for a series of phases over a 10-15 year period. The draft Grahame Park Estate SPD was approved for consultation in December 2016.
- Borough Community Infrastructure Levy (CIL) was introduced in Barnet in May 2013. So far Barnet has collected £6.1M on behalf of the Mayor (Mayoral CIL which was introduced in May 2012) and £5.5M of Barnet CIL for the period ending March 2015.
- Barnet's target as set out in Further Alterations to the London Plan (March 2015) is to deliver 2,349 net new homes per year. Barnet's Local Plan target reflects Barnet's previous London Plan target of 2,255 net new homes per year and aims to provide 28,000 additional homes by 2025/26. Nearly 5,000 new homes were completed during the period 2012/13, 2013/14 and 2014/15.
- Within Colindale the former Peel Centre, was granted planning permission in July 2015. The development will comprise 2,900 new homes, commercial office space, and will provide £11 million for Colindale Station improvements and significant S106 for community infrastructure. This scheme contributes to making Colindale a vibrant, successful and diverse neighbourhood, an area which is delivering a significant proportion of new homes in Barnet.
- The North London Waste Plan was re-launched in 2013 and views on what the new Plan should contain were invited between April and June 2013. This was followed by consultation on the draft plan between July and September 2015.
- Brent Cross-Cricklewood (BXC) is the largest and most significant development in Barnet. It will create a sustainable mixed use metropolitan town centre with substantial residential, commercial and retail uses. A Section 73 planning consent was issued in July 2014. The timescales attached to the 2010 planning consent have not changed. In order to safeguard the delivery of the scheme, a Section 96A 'non-material amendment' application was approved in November 2015 to amend the 2014 planning consent and allow the implementation of Phase 1A (North) in the short term by the carrying out of minor works. There has been some delay to the regeneration programme, however the BXC Development Partners are expected to proceed broadly in accordance with the timescales set out in the outline consent.
- In May 2015 a Boroughwide non-immediate Article 4 Direction which withdraws permitted development rights from planning use class C3 (dwelling house) to C4 (House in Multiple Occupation) was approved by Planning Committee. The Article 4 is expected to be confirmed in 2016.
- In February 2015 the Council consulted on Barnet's draft Statement of Community Involvement (SCI). The SCI sets out how the Council will involve local residents, businesses and community groups in the preparation of planning documents and the consideration of planning applications. First adopted in 2007 the SCI has been substantially revised to take into account reforms to the planning system and changes to service delivery in Barnet. The SCI was adopted in July 2015.

# 1. Authorities Monitoring Report 2013-2015

- 1.1.1 The Authorities Monitoring Report sets out how Barnet's planning policies have been implemented over the previous financial year and how planning documents in the Local Plan are progressing. This AMR focuses on the period April 2013 to March 2015 and in some cases beyond.
- 1.1.2 Barnet has been producing Annual Monitoring Reports since 2004. The Localism Act 2011<sup>1</sup> changed the requirements for monitoring, moving away from national core indicators. The focus is now on more local indicators that help to measure the implementation of planning policies and identify key planning issues which are more relevant to local people. This is the key difference between the Authorities Monitoring Report and the Annual Monitoring Report. Both are known as the AMR. Previously, there was a requirement to publish the AMR as one large document in December each year. The requirement for a single AMR to be produced at a specific time has been removed. This AMR focuses on statutory requirements only.
- 1.1.3 AMR highlights progress on the strategic planning documents that the Council through the Local Development Scheme (LDS)<sup>2</sup> has set out a commitment to produce as part of the Local Plan.
- 1.1.4 The AMR is required to set out details of receipts generated by the Community Infrastructure Levy (CIL)<sup>3</sup>. It must also reflect progress on neighbourhood plans and updates on actions taken under the duty to co-operate.
- 1.1.5 Sources for Tables and Figures in the AMR are from RE Planning Policy unless otherwise indicated.

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

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

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

## 2. Monitoring Barnet's Local Development Scheme (LDS)

2.1.1 Barnet's most recent Local Development Scheme (LDS) was published in July 2015. This is the 4<sup>th</sup> version of the LDS replacing the one approved in 2011. The LDS sets out the intentions of the Council for the Local Plan, in particular the Development Plan Documents (DPD) and Supplementary Planning Documents (SPD) it intends to produce and the timetable for their production and review.

2.1.2 The main revisions in the 2015 LDS are revised timetables for Local Plan documents, including: Site Allocations; North London Waste Plan; Affordable Housing SPD; Green Infrastructure SPD; and the Grahame Park Estate SPD and new timetable for revision of Community Infrastructure Levy.

2.1.3 Changes since April 2013 include the following :

### Local Development Documents

- The Inspector's Report into the North London Waste Plan (NLWP) concluded in March 2013 that the Plan failed to fulfil legal duty to cooperate and should not be adopted. Re-launch of NLWP in April 2013 inviting views on what the new Plan should contain. This was followed by consultation on the draft plan between July and September 2015.
- Updated Local Development Scheme and Statement of Community Involvement documents were adopted in July 2015
- Barnet's Community Infrastructure Levy implemented in May 2013

### Supplementary Planning Documents

- SPDs on Residential Design Guidance, Sustainable Design and Construction and S106 Planning Obligations were adopted in April 2013
- SPD on Delivering Skills, Employment, Enterprise and Training (SEET) from Development through S106 was adopted in October 2014.
- Draft SPD on Grahame Park Estate was approved for consultation in December 2015

### Planning Briefs

In December 2015 the Council approved a number of documents for public consultation starting in January 2016

- North London Business Park
- National Institute of Medical Research
- Copthall

2.1.4 Table 1 shows Barnet's progress so far on DPDs and indicates how the Council will move forward with other documents. The Council will consider the review of the Local Plan in the next version of the Local Development Scheme.

Table 1: Local Development Scheme Progress (DPDs)

Activity	LDS Milestones	Progress	Comments
<b>North London Waste Plan (NLWP)2</b>	Preferred Stage Consultation April 2013 Publication Consultation Nov 2015 Submission – Apr 2016 Examination - Sep 2016 Adoption – May 2017	Completed Not started Not started Not started Not started	July-Sept 2015 Not started Not started Not started Not started
<b>Site Allocations</b>	Preferred Stage Consultation – Sept 2015 Publication Consultation – Sept 2016 Submission – Feb 2017 Examination – June 2017 Adoption – Feb 2018	Not started Not started Not started Not started Not started	<i>Awaiting further details on Housing and Planning Bill prior to progression</i>
<b>Community Infrastructure Levy and related documents</b>	Revised preliminary draft IDP (Infrastructure Delivery Plan) and Review of current CIL 2016/17 Revised preliminary draft charging schedule (PDCS) - 2017. Revised draft charging schedule (DCS) – June 2017	Not started Not started Not started Not started	Not started

2.1.5 Table 2 shows progress on production of Supplementary Planning Documents (SPDs). These documents help to implement Local Plan policies.

Table 2: Local Development Scheme Progress (SPDs)

Activity	LDS Milestones	Progress	Comments
<b>Affordable Housing</b>	Pre-production - Jan 2012 Production / Consultation – July 2015 Assessment of Representations – Sept 2015 Adoption – Jan 2016	Started Not Started Not Started Not Started	On-going <i>Awaiting further details on Housing and Planning Bill prior to progression</i>
<b>Green Infrastructure</b>	Pre-production - Start preparation of the evidence base – Jan 2012 Production / Consultation – Dec 2015 Assessment of Representations – Feb 2016 Adoption – May 2016	Started Not started Not started Not started	On-going <i>Open Spaces Strategy and Playing Pitches Assessment work in progress</i>
<b>Grahame Park Estate SPD</b>	Pre-production – May 2015 Production / Consultation – July 2015 Assessment of Representations – Sept 2016 Adoption – Dec 2016	Started Not started Not started Not started	May 2015 Feb 2016 April 2016 May 2016

2.1.6 The Council has engaged in a series of national and regional planning consultations since April 2013 such as:

- Response to Mayor’s Draft Supplementary Planning Guidance on Sustainable Design and Construction Oct 2013
- Response to LB Enfield North Circular Road Area Action Plan May 2013
- Response to CLG Housing Standards Review Oct 2013
- Response to CLG’s Greater Flexibilities to Change of Use Oct 2013
- Response to CLG’s Technical Consultation on Planning Sept 2014
- Response to Further Alterations to the London Plan April 2014
- Response to the Mayor’s Outer London Commission Round 4 consultation Sept 2015
- Response to Crossrail 2 Growth Commission Dec 2015

### 3. Monitoring the Community Infrastructure Levy (CIL)

- 3.1.1 Barnet Council is a CIL collecting authority. This enables it to collect CIL on commencement of planning approved development. The requirement to pay Community Infrastructure Levy (and therefore certainty of payment) only arises when a development commences on site.
- 3.1.2 Barnet CIL is set at £135.00 per m<sup>2</sup> and Mayoral CIL is charged at £35.00 per m<sup>2</sup>. With current indexation applied, Barnet CIL is now **£166.97** and Mayoral CIL **£43.25** per m<sup>2</sup> of net additional floor space and is adjusted every November linked to indexation.
- 3.1.3 In 2013-14, Barnet collected **£2,240,869** on behalf of the Mayor from 70 implemented planning consents. In 2014-15 the Council collected **£3,542,324** of Mayoral CIL from 71 implemented planning consents.
- 3.1.4 CIL income can only be applied towards “the provision, improvement, replacement, operation or maintenance of infrastructure”. The definition of “infrastructure” includes:
- Roads and other transport facilities,
  - Flood defences,
  - Schools and other educational facilities,
  - Medical facilities,
  - Sporting and recreational facilities,
  - Open spaces
- 3.1.5 Since adoption of the charging schedule on 1st May 2013, the first financial year of Barnet CIL collection (2013/14) saw **£901,620** collected for the Council from developments approved and commenced during this period. The Council issued 149 Liability Notices for developments with planning consent in 2013/14 for a total value of **£10,616,986**.
- 3.1.6 Within the 2014/15 financial year the Council collected **£4,683,048** of Barnet CIL and issued over 200 Liability Notices for a total value of **£14,376,995**.
- 3.1.7 The Council does not expect all Liability Notices to come into effect and deliver the infrastructure funds identified because:
- not all developments will be built out,
  - there will be developments may that have sought planning permission for multiple schemes of which only one scheme could possibly be built out, and
  - a substantial proportion of this potential CIL liability will be for schemes that are eligible for and subsequently apply for statutory or discretionary relief.
- 3.1.8 Government changes to the CIL Regulations in February 2014 introduced two further categories of claims for relief (self-build development and residential extensions). This opportunity to claim relief applied retrospectively so that all existing approved developments could also claim such relief provided they had not yet commenced on site.
- 3.1.9 Further claims may be made by developers in relation to 2013-14 planning permissions, prior to commencement on site. Therefore additional relief claims may be received beyond the detail of the total amounts of different kinds of relief granted in Table 3.
- 3.1.10 To date **£4,131,435** of relief has been granted in relation to 21 Barnet CIL liable planning permissions approved in 2013-14.



Table 3: Barnet CIL Relief – 2013/14

Type of relief	Amount	Number of developments
Self-Build	£124,419	5
Residential extension	£260,366	9
Social housing	£919,750	5
Charitable relief	£19,575	1
Exceptional circumstances	£2,807,325	1
<b>Total</b>	<b>£4,131,435</b>	<b>21</b>

- 3.1.11 In 2014/15 an increased number of developments were granted relief. Table 4 shows that 33 Barnet CIL liable developments were granted relief which amounted to **£2,828,908**.

Table 4: Barnet CIL Relief – 2014/15

Type of relief	Amount	Number of developments
Self-Build	£296,201	11
Residential annex	£135,804	1
Residential extension	£891,021	10
Social housing	£1,132,612	8
Charitable relief	£19,575	2
Exceptional circumstances	£353,695	1
<b>Total</b>	<b>£2,828,908</b>	<b>33</b>

- 3.1.12 The application of CIL income is not time bound and therefore there are no specific risks relating to the application of the funds provided they are applied in accordance with the definition of infrastructure from the CIL Regulations, including accounting for requirement to make a portion of the funds available to Neighbourhoods or local areas.
- 3.1.13 To date the CIL funds collected (and anticipated to be collected in the future) by Barnet Council has been formally allocated towards the projects detailed in Table 5. In all cases they represent a contribution towards the total cost of the project, recognising that the benefits of the infrastructure will support both existing and new communities in the area:

Table 5: Allocation of centrally held CIL funds

Area Committee	2013/14 allocations	2014/15 allocations	Combined allocations	Expenditure to date
Street Tree Planting in Edgware Town Centre	£29,186	£0	£29,186	£29,186
New Leisure Centres Project (Cophall + Victoria Recreation Ground)	£0	£3,000,000	£3,000,000	£0
Youth Zone (Colindale)	£0	£3,000,000	£3,000,000	£0

- 3.1.14 The above allocations are changes to the adopted Regulation 123 list, and were formally approved through the Budget Report in February 2016, within the Capital Programme.
- 3.1.15 Under the CIL Neighbourhood Precept a portion (15%) of CIL income (capped at £100 per unit) generated in an area is required to be redistributed locally where parish Councils exist. Barnet does not contain any parish Councils, but has selected the Area Committees as suitable elected decision-making bodies for identifying and determining how allocations of the Neighbourhood Precept of CIL funding should be applied. Table 6 provides breakdowns of the maximum potential precept.

**Table 6: Barnet's CIL Neighbourhood Precept**

<b>Area Committee</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Combined total to date</b>	<b>Allocation 2015/16</b>
Chipping Barnet	£102,132	£218,852	£320,984	£150,000
Finchley & Golders Green	£30,082	£76,875	£106,957	£106,957
Hendon	£3,029	£375,827	£378,856	£150,000

- 3.1.16 Recognising that the singular large regeneration schemes and projects can have CIL contributions running to several £million, in these cases the CIL funds are often intended and identified to fund specific projects in the immediate vicinity of the site, therefore the area-wide allocation of 15% net CIL income is capped at £150,000 per annum per Area Committee to ensure these highly specific mitigation measures can be fully funded.
- 3.1.17 The area committees have not yet had sufficient time for the various individual project allocations of CIL funds to have been delivered, and therefore has been no recorded expenditure of the Neighbourhood Precept to the end of 2015.
- 3.1.18 As stated in Section 5 there are two Neighbourhood Plans emerging within Barnet at Mill Hill and West Finchley. Where a neighbourhood plan is adopted, 25% (capped at £100 per unit) of all CIL funds accrued from development within the Neighbourhood Plan area are to be made available towards infrastructure related to that Plan.

## 4. Monitoring the Duty to Co-operate

- 4.1.1 Under the Localism Act the Council as a 'local authority' has a new 'duty to co-operate'. It requires that councils and public bodies 'engage constructively, actively and on an ongoing basis' with other local planning authorities on strategic priorities to ensure that plans are in place to support the current and future projected levels of development, in particular where there are issues of cross boundary impact.
- 4.1.2 The council continues to work in collaboration with neighbouring authorities and other relevant agencies to discuss common issues. Table 7 shows meetings since the introduction of Duty to Co-operate in March 2013.

**Table 7: Duty to Co-operate and Barnet**

Public body	Meeting dates	Venue
GLA - SHLAA	1 March 2013	City Hall
GLA workshop on Duty to Cooperate	22 March 2013	City Hall
GLA Seminar on Future Comparison Retail Needs	21 April 2013	City Hall
West London Alliance Policy Officers	25 April 2013	Ealing
Environment Agency (Water Framework Directive) workshop	3 May 2013	Hatfield
Drain London Forum	24 May 2013	City Hall
LB Enfield North Circular Area Action Plan submission draft - Barnet's response	30 May 2013	Email
English Heritage Meeting on Archaeology in Barnet	12 June 2013	NLBP Barnet
West London Alliance Policy Officers	27 June 2013	Ealing
Transport for London	9 July 2013	NLBP, Barnet
GLA Strategic Planning and Duty to Co-operate	11 July 2013	Camden
GLA Londonwide SHMA	26 July 2013	City Hall
GLA – SHLAA	7 August 2013	City Hall
Drain London Forum	12 September 2013	City Hall
SHMA Partnership	23 September 2013	City Hall
SHLAA/SHMA GLA meeting	14 October 2013	City Hall
Haringey duty to co-operate	24 October 2013	Haringey
London Borough of Camden (GTANA)	12 November 2013	Phone Interview
Welwyn Hatfield Borough Council (SHMA)	12 November 2013	Phone Interview
Transport for London	29 November 2013	Barnet
London Borough of Camden (Planning Policy team)	13 December 2013	Camden
London Borough of Haringey (SHMA)	17 December 2013	Haringey
West London Alliance Policy Officers	19 December 2013	Ealing
Chipping Barnet Town Team meeting	10 January 2014	Barnet
Hertsmere Borough Council (Planning Policy team)	23 January 2014	NLBP Barnet
North London Alliance 2014 briefing	31 January 2014	London
TfL Quarterly meeting with Barnet	7 February 2014	NLBP Barnet
West London Alliance's FALP Consultation Event	19 March 2014	Wembley
North London Waste Plan Forum	3 June 2014	Islington
London Plan FALP Pre Examination meeting	11 July 2014	City Hall
GLA High Street event	24 July 2014	Wembley
London Plan Housing Issues	2 September 2014	City Hall
Drain London Forum	11 September 2014	Herts
Haringey duty to co-operate meeting	22 September 2014	NLBP Barnet
Green Belt Review Workshop	3 December 2014	Hounslow CC
GLA (NLWP) meeting	17 December 2015	City Hall
GLA Energy meeting	8 January 2015	City Hall
Planning and Public Health	5 February 2015	London Councils
GLA Housing SPG revisions	23 February 2015	City Hall
GLA (London Plan Team)	7 October 2015	City Hall
Transport for London	8 October 2015	55 Broadway

Other Regional Meetings	Meeting dates	Venue
Association of London Borough Planning Officers (ALBPO) Meetings - <b>Development Plans</b>	Bi-monthly	London Councils
Association of London Borough Planning Officers (ALBPO) Meetings – <b>Policy Officers sub group</b>	Bi-monthly	London Councils
Officer Advisory Panel in Planning (OAPP) Meetings	Quarterly	London Councils
West London Alliance Meetings	Quarterly	Ealing Perceval House

GTANA - Gypsy and Traveller Accommodation Needs Assessment

SHLAA – Strategic Housing Land Availability Assessment

SHMA – Strategic Housing Market Assessment

## 5. Monitoring Neighbourhood Plans

- 5.1.1 The Localism Act introduced new rights and powers for communities, providing an opportunity for them to get directly involved in planning for their areas through Neighbourhood Development Plans (NDPs). There are three types of Neighbourhood Plans listed in the Localism Act - Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.
- 5.1.2 Neighbourhood plans are about developing land in a way that is sympathetic to the needs of local stakeholders and for giving local people a greater say in where new development should go and what it should look like. Once plans are adopted they will become an important consideration when making decisions on planning applications.
- 5.1.3 The Council has received expressions of interest in Neighbourhood Plans in Mill Hill, West Finchley, Childs Hill and Middleton Road (Golders Green). Re officers on behalf of Barnet Council undertook a number of separate meetings (see Table 8) with these groups and as a result:
- Mill Hill Area and Forum applications were designated in September 2014
  - West Finchley Area and Forum applications were designated in November 2015
  - Both designated Area Forums are now working towards producing relevant evidence base studies and draft neighbourhood plan documents.

Table 8: Meetings related to Neighbourhood Plans

Neighbourhood Plan (NP) body	Meeting dates	Venue
Mill Hill NP meeting with Forum Chair	29 November 2013	NLBP Barnet
Mill Hill NP meeting with Forum Chair	16 January 2014	NLBP Barnet
West Finchley NP initial expression meeting	31 January 2014	NLBP, Barnet
Childs Hill NP initial expression meeting	2 May 2014	NLBP, Barnet
Mill Hill NP Meeting with Forum Chair	4 September 2014	NLBP, Barnet
Mill Hill NP Public meeting	10 Feb 2015	Hartley Hall, Mill Hill
Mill Hill NP Public meeting	4 March 2015	Hartley Hall, Mill Hill
Mill Hill NP LBB/LSE students meeting	6 March 2015	NLBP, Barnet
Mill Hill NP Committee meeting	20 April 2015	Saracens Mill Hill
Mill Hill NP Committee meeting	18 May 2015	Saracens Mill Hill
West Finchley NP meeting with Forum Chair	6 July 2015	NLBP, Barnet
Middleton Road (Golders Green) NP initial expression meeting	4 August 2015	NLBP, Barnet
Mill Hill NP Committee meeting	6 October 2015	Saracens Mill Hill
Mill Hill NP meeting with Forum Chair	13 October 2015	Barnet House
Mill Hill NP Committee meeting	16 November 2015	Saracens Mill Hill

## 6. Understanding Barnet's Housing Trajectory

- 6.1.1 Barnet's Housing Trajectory has already been published separately in May 2015 on Barnet's website and should be read in conjunction with this chapter.  
<https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/planning-policies-and-further-information/annual-monitoring-report.html>
- 6.1.2 Barnet's five year supply target as set out in Further Alterations to the London Plan (March 2015) is to deliver 2,349 net new homes per year. Barnet's Local Plan target reflects Barnet's previous London Plan target of 2,255 net new homes per year and aims to provide 28,000 additional homes by 2025/26.
- 6.1.3 Demonstrating a 5 year supply of deliverable housing sites is a requirement of the National Planning Policy Framework. Based on current consents, allocated sites projections Barnet can demonstrate a deliverable supply with a **25.9%** surplus based on the London Plan target of 2,349. Based on the Local Plan aim to deliver 28,000 units, and net delivery to date, Barnet can demonstrate a deliverable supply with a **41.0%** surplus.
- 6.1.4 Barnet's total identified supply is made up of vacant units returned to use and the conventional supply - which now includes the non-self contained supply and is split into minor planning permissions, major planning permissions, allocations and prior approvals.
- 6.1.5 Barnet trajectory summary provides further details of past completions for the sources of total supply. Key to the understanding the trajectory is a focus on monitoring and managing the cumulative completions in accordance with the strategic allocation (the London Plan) rather than simply highlighting the annualised rates of completions. Barnet's housing trajectory shows:
- net additional dwellings since 2000/01;
  - net additional dwellings for 2011/12;
  - projected net additional dwellings over a 15 year period (up to 2028/29);
  - the annual net additional dwelling requirement for the lifetime of the Local Plan (MANAGE); annual average number of net additional dwellings needed to meet overall housing requirements, with regards to previous year's performance (MONITOR).

# 7. Barnet's Regeneration Programme

7.1.1 Barnet's regeneration programme (as shown in Map 1) consists of 8 schemes. Progress on the Brent Cross scheme is reported separately in section 8. Of the remaining seven schemes five are estate regeneration schemes. These are:

## 1. Dollis Valley (Brook Valley Gardens)

The Dollis Valley Estate lies to the north of the Borough on the outskirts of Chipping Barnet. The estate was built in the late 1960s / early 1970s and comprises two and three storey houses with five storey blocks of flats. The regeneration of Dollis Valley will see the creation of a new sustainable neighbourhood with mixed tenure housing, improved green setting and transport links. Planning approval for the regeneration of Dollis Valley was granted in October 2013. Works on Phase 1 has partially delivered 108 housing units, including 40 affordable units. The entire development is expected to be completed by 2018/19.

## 2. Grahame Park (New Hendon Village)

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

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

The first new homes at New Hendon Village were delivered in 2010/11. A review of Stage B was undertaken in 2014/15. At present delivery of all the new homes is expected to complete in 2030/2031

The first draft SPD for Graham Park Estate was approved by Committee in Dec 2015 for public consultation. The draft SPD provides guidance for masterplanning activities within the site, shaping changes to the Stage B plans for the development. Given the comprehensive nature of the scheme, the SPD will be a material consideration for all applications submitted in respect of land within the site.

## 3. Granville Road

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

Within the Estate there is surplus land, which offers the opportunity to build some additional homes for private sale and affordable housing thus creating a mixed tenure community. A planning application for redevelopment of the site for 132 units was submitted in summer 2014 and was refused due to the scale of proposed housing and loss of open green amenity space. The Development Partners have submitted an appeal to the Planning Inspectorate.

## 4. Stonegrove (Edgware Green)

The Stonegrove and Spur Road Estates are on the edge of Green Belt close to Stanmore and adjoining Harrow. The Estates were built in the 1960s and 1970s, and comprise of a



mixture of 11-storey tower blocks and four-storey maisonette blocks. Due to the poor state of repair of the buildings and their high energy costs, the council resolved to regenerate the estates in order to provide modern homes, and take the opportunity to reconnect this 11.5 hectare site with the surrounding community.

First completions in this regeneration of 999 new homes, a net gain of 396 new homes, were delivered in 2008/09. In 2012/13, 107 new homes (all affordable) were completed. With all decanting complete in November 2015, and the construction programme 58% complete, the Stonegrove scheme is nearing completion; with delivery expected in 2018.

## **5. West Hendon (Hendon Waterside)**

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

The Estate was built in the late 1960s using a large panel system construction method which has generated problems with regard to insulation and poorly designed communal areas. The location and special nature of this regeneration project has made it a particularly high profile scheme.

West Hendon's regeneration will deliver 2,194 new homes, a net gain of 1,553 over a 17 year period. The first new homes were delivered in 2011/12. A total of 35 private homes were delivered in 2012/13. Phase 3a is now substantially complete and partially occupied and block E2, a 26 storey block, has the central core of the building completed and exterior works underway. An application for works to Cool Oak Lane Bridge is expected to be submitted in early 2016. Delivery of new homes is expected to complete in 2029/30.

## **6. Colindale**

An Area Action Plan is in place for Colindale that provides guides and controls for development and infrastructure in the area. One of the area's major developments, the former Peel Centre, was granted planning permission in July 2015. The development will comprise 2,900 new homes, commercial office space, and will provide £11 million for Colindale Station improvements and significant S106 for community infrastructure. In terms of development and housing completions the regeneration of Colindale is almost 25% complete.

## **7. Mill Hill**

An Area Action Plan is also in place for Mill Hill East, an area that represents a major regeneration in the heart of Barnet. Transformation is underway with the first and second phases of Millbrook Park (a scheme of 2,170 new homes) under construction.

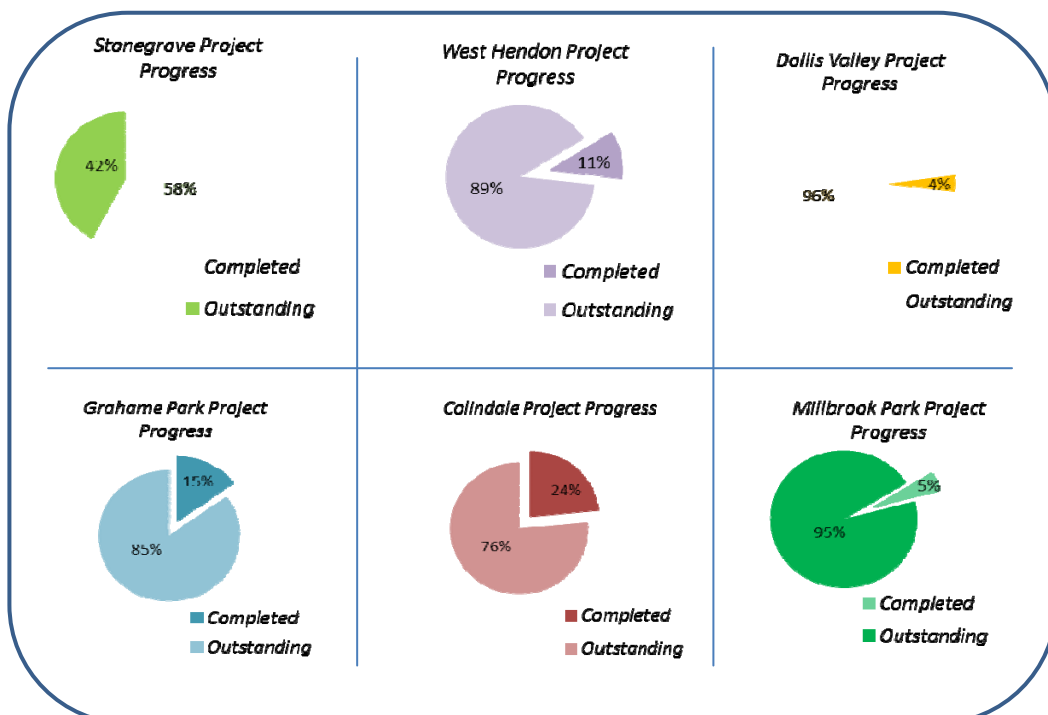


## Map 1: Regeneration Schemes



Source: GLA Projections 2013 (Preferred Option Projections)

Figure 1: Current Project Completion Status (at Nov 2015)



## 8. Implementation of Core Strategy Policy on Brent Cross Cricklewood

### Policy CS 2 – Brent Cross Cricklewood

The Brent Cross – Cricklewood (BXC) Development Partners have responded to the challenging economic conditions by re-phasing their scheme to produce a viable development whilst remaining within the boundaries of the outline consent. A Section 73 application was approved in July 2014 to adjust the planning conditions of the 2010 permission.

The approved Section 73 application reflects the evolution of the scheme since 2010. It re-considers elements of the form, phasing and delivery of the 2010 permission. A key element of the Section 73 permission is the provision of a 'Living Bridge' a new pedestrian and cycle bridge across the A406. This 'Living Bridge' will significantly improve connectivity between the two parts of the new town centre to be created at Brent Cross Cricklewood.

The Section 73 application does not change the timescales attached to the 2010 permission and it is anticipated that the development will proceed within the timescales set out in the outline consent.

Since the approval of the Section 73 application, the Brent Cross North Partners have focussed on discharging the relevant pre-reserved matters planning conditions and preparing the necessary reserved matters applications in respect of the critical infrastructure to be provided to support the shopping centre and comprehensive regeneration of the area. The Brent Cross North Partners have submitted a number of reserved matters applications in respect of Phase 1A (North), which is largely an infrastructure phase. It includes necessary highways infrastructure to support the northern development as well as improvements to critical southern junctions including A5/A407 Cricklewood Lane and the A407 Cricklewood Lane/Claremont Road. The infrastructure required relevant to the River Brent re-routeing and bridge works are also delivered as part of Phase 1A (North), along with the Living Bridge, Replacement Tempelhof Bridge, Clitterhouse Playing Fields Part 1 (excluding the Nature Park) and the Claremont Park Improvements.

**This AMR focuses on progress with the BXC indicators up to end of 2015. The full list of Monitoring Indicators for Brent Cross – Cricklewood is set out in Appendix B of the Core Strategy.**

*Note 1: A Section 73 Application was submitted in October 2013 to amend conditions attached to 2010 permission. This was approved by the Council in January 2014 subject to Direction to Secretary of State and S106. Planning Consent for the Section 73 application was issued on 23 July 2014 following completion of the S106 legal agreement.*

Indicator Number	Indicator	Targets	Progress
CS 2AA	2010 - 2012	<ul style="list-style-type: none"> <li>a) Grant of BXC planning permission</li> <li>b) Completion of Planning Performance Agreement (para 22 of Initial Planning Agreement Schedule 2)</li> <li>c) BXC Public Consultation Strategy approved (Condition 1.23). Planning &amp; development forums established (if appropriate)</li> <li>d) Detailed topographical and geotechnical surveys</li> <li>e) Existing Open Space site measurement approved (Condition 2.3)</li> <li>f) Detailed transportation survey work undertaken to underpin the pre-commencement transport approvals.</li> </ul>	<ul style="list-style-type: none"> <li>a) Hybrid planning permission granted 28 October 2010. Section 73 Planning Consent issued on 23 July 2014.</li> <li>b) The Property Development Agreement between the Brent Cross development partners and the London Borough of Barnet was signed on the 03/03/2015 which establishes obligations on both parties and terms of engagement.</li> <li>c) Approved 31/03/2015 (ref 14/07891/CON).</li> <li>d) Relevant surveys carried out by the Development Partners.</li> <li>e) Approved 03/07/15 (ref 14/07888/CON).</li> <li>f) Condition 37.1 Phase Transport Report Scope &amp; Matrix for Phase 1 approved 10/02/2015 (ref 14/07507/CON). Condition 37.1a Phase Transport Report Scope for Phase 1A approved 10/02/2015 (14/07506/CON).</li> </ul>
CS 2 AB	2010 - 2012	<p>Discharge of relevant pre-reserved matters conditions, including:</p> <ul style="list-style-type: none"> <li>a) A5 Corridor Study (Condition 2.7)</li> <li>b) Construction Consolidation Centre Feasibility Report (Condition 1.9)</li> <li>c) Framework Servicing and Delivery Strategy (Condition 1.21)</li> <li>d) Phase 1 Transport Report (Condition 37)</li> <li>e) Walking and Cycling Study (Condition 1.20)</li> <li>f) Mobility Feasibility Study and Strategy (Condition 1.25)</li> <li>g) RDF Feasibility Study (Condition 35.3)</li> <li>h) Vacuum Waste Collection System Feasibility Study (Condition 1.24)</li> </ul>	<p>The relevant Pre-RMA Conditions related to Phase 1A (North) have been approved or secured resolution to grant in 2015.</p> <ul style="list-style-type: none"> <li>a) Resolution to approve granted at Planning Committee 10/09/2015 (ref 14/07402/CON).</li> <li>b) Approved 04/02/2015 (ref 14/07508/CON).</li> <li>c) Approved 09/09/2015 (ref 14/08112/CON).</li> <li>d) Condition 37.1 Phase Transport Report Scope &amp; Matrix for Phase 1 approved 10/02/2015 (ref 14/07507/CON). Condition 37.1a Phase Transport Report Scope for Phase 1A approved 10/02/2015 (14/07506/CON).</li> <li>e) Approved 10/09/2015 (ref 14/08105/CON).</li> <li>f) Approved 30/03/2015 (ref 14/07955/CON).</li> <li>g) Approved 10/07/2015 (ref 14/07893/CON).</li> <li>h) Approved 27/03/2015 (ref 14/07961/CON).</li> </ul>

Indicator Number	Indicator	Targets	Progress
CS 2 AC	2010 - 2012	<p>Detailed design of Site Engineering and Preparation Works (Condition 1.8) including:</p> <p><b>a)</b> Identification of Remediation Zones and Sub-Zones for Phase 1 (Condition 31.1) Commence Site Specific Remediation Strategy for Remediation Zones in Phase 1 (Condition 31.2)</p> <p><b>b)</b> Detailed design work in relation to alignment of the primary and secondary road network within the development as the basis for fixing the Highways Orders needed to enable the development to proceed (Condition 13.1)</p> <p><b>c)</b> Site assembly process progress:</p> <ul style="list-style-type: none"> <li>- negotiations with owners / occupiers</li> <li>- site acquisition strategy</li> <li>- Residential Relocation Strategy (Condition 1.10) and</li> <li>- Business Relocation Strategy (Condition 46.3)</li> <li>- Compulsory Purchase Order (CPO) boundary defined</li> </ul> <p><b>d)</b> Site referencing process for CPO commenced.</p>	<p><b>a)</b> Condition 31.1 discharged on 28/01/2015 for Phase 1A (North) (ref 14/07509/CON) including draft Site Specific Remediation Strategies for Phase 1.</p> <p><b>b)</b> Detailed design work in order to fix the highways layouts has commenced in consultation with the relevant Highways Authorities including TfL and Highways England and a process of engagement is established.</p> <p><b>c)</b> Work continued in 2015 in relation to the CPO to bring forward the first phases of development and critical. The Orders were made on 20 April 2015. The formal statutory Notices were served on those affected by the CPO on 30 April 2015.</p> <p>The Secretary of State has now confirmed that an Inquiry will be required. The Inquiry is scheduled to take place from 17 May – 17 June 2016. The Secretary of State has also confirmed that a Pre-Inquiry meeting will take place, and it is anticipated that this will be held early in the New Year.</p> <p>Site assembly is progressing and the Council and its advisors are progressing private treaty negotiations with those businesses and residents affected by the CPO. Heads of Terms have now been agreed with seven residential owners within the CPO area and the Council has also reached agreement with commercial owners within the south side area.</p> <p>The Residential Relocation Strategy has been submitted and approved.</p> <p><b>d)</b> Site referencing process for CPO completed 2015.</p>
CS 2 BA	2013 - 2014	<p>Between 2013 and 2014:</p> <p><b>a)</b> Consultative Access Forum established</p> <p><b>b)</b> Inclusive Access Strategy and Wayfinding Strategy approved (Condition 1.26)</p> <p><b>c)</b> Clitterhouse Mobility Scheme approved (Condition 2.2)</p> <p><b>d)</b> Pedestrian and Cycle Strategy approved (Condition 2.8)</p> <p><b>e)</b> Estate Management Framework approved (Condition 7)</p> <p><b>f)</b> Employment Skills Action Plan approved (Condition 10)</p> <p><b>g)</b> Phase Car Parking Standards and Phase Car Parking Standards approved for Phase 1 (Condition 11.2)</p> <p><b>h)</b> Scheme for Existing Landscape features in Phase 1 and Phase 1 arboricultural method statement approved (Condition 27)</p>	<p><b>a)</b> The Chair of the Consultative Access Forum was appointed in July 2014 and the inaugural meeting of the Forum was held in September 2014. CAF have advised on Reserved Matters proposals for Phase 1.</p> <p><b>b) to h)</b> These conditions have all been submitted approved in 2015.</p>

Indicator Number	Indicator	Targets	Progress
CS 2 BB	2013 - 2014	<p>a) Site Engineering and Preparation Works (Phase 1) approved (Condition 1.8) including approvals to:</p> <p>b) Identification of Remediation Zones and Sub-Zones for Phase 1 (Condition 31.1)</p> <p>c) Commence preparation of the Site Specific Remediation Strategy for Remediation Zones in Phase 1 (Condition 28.7)</p> <p>d) Detailed approvals (Condition 13.1) obtained for:</p> <ul style="list-style-type: none"> <li>- primary and secondary roads in Phase 1;</li> <li>- Bridge Structure B1 (A406 Tempelhof Bridge);</li> <li>- Brent Cross Pedestrian Underpass;</li> <li>- Bus Station Temporary Enhancement Works;</li> <li>- Eastern River Brent Alteration and Diversion Works;</li> <li>- River Brent Bridges (as relevant to the Eastern River Brent Alteration and Diversion Works);</li> <li>- Clarefield Park Temporary Replacement Open Space;</li> <li>- Clitterhouse Playing Fields (Part 1).</li> </ul>	<p><b>(a) to (d)</b> Pre-Application work linked to the submission of Reserved Matter Applications for Phase 1A (North) was carried out throughout 2014.</p> <p>Reserved Matter Applications for Phase 1A (North) comprising Infrastructure (roads, bridges and river diversion works) (15/03312/RMA), Clitterhouse Playing Fields and Claremont Open Space (15/00769/RMA), Central Brent Riverside Park (15/03315/RMA) and the residential development of Plots 53 and 54 (15/00720/RMA) were all submitted in January 2015 and have all been approved.</p>
CS 2 BC	2013 - 2014	<p>a) Other Phase 1A reserved matters approvals (Condition 1.2.1)</p> <p>b) Revised Indicative Construction Programme approved (Conditions 4.3, 4.4 and 5.3)</p> <p>c) Primary Development Delivery Programme and Detailed Delivery (Non PDP) Programme approved (Condition 5)</p> <p>d) Highways Orders made and/or promoted</p> <p>e) Construction Accesses approved in relation to the CHP/CCHP and WHF (condition 8.4)</p> <p>f) CPO made and submitted for confirmation.</p>	<p><b>a)</b> Reserved Matter Applications were submitted in January 2015 and have been approved (see above).</p> <p><b>b) &amp; c)</b> There has been some delay to the programme. The Primary Development Delivery Programme and Detailed Delivery (Non PDP) Programme are not anticipated to be submitted until the end of 2017, however a Strategic Milestones Programme has been submitted which shows Phase 1A (North) start on site at the end of 2017 and Phase 1B (North) start in early 2018.</p> <p><b>d)</b> Discussions in respect of Highways Orders are taking place with the appropriate Highways authorities.</p> <p><b>e)</b> The Council is leading on the delivery of the new Thameslink Train Station in partnership with Network Rail and public sector stakeholder partners in order to support the south-side scheme and comprehensive regeneration of the Brent Cross Cricklewood area. The delivery strategy for the new station includes the delivery of the new Waste Handling Facility and proposals for the WHF are being developed in consultation with the North London Waste Authority.</p> <p><b>f)</b> Compulsory Purchase Orders 1 and 2 were made on 20 April 2015. The formal statutory Notices were served on those affected by the CPO on 30 April 2015. The Secretary of State has confirmed that an Inquiry will be required. The Inquiry is scheduled to take place from 17 May – 17 June 2016.</p>

Indicator Number	Indicator	Targets	Progress
CS2 BD	2015 - 2016	<ul style="list-style-type: none"> <li>a) CPO Confirmed</li> <li>b) All Phase 1 interests acquired</li> <li>c) All requisite interests in Phase 1 site bound into the Planning Obligations under the Initial Planning Agreement (Condition 6)</li> <li>d) All Necessary Consents for Phase 1 Critical Infrastructure (Pre-Phase) (including highways agreements and bonds) completed and in place (Condition 13.1)</li> <li>e) Phase 1A commences 2016/17 and will be carried out in accordance with the Primary Development Delivery Programme</li> <li>f) Phase 1B reserved matters applications submitted and approved (2016/17).</li> </ul>	<p><b>a)</b> The Public Inquiry for Compulsory Purchase Orders 1 and 2 is scheduled to take place from 17 May – 17 June 2016. The outcome of the Public Inquiry into the CPO is expected at the end of 2016/early 2017.</p> <p><b>b) &amp; c)</b> Site assembly is progressing and Heads of Terms have now been agreed with seven residential owners within the CPO area and the Council has also reached agreement with commercial owners within the south side area.</p> <p><b>d)</b> Detailed design work in order to fix the highways layouts and progress the relevant Highways Orders has commenced in consultation with the relevant Highways Authorities including TfL and Highways England. A process of engagement is established. Engagement is on-going and anticipated to continue through 2016 with consents in early 2017.</p> <p><b>e)</b> There has been some delay to the programme. In order to safeguard the delivery of the scheme, a Section 96A 'non-material amendment' application was approved in November 2015 to amend the 2014 Planning Permission to allow the implementation of Phase 1A (North) in the short term by the carrying out of minor works (specifically the digging of a trench to contain the piled foundations for one of the approved pedestrian bridges). A Strategic Milestones Programme has been submitted by the Development Partners which shows Phase 1A (North) starting on site at the end of 2017 and Phase 1B (North) starting in early 2018 broadly in line with the implementation deadlines within the planning permission.</p> <p><b>f)</b> Reserved matters for Phase 1B (North) are programmed to be submitted in early 2017 which represents a delay against the target. However, it should be noted that the scope of critical infrastructure works to be delivered in Phase 1A of the development was extended through the 2014 Section 73 permission to include the M1/A406/A5 and the A406/A41 junction improvements, the Living Bridge and Claremont Park improvements, and therefore the delay to bringing forward Phase 1B reserved matters is not unreasonable.</p>
CS2 BE	2016 - 2018	<ul style="list-style-type: none"> <li>a) Phase 1B Commences and will be carried out in accordance with the Primary Development Delivery Programme.</li> <li>b) Plot 1C Commences and will be carried out in accordance with the Primary Development Delivery Programme.</li> </ul>	

## Brent Cross – Cricklewood (BXC) Headlines

- 8.1.1 Progress continues to be made with the milestones on BXC despite challenging economic conditions:
- Section 73 planning application approved in July 2014 for the re-phasing of the scheme following the completion of a S106 agreement.
  - Pre-application discussions took place during 2014 leading towards the submission of Reserved Matter Applications (RMAs) for Phase 1A (North) in early 2015. This is the key infrastructure phase that will enable later phases of plot development. As well as key highways infrastructure this phase will include significant improvements to local parks (Clitterhouse Playing Fields and Claremont Open Space), the diversion of the River Brent and creation of the central section of the new Riverside Park, the construction of the new Living Bridge, and the first housing plot development to accommodate Whitefield Estate residents displaced by the infrastructure improvements. The RMAs for Phase 1A (North) were approved in 2015.
  - Policy CS 2 states that if by end of 2014 any CPO that is required to deliver Phase 1 and commence development has not been made and submitted for confirmation it will trigger a review of the BXC policy framework. There was some slippage against this target; however it was not suitable to bring forward the CPO whilst the Section 73 application was being considered. The Compulsory Purchase Orders were therefore made on 20 April 2015. The formal statutory Notices were served on those affected by the CPO on 30 April 2015. The Secretary of State has now confirmed that an Inquiry will be required. The Inquiry is scheduled to take place from 17 May – 17 June 2016. The decision of the Secretary of State is anticipated at the end of 2016 / early 2017, paving the way for commencement of development.
  - The timescales attached to the 2010 permission have not changed. In order to safeguard delivery of the scheme, a Section 96A 'non-material amendment' application was approved in November 2015 to amend the 2014 Planning Permission to allow the implementation of Phase 1A (North) in the short term by the carrying out of minor works (specifically the digging of a trench to contain the piled foundations for one of the approved pedestrian bridges). The other triggers and controls remain in place before Phase 1A (North) and other sub phases can commence. There has been some delay to the programme; however the BXC Development Partners are expected to proceed broadly in accordance with the timescales set out in the outline consent. A Strategic Milestones Programme has been submitted which shows Phase 1A (North) starting on site at the end of 2017 and Phase 1B (North) starting in early 2018.
- 8.1.2 The Core Strategy highlights that if progress is not made with the implementation and delivery of regeneration in Brent Cross Cricklewood (BXC) the Council will, through a revision to the LDS, instigate a review of the existing planning policy framework for the BXC area. The necessity for this or otherwise will be considered as part of the Local Plan Review in 2017/18.