



Local Development Framework

Local Development Framework

Annual Monitoring Report 2007/08

December 2008

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1. Introduction

1.1. Background

- 1.1.1. The Planning and Compulsory Purchase Act 2004 (the Act) introduced a new planning system in which the Local Development Framework will replace the adopted Unitary Development Plan (UDP) as the statutory development plan for the borough. The main elements of the new 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 physical aspects of locations but also with economic, social and environmental matters; and
 - A planning system which updates the replacement of planning documents, ensuring they are constantly up-to-date
- 1.1.2. 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. The Purpose of the Annual Monitoring Report

- 1.2.1. Monitoring is an essential part of the continuous planning process. The approach to local monitoring is set out in PPS 12 – Local Spatial Planning and accompanying guidance in Local Development Framework Monitoring : A Good Practice Guide (March 2005). This includes the statutory requirement for local planning authorities to submit an Annual Monitoring Report (AMR). Guidance requires planning bodies to use the AMR to report core output indicators covering national policy objectives on planning and sustainable development. The AMR forms part of a consistent and cost effective approach to data collection.

1.3. The Contents of Barnet's 4th AMR

- 1.3.1. This is Barnet's 4th AMR and it covers the period from 1 April 2007 to 31 March 2008. Unlike the previous AMRs this report has been produced in a more challenging economic climate and it is the intention of the AMR to present a realistic picture of Barnet in 2007/08.
- 1.3.2. Barnet's 4th AMR also reflects revisions to the previous set of core output indicators as set out in Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008 published by CLG in July 2008. This year's AMR has sought to address the new indicators wherever possible particularly with reference to the National Indicators on net additional homes (NI 154), affordable homes (NI 155) and deliverable housing sites (NI 159). The next AMR will be better equipped with revised monitoring frameworks to report on the new indicators.
- 1.3.3. The 2004 Act requires AMRs to assess the implementation of the Local Development Scheme (June 2007) as well as the extent to which policies in Barnet's adopted UDP are being implemented.

- 1.3.4. The AMR makes use of a framework of indicators including : contextual indicators used to describe and understand the wider context of the UDP and other borough strategies; process targets used to monitor the delivery of the LDS; and core output indicators used to assess the performance of policies in the UDP.

Contextual indicators

- 1.3.5. These indicators take account of the social, economic and environmental aspects of Barnet and provide the context against which UDP policies can be assessed. The indicators make use of already available data and cover six areas (demographic structure, socio-economic issues, economy, environment, housing and built environment, transport and spatial connectivity) that the Egan review considered relevant for monitoring sustainable communities. (The Egan Review – Skills for Sustainable Communities, ODPM, April 2004). These six areas form the framework for the Barnet Profile

Process monitoring

- 1.3.6. Information on the achievement of the timetable and milestones for LDF document preparation compared with those set out in the 2nd version of Barnet's LDS published in June 2007.

National core output indicators

- 1.3.7. Measure quantifiable physical activities that are directly related to and the consequence of the implementation of planning policies. These comprise two groups of indicators:
- Core output indicators were revised by CLG in July 2008 and are addressed in the current AMR along with local indicators chosen by the council to monitor locally important trends and targets
 - Local output indicators: these are chosen to reflect issues of borough importance.

2. Vision and key development principles for Barnet

2.1 A Sustainable Community Strategy for Barnet 2006 - 2018

2.1.1 Barnet's Local Strategic Partnership developed the Sustainable Community Strategy 2006 - 2018 which contains the following vision for the borough in 2018:

'It is 2018. Barnet is known nationally and internationally as a successful city-suburb. Its new, inclusive and thriving neighbourhoods have made it one of the largest boroughs in London. Residents enjoy access to large green open spaces, clean streets, an excellent transport network and affordable, decent home. It is a place where both young and old can enjoy fulfilling and healthy lives. There is consistently high educational attainment and new local employment opportunities. Crime and fear of crime remains low and communities – established and recently formed – take pride in their area. Public services are of a consistently high standard and meet the needs of the diverse population they serve.'

2.1.2 The strategy comprises four main themes:

- Investing in children and young people
- Safer, stronger and cleaner Barnet
- Growing successfully
- Healthier Barnet (including older people)

2.2 The UDP's guiding principles

2.2.1 The adopted UDP contains the following six guiding principles:

- To plan for sustainable development
- To enhance the quality of the built and natural environment:
- To sustain local communities
- To improve education and employment opportunities
- To maintain and improve Barnet's transport network systems
- To promote the regeneration of the Cricklewood/Brent Cross and West Hendon area

3. A Profile of Barnet

3.1 Barnet's Demographic structure

- 3.1.1 Barnet is the fourth largest London borough in terms of area and is the 10th largest single tier authority in England and Wales. Barnet has the second largest population in London. Barnet's neighbours include five other London boroughs: Camden, Brent, Haringey, Harrow and Enfield, as well as Hertsmere in Hertfordshire.
- 3.1.2 Barnet is a growing borough and the population continues to rise. According to the Office for National Statistics (ONS) in 2007 there were 329,700 people living in Barnet. ONS estimate that in 2008 this has risen to 334,600.
- 3.1.3 Barnet is also a multi-cultural place. The borough is the 20th most ethnically diverse local authority area in England. According to the GLA it is estimated that at least 1 in 3 residents belong to an ethnic minority. The largest minority group within the borough are the Indian community. They represent 9.3% of residents within the borough. Barnet is also notable for having the highest number of Chinese residents of any English local authority.

Table 1: Ethnic groups in Barnet

Ethnicity	2008
White	228,263
Black Caribbean	4,049
Black African	18,186
Black Other	6,045
Indian	31,154
Pakistani	5,396
Bangladeshi	1,742
Chinese	8,606
Other Asian	11,010
Other	20,150
All Ethnicities	334,600

Source: Barnet Council Business Intelligence team, GLA (PLPLow) breakdowns applied to ONS estimates and projections

- 3.1.4 Barnet's population is changing. Table 2 shows that by 2018 over 371,000 people could be living in Barnet. Those aged 40-59 are predicted to increase the most, gaining nearly 19,000 additional people, to become the biggest age group in Barnet. In the same time period the 80+ age group will increase by only 2%, the lowest rate of change of any age group. The GLA uses a different methodology to ONS which incorporates local data on expected house building and predicts that Barnet's population will rise 14% from 326,332 in 2008 to 371,153 people in 2018.

Table 2: Population projections by age

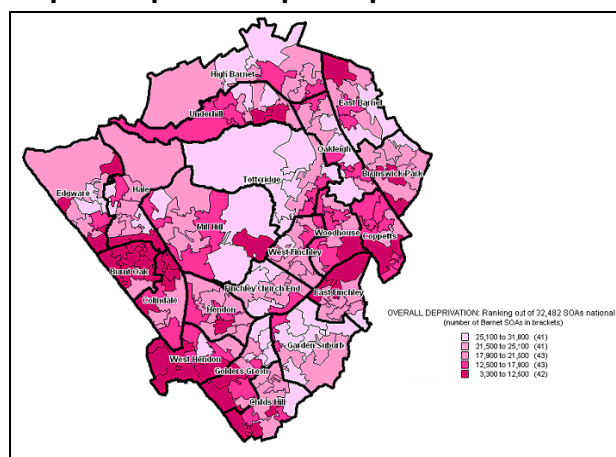
Age group	2008 Barnet population (ONS)		2018 Barnet population (GLA,PLP low)		Increase in population	% Increase 2008-18
	Number	%	Number	%		
0-19	83,900	25%	89,650	24%	5,750	7%
Under 15	64,500	19%	69,350	19%	4,850	8%
15-19	19,400	6%	20,300	6%	900	5%
20-39	102,300	31%	111,250	30%	8,950	9%
40-59	86,600	26%	105,650	29%	19,050	22%
60-79	47,500	14%	49,900	13%	2,400	5%
80+	14,300	4%	14,650	4%	350	2%
Total	334,600	100%	371,150	100%	36,550	11%

Source Business Intelligence Unit 2008

- 3.1.5 Average household sizes in Barnet are generally higher than that for London. With 135,464 households in Barnet (Valuation list, 21 Jan 2008) there is an average of 2.47 people per household. At 3,863 people per square kilometre, Barnet's population density is lower than for London as a whole (4,812 people p/sq km) but nearly ten times the figure for England. With growth in the residential stock expected to exceed growth in population, the average number of people per household will fall in Barnet, from 2.47 to 2.32 people in 2016. This will still be higher than the London and national averages of 2.21 and 2.24 people per household respectively.

3.2 Socio -Economic Issues in Barnet

- 3.2.1 Although Barnet is generally prosperous, there are pockets of deprivation, particularly in the western part of the borough along the A5 Corridor. In the 2007 Index of Multiple Deprivation Barnet ranks as the 128th most deprived district out of 354 English districts. Map 1 illustrates that Burnt Oak, Colindale and West Hendon are the most deprived wards.
- 3.2.2 At least one in ten of the borough's working age population are dependent on state benefits. This is lower than the London and national rates. The most common benefits claimed in Barnet and London, are 'incapacity benefits' followed by 'lone parent benefit' with 'job seekers' in third place. Table 3 shows the take-up of benefits in Barnet.
- 3.2.3 In terms of those people within the borough who are claiming the Job Seekers Allowance, Barnet residents as shown in Table 4 are more likely to be claiming this benefit for up to 6 months and from 6 up to 12 months than the London average and the national average as a whole. At present unemployed people in Barnet tend to be jobless for a shorter period than for London as a whole. With the current economic climate people may find it harder to re-enter the jobs market particularly given lower job density levels in Barnet. In March 2008 4.3% of Barnet's 16 to 18 year olds were neither in education, training or employment. This compares with 7.1% for England (National Indicator 117).

Map 1: Map of Multiple Deprivation in Barnet


Source: Local Implementation Plan 2005/06 -2010/11, London Borough of Barnet

Table 3: Benefit claimants amongst working-age client group – (May 2007)

	Barnet (numbers)	Barnet (%)	London (%)	Great Britain (%)
Total claimants	24,140	11.5	14.4	14.2
Incapacity benefits	10,230	4.9	6.1	7.2
Lone parents	5,280	2.5	3.2	2.1
Job seekers	4,130	2.0	2.9	2.3
Carers	1,480	0.7	0.7	1.0
Disabled	1,400	0.7	0.7	0.9
Others on income related benefits	1,100	0.5	0.6	0.5
Bereaved	520	0.2	0.2	0.3

Source: DWP benefit claimants –working age client group. Where a resident is claiming more than one of the benefits in the table then only the one nearest the top of the list is counted. Note: % is a proportion of resident working age people.

Table 4: Job seekers allowance claimants by age and duration (September 2008)

By age of claimant	Barnet (No.)	Barnet (%)	London (%)
Aged 18-24	1,085	25.5	27.3
Aged 25-49	2,475	58.3	57.6
Aged 50 and over	680	16.0	14.8
By duration of claim			
Up to 6 months	3,130	73.7	69.9
Over 6 up to 12 months	685	16.2	17.0
Over 12 months	430	10.1	13.2

Source: ONS claimant count-age and duration. Note: % is a proportion of all JSA claimants

- 3.2.4 People in Barnet are relatively healthy with, as shown in Table 5, average life expectancy nearly 2 years higher than for England as a whole (London Health Observatory –2003-05 data). Deaths from cancer and circulatory disease are lower than the London and national averages. Average life expectancy rates vary considerably between wards within Barnet, with some such as Burnt Oak,

Coppetts and Colindale being about a year below national expectancies (London Health Observatory – data for 2000-05).

Table 5: Average Life Expectancy

	Barnet	London	England
Female	82.9	81.4	81.1
Male	78.6	76.9	76.9

Source: London Health Observatory – data for 2003-05

- 3.2.5 Survey data shows that while there are Barnet residents with unhealthy lifestyles the rates are all significantly below the national rates for such behaviours.

Table 6: Healthy Lifestyle Behaviours

16+ population who:	Barnet	England
Smoke	18%	24%
Binge drink	11%	18%
Are obese	17%	24%

Source: Healthy Lifestyle Behaviours: Model Based Estimates, 2003-2005

- 3.2.6 In 2006, as part of a national exercise, the height and weight measurements were taken of children in Barnet schools in Reception and Year 6. This survey revealed that there are more obese children in Barnet compared to England, with 13.0% being overweight, and a further 14.1% being obese, compared to the England average of 13.3% and 13.7% respectively.
- 3.2.7 Total crime in Barnet is low-to-average relative to the country as a whole. The 2007-8 rate was 49 crimes per 1,000 population – compared with 58 for London and 54 for England and Wales. Barnet's rank was 159th highest out of the 376 English and Welsh districts (Local Knowledge, Police recorded crime for 5 major offences). In 2007-8 Barnet ranked 164th for violent offences out of the 376 England and Wales districts and was ranked 31st for burglaries from dwellings (Local Knowledge).

3.3 Barnet's Economy

- 3.3.1 Barnet is a prosperous borough and its working age residents are well qualified compared with the rest of the country and London. Residents are more likely to be economically active, self-employed or in employment than their London counterparts. According to ONS 40% of Barnet residents are qualified to at least HND, Degree and Higher Degree level qualifications or equivalent (NVQ4) compared with 37% for London and 29% for Great Britain (ONS Annual Population Survey, 2007). About 1 in 10 Barnet residents have no qualification, which is close to the London and national rate of 13% (ONS Annual Population Survey, 2007).
- 3.3.2 On average, pupils attending schools in Barnet tend to achieve better results at GCSE and equivalent examinations than in either London or the rest of the country.

Table 7: GCSE and equivalent passes for pupils

	Achieving 5+ A* - C			Achieving 5+ A* - G			Any passes		
	1997	2007	% points difference	1997	2007	% points difference	1997	2007	% points difference
Barnet LA	52	70.1	18.1	89.6	94.3	4.7	93.6	98.7	5.1
London	40.4	60.9	20.5	85.5	92.2	6.7	93	98	5.0
England	45.1	62.0	16.9	86.4	91.7	5.3	92.3	98.9	6.6

Note: The 1997 figures are for pupils aged 15; the 2007 figures are for pupils at the end of key Stage 4
 Source:DCSF

- 3.3.3 The borough has a higher than average number of self-employed people. Nearly 1 in 7 of the working age population is self-employed. Over 77% of the self-employed in Barnet are male. Reflecting the high levels of self-employment the number of businesses per head in Barnet has long been above the London average, but has been decreasing steadily over the past nine years because of a high business closure rate. This is expected to increase in the current economic climate. Barnet has the third highest number of VAT registered businesses in London and the fifth highest in Great Britain: 14,870 in 2007, and is eighth in London for the number businesses per head and 68th in Great Britain (Small Business Services, Crown copyright, 2007).

Table 8: VAT registered businesses (2006)

	Barnet (No.)	Barnet (%)	London (%)
Registrations	1,490	10.0	11.3
Deregistrations	1,695	11.4	8.9
Stock (at end of year)	14,870	-	-

Source: DTI Small Service-VAT registrations/deregistrations by industry.

Note: % is a proportion of stock (at end of year).

- 3.3.4 Barnet's economy is mainly comprised of small businesses: 94% of local firms employ fewer than ten people, the highest proportion in London (ONS, IDBR 2007). Small businesses may be less well equipped to survive the current economic downturn.
- 3.3.5 In terms of the ratio of total jobs to working age population there are fewer jobs as shown in Table 8 in Barnet relative to its population than the averages for London and Great Britain.

Table 9: Job density (2007)

	Barnet (jobs)	Barnet (density)	London (density)	Great Britain (density)
Jobs density	136,000	0.57	0.93	0.84

Source: Impact Assessment - Colindale Station House, Outer London 2007 www.nomisweb.co.uk

- 3.3.6 Barnet's main local employment market is in Services, which accounts for 93% jobs in the borough. Of these jobs 30% are in public administration, education & health services, higher than the London average of 23%. Jobs in distribution, hotels & restaurant services make up the second highest proportion in Barnet (27%) with Finance, IT & other business activities next at (25%). With this sector account for nearly 1 in 4 jobs in the borough this leaves Barnet vulnerable to the impact of the 'credit crunch'.

- 3.3.7

Table 10: Employee jobs in Barnet, London and Great Britain (2006)

	Barnet employee jobs	Barnet (%)	London (%)	Great Britain (%)
Total employee jobs:	107,500	-	-	-
Full-time	72,300	67.3	73.4	68.9
Part-time	35,200	32.7	26.6	31.1
Employee jobs by industry				
Manufacturing	3,600	3.4	4.8	10.9
Construction	3,300	3.1	2.9	4.8
Services:	100,200	93.3	92.0	82.9
Public admin, education & health	32,000	29.8	22.7	26.9
Distribution (including retail), hotels & restaurants	29,500	27.4	21.3	23.5
Finance, IT, other business activities	26,900	25.0	33.5	21.2
Other community, social & personal	7,000	6.5	6.9	5.3
Transport & communications	4,800	4.5	7.4	5.9
Tourism-related†	8,800	8.2	8.4	8.3

Source: ONS annual business inquiry employee analysis

† Tourism consists of industries that are also part of the services industry and whose jobs are already counted in the cells above Notes: % is a proportion of total employee jobs

Employee jobs excludes self-employed, government-supported trainees and HM Forces

- 3.3.8 One of Barnet's biggest employers is the Brent Cross shopping centre, which prior to the opening of Westfield Shopping Centre in White City in October 2008, was London's sixth biggest retail centre and its largest out-of-centre shopping centre (GLA Economics). A recent survey estimates that 5,500 people work in Brent Cross (Brent Cross, 2008). Approximately 19 million people shop there each year (2006 Corporate Responsibility Report, Hammerson). It contains 115 retailers in an area of 82,000 square metres. Expansion of Brent Cross, together with regeneration of Cricklewood, is expected to generate an additional 8,000 jobs.
- 3.3.9 The average gross weekly pay for both male and female full time workers in Barnet exceeds the national average. Similarly, the hourly pay rate for both male and female workers in the borough exceeds both the London and the national amount.

Table 11: Median earnings of employees living in Barnet, London and Great Britain, 2007

	Barnet (£)	London (£)	Great Britain (£)
Gross weekly pay			
Full-time workers	548.9	553.3	459.0
Male full-time workers	626.1	596.0	500.7
Female full-time workers	479.1	506.0	394.8
Hourly pay			
Full-time workers	14.32	14.43	11.50
Male full-time workers	16.34	15.08	12.17
Female full-time workers	12.48	13.75	10.48
Gross weekly pay	548.9	553.3	459.0

Source: ONS Annual survey of hours and earnings – Residents analysis, NOMI. Crown copyright.

3.4 Barnet's Key Environmental Assets

- 3.4.1 Barnet is a classic suburban borough of exceptional quality. There are 18 conservation areas including Hampstead Garden Suburb and over 1,300 nationally listed buildings, as well as many locally listed buildings, three historic parks or gardens and one nationally important battlefield site. The is of world

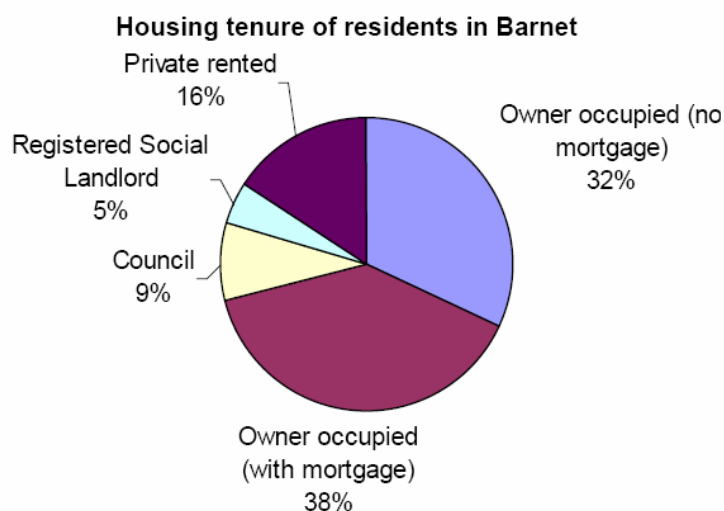
renown but other conservation areas in the borough also contribute to the high quality of the built environment.

3.4.2 Thirty six percent of the borough is undeveloped: 28% is green belt (2,466 hectares) and 8% is metropolitan open land (690 hectares), which predominantly occupy the central and northern parts of the borough, and include wetlands, woodlands, grasslands, hedges, and seven local nature reserves. Developed green space includes 200 parks, 46 allotments and 1 municipal cemetery. There are a further five cemeteries in the borough owned privately or by other local authorities.

3.4.3 Habitats for plants and animals and certain areas are of particular importance, including the site of special scientific interest at Brent Reservoir, six local nature reserves and a number of other sites of metropolitan and borough interest, including woodland, cemeteries, pasture and railway land.

3.5 Housing and Built Environment

3.5.1 Barnet has a high level of home ownership. Barnet's 2006 Housing Needs Assessment found that 70% of households were owner-occupied, much higher than the London average of 57%. Nearly half of Barnet's owner-occupied households are mortgage-free. According to the Land Registry in February 2008 house prices in Barnet had increased by 84% since 2001, from an average of £191,940 to £353,366. This trend is expected to change and future AMRs will map the new trends that reflect the current economic conditions (Land Registry House Price Index).



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

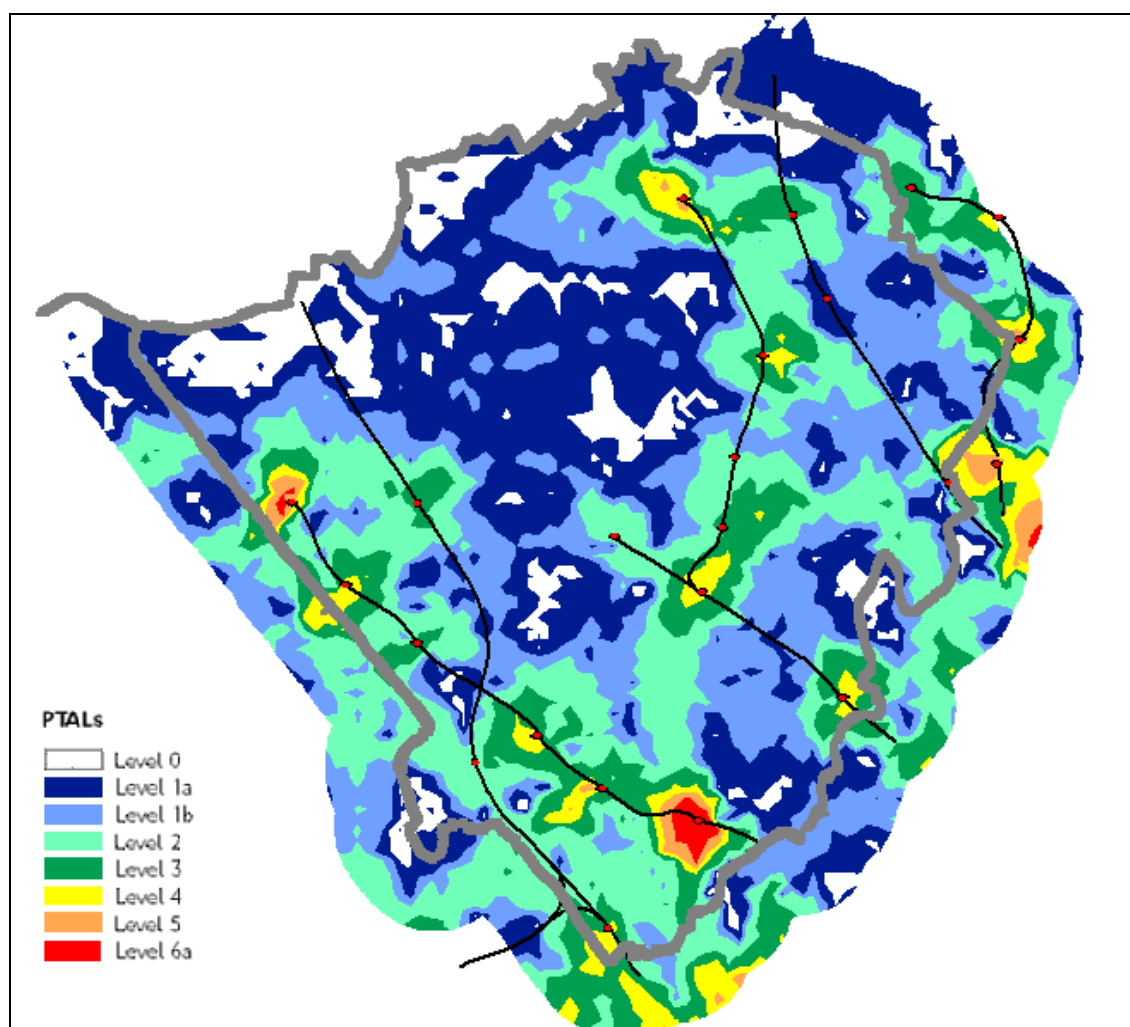
3.5.2 An indicator used in the Indices of Deprivation 2007 is 'difficulty of access to owner-occupation', and is an estimate of the proportion of households unable to afford to enter owner-occupation on the basis of their income for 2004. The figure for Barnet rose from 73.8% to 83.6% households between 2001 and 2004.

3.5.3 Please refer to the housing section of the AMR for further information on housing.

3.6 Transport and spatial connectivity

- 3.6.1 Barnet hosts London's only self-contained regional shopping centre Brent Cross, and its largest town centre is Edgware. There are 14 further significant 'district' town centres: Chipping Barnet, New Barnet, Whetstone, North Finchley, Finchley Church End, East Finchley, Temple Fortune, Golders Green, Mill Hill, The Hyde (Colindale), Burnt Oak, Cricklewood, Brent Street and Hendon Central. In addition there are five smaller local centres (such as West Hendon) and ten neighbourhood centres (such as Apex Corner).
- 3.6.2 Transport links north-south (radial) are good, but transport links east-west (orbital) are poor. There is good access to the motorway network outside London is provided via the M1, M25 and A1 but the only orbital major road, the North Circular, is subject to severe congestion.
- 3.6.3 Public transport accessibility in London is measured by the PTAL model and Map 2 shows the pattern of comparatively higher accessibility between town centres, particularly Edgware, West Hendon and Golders Green to the west and south of the borough and Chipping Barnet to East Finchley to the east; these are the routes of the Northern line and the termini for a number of bus routes.
- 3.6.4 More recent vehicle license data shows Barnet has the tenth highest rate of car ownership of the London boroughs, with just over 1 registered vehicle per household (GLA using DfT licensed vehicle data and 2006 GLA household projections).

Map 2: Public Transport Accessibility in Barnet



Source: Transport for London (2004)

4. Monitoring Barnet's local development scheme

- 4.1.1 Barnet's second Local Development Scheme (LDS) 2007 will be revised early in 2009 to take account of the further streamlining of the spatial planning system as set out in changes to PPS 12 – Local Spatial Planning published in June 2008.
- 4.1.2 Policies in the adopted UDP, along with the London Plan, provide the up to date development plan for the borough and the council has therefore given priority to preparing a suite of supplementary planning documents covering S.106 contributions from development. Policies from the adopted UDP will be saved in 2009. The council will in its 3rd LDS focus its attention on the timely delivery of the Core Strategy.
- 4.1.3 The council has also given priority to preparing area action plans of two regeneration areas, Colindale and Mill Hill East which are linked to policies in the Mayor's London Plan. The Mill Hill East AAP will be the first DPD element of Barnet's LDF to be adopted. Barnet is also working with North London boroughs on the production of the North London Waste Plan.
- 4.1.4 The following Table 11 provides information on the council's performance on meeting the timetable and milestones set in the LDS 2007.

Table 12: Local Development Scheme timetable 2007

Activity	Timetable LDS 2007	Progress December 2008	Comments
Mill Hill East Area Action Plan	Commence Nov 06 Preferred Options Nov 07 Submission May 08 Examination in Public Oct 08 Adoption Apr 09	Commenced Completed Completed Completed Progressing	Deadline met Deadline met Deadline met Deadline met
Colindale Action Area Action Plan	Commence April 07 Preferred Options Jul 08 Submission Feb 09	Commenced Progressing Not started	Deadline met Delayed. Started in Oct. 08
Joint Waste DPD (North London Waste Plan)	Commence March 07 Preferred Options Jan 09 Submission Sep 10	Commenced Progressing Not started	Deadline met Delayed. Will start in Mid 2009
Core Strategy DPD	Commence April 07 Preferred Options Sep 08 Submission May 09	Delayed Progressing Not started	Started in June 08 Delayed. Will start in Mid 2009
Site Development Policies DPD	Commence Sept 07 Preferred Options Dec 08 Submission May 09	Deadline not met Not started Not started	New approach on site allocations and development management policies will be set out in Barnet's 3 rd LDS in spring 2009

5. Business Development and Town Centres

- 5.1.1 The key focus for employment in Barnet is within strategic office centres, business parks and town centres. The designated employment sites in the adopted UDP include one Industrial Business Park and several industrial estates and business/technology parks.
- 5.1.2 There are over 20 main town centres in Barnet that provide a wide range of commercial and cultural facilities serving not only the Borough but north London and beyond. Major developments are planned in Barnet over the next 10 to 15 years which will see significant population growth in new and improved neighbourhoods and significant investment in supporting facilities and infrastructure. The network of town centres is critical to the social, economic and environmental well being of the Borough. Brent Cross, the only regional shopping centre in London provides the largest concentration of retail uses in the Borough and is planned to become substantial in size and a new town centre for Barnet within the next 10-20 years.
- 5.1.3 In order to inform employment policies in the Core Strategy and as a key element of the LDF evidence base the council has commissioned a comprehensive review of the employment land in the borough. Results from the Employment Land Review Study will be reported in Barnet's 5th AMR.
- 5.1.4 The council has also commissioned a borough-wide town centres study (which will be compliant with PPS 6). The study will be a current reflection of supply and demand for Barnet's existing and future town centres and their uses and retail parks.
- 5.2 Core Output Indicator BD1- Total amount of additional employment floorspace – by type**
- 5.2.1 This indicator shows the amount and type of completed employment floorspace in 2007/08. Employment type is defined by the Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. Amounts are defined in terms of completed gross internal floorspace (m2). In 2007/08 there were no new employment floorspace completions in Barnet. However 1,482sq m of office floorspace was lost to other uses. With the current economic downturn there are low expectations of any new developments of additional employment floorspace in 2008/09.
- 5.3 Core Output Indicator BD2: Total Amount of employment floorspace on previously developed land – by type**
- 5.3.1 Linked to Core Output Indicator BD1 this indicator shows the amount and type of completed employment floorspace coming forward on previously developed land.

As no new developments of additional employment floorspace were completed in 2007/08 this is also a nil return.

5.4 Core Output Indicator BD3: Employment land available - by type

- 5.4.1 This indicator shows the amount and type of employment land available. As no new employment sites have yet been allocated in Barnet's LDF this indicator focuses on sites for which planning permission has been granted for defined use by the Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. Amounts are defined in terms of completed gross internal floorspace (m2).
- 5.4.2 In 2007/08 several schemes have been approved for B1, B2 and B8 Uses. The majority has been in the B1 office category, as part of a mixed use development. The permissions include a change of use from petrol station to office and development of six small B1 units (C00522K/07 creating a total of 1,203sqm of office at 30 & 32 Friern Park). A permission allowed on appeal was for a mixed use scheme comprising the erection of new building comprising of Class B1 office space and a total of 14 self-contained residential units on second, third, and fourth floors. (C00726/AB/06 - Land at the S.E end of Arcadia Avenue, N3 (Allowed on appeal 14.1.2008)). In addition there was permission granted for a new three storey B1 and B8 building in East Barnet. (Land to r/o 2-24 Lytton Road New Barnet)
- 5.4.3 In 2007 permission was granted on two designated employment site, Barnet Trading Estate 3695sqm commercial floorspace and 2,715sqm of B1 and Garrick Road Industrial Estate 1,340sq m of B2 Use.
- 5.4.4 The total B1, B2 and B8 floorspace in the pipeline totals 15979 sq m or 1.6ha

5.5 Core Output Indicator BD4 – Total amount of floorspace for “town centre uses”

- 5.5.1 This indicator shows the amount of completed floorspace for town centre uses within (i) town centre areas and (ii) the local authority area.
- 5.5.2 In 2007/08 no town centre schemes were completed in Barnet. In Colindale as part of the development of Beaufort Park a total of 2,255sq m of additional retail use (Class A1) was completed (W00198AK/05 Block A at Former RAF East Camp NW9 – 2,255sqm). This is based on a threshold of permissions above 100sqm. With the current economic downturn there are low expectations of any new developments of additional town centre floorspace in 2008/09.

6. Housing

- 6.1.1 The Council has developed in accordance with best practice a housing trajectory to illustrate the expected rate of housing delivery. The trajectory draws upon information supplied to the GLA's London Development Database, the 2004 London Housing Capacity Study, the emerging programmes for strategic regeneration areas such as Cricklewood / Brent Cross, Colindale and Mill Hill East as well as strategic housing developments on priority estates such as Dollis Valley, Grahame Park, Stonebridge and West Hendon. In addition it draws upon information about emerging housing proposals within Barnet. The trajectory covers the remainder of the UDP and the London Plan period i.e. between 2007/08 and 2016/17. On the basis of this trajectory the Council expects to have delivered over 22,000 housing units before 2017.
- 6.1.2 In Barnet's 4th AMR the housing trajectory has incorporated a realistic assessment of the build out times of complex strategic developments such as Colindale and Cricklewood / Brent Cross. The final phases of these schemes are not expected to be completed before 2026. Given the challenging economic climate for the housing market expectations of delivery have been more rigorously assessed.
- 6.1.3 The London Plan 2008 (Consolidated with Alterations since 2004) provides the boroughs with minimum targets for housing development. The target for Barnet is 19,600 'homes' to be delivered between 2007/08 and 2016/17. 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 10 year period equates to a figure of 1,886 units per annum i.e. Barnet's new Strategic Allocation.
- 6.1.4 The trajectory shows that between 2007/08 and 2016/17 there is potential for 22,000 new units in Barnet, therefore exceeding the new London Plan target.
- 6.1.5 In understanding the trajectory it is important to focus on monitoring and managing the cumulative completions in accordance with the strategic allocation rather than simply highlighting the annualised rates of completions. The housing trajectory shows that Barnet expects to exceed its new London Plan allocation by 2012/13.

6.2 National Indicator 154 – Net Additional Homes Provided

- 6.2.1 In June 2008 the council agreed a local target for National Indicator 154 – net additional homes provided. The LAA target covers the period 2008/09 to 2010/11 and sets more realistic annual targets which reflect delivery timescales for major regeneration projects in Barnet and are therefore below those of the London Plan. Following review of Barnet's housing market and trajectory up to 2010/11 in the context of the credit crunch and housing slowdown the council re-evaluated its housing targets and continues to do so in this challenging economic climate. Barnet's housing trajectory illustrates the LAA target for NI 154 as agreed in June 2008. The council expects that as soon as stability returns to the housing market Barnet expects a rapid recovery in the following three years housing trajectory.

6.3 Barnet's Housing trajectory showing:

- (i) net additional dwellings since 2000/01;
- (ii) net additional dwellings for the current year 2007/08;
- (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- (iv) the annual net additional dwelling requirement;
- (v) performance against LAA target – NI 154 – net additional homes provided 2008/09 to 2010/11 and
- (vi) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

6.4 Empty Properties in Barnet

- 6.4.1 Vacant dwellings being brought back into use and non self-contained accommodation also make a contribution to housing delivery in Barnet. In 2007/08 just 15 new 'homes' were provided from non self contained accommodation against a London Plan annual target of 8 'homes'. The council continues to work with the private sector to bring empty properties back into use and takes enforcement action when necessary. On the basis of Private Sector tenancies, Private Sector leasing and Homeletts tenancies 531 private sector vacant properties (BVPI 64) were brought back into use in 2007/8. This is nearly 4 times the London Plan annual target of 160 units.
- 6.4.2 If a unit has been vacant for six months or more it is considered an empty property. According to Barnet's council tax records there were 1,967 empty private sector properties in Barnet in March 2008 representing 1.68% of private stock. This compares to a London average of 1.14%.
- 6.4.3 Results of the 2007 Barnet Empty Property Survey provide more details on the characteristics of residential properties that are empty. This was based on a sample of 558 empty residential properties in the borough

Table 13: Different types of empty residential properties

Residential Property	Numbers	% of empty residential properties
House	316	56.6
Converted Flat	74	13.3
Purpose Built Flat	140	25.1
Flat above shop	18	3.2
Vacant space above shop	6	1.1
Other / unknown	4	0.7
Total	558	100%

6.5 National Indicator 159 - Supply of Ready to Develop Housing Sites

- 6.5.1 PPS 3 (November 2006) requires local planning authorities to identify a five year supply of deliverable land for housing. In accordance with the advice note produced by DCLG the 5 year supply extends from April 2009 to March 2014 and

covers allocated sites such as those highlighted in the UDP, London Plan and Area Action Plans as well as sites with planning permission but also presents a picture on emerging sites in Barnet. This is a 5 year picture and it does not include the total build out of some major sites such as those in Colindale, Cricklewood and Mill Hill East. Minor developments are those of less than 10 units and have been summarised on a ward basis. On the basis of discussions with developers and local knowledge a 5 year delivery timetable has been produced.

Five year land supply (in line with National Core Indicator 159 formula)

$(x/y) * 100$

where, X = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)

Y = the planned housing provision required for the 5 year period (net additional dwellings)

For Barnet

X = 10,173

Y = 9,430 units (annual target = 1,886 units per annum)

NI 159 = 113.6%

Table 14: Five year supply of deliverable land for housing 2009/10 to 2013/14

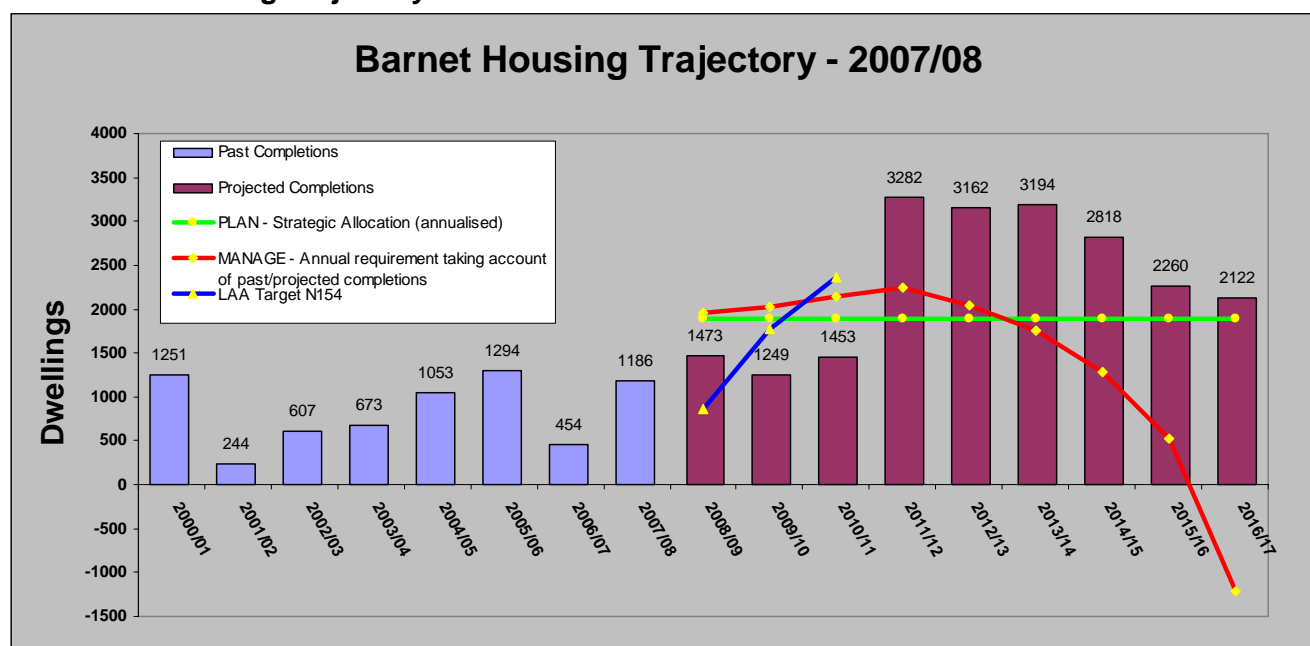
Five Year Forecast For Allocated Sites								
ALLOCATED SITES - major sites designated in UDP or Planning Briefs	Ward	Planning Ref	Site Name	2009/10	2010/11	2011/12	2012/13	2013/14
	BRUNSWICK PARK	Planning Brief	NLBP	0	0	50	50	50
	BURNT OAK	UDP	watling av burnt oak	0	0	33	34	33
	COLINDALE	UDP	British telecom, the hyde	0	0	0	66	67
	EAST BARNET	UDP	albert road gasworks	0	0	40	40	40
	EDGWARE	UDP	Edgware Forumside	0	0	40	40	40
	GOLDERS GREEN	UDP	cricklewood incl. eastern lands	0	0	528	467	679
	HIGH BARNET	UDP	arkley reservoir	0	0	0	0	10
	UNDERHILL	Planning Brief	Barnet College, Wood Street	0	9	0	0	0
	WOODHOUSE	Planning Brief	finchley memorial hospital	0	10	0	0	0
	BOROUGHWIDE	Planning Brief	Primary School Investment Programme	0	0	20	20	20
			Totals	0	19	711	717	939
ALLOCATED SITES - major sites / areas designated in London Plan and emerging Colindale and Mill Hill East AAPs	Ward	Planning Ref	Site Name	2009/10	2010/11	2011/12	2012/13	2013/14
	COLINDALE	LP / AAP (PO)	colindale hosp incl. colindale ho.	0	0	156	156	156
	COLINDALE	LP / AAP (PO)	peel centre east	0	0	60	60	60
	COLINDALE	LP / AAP (PO)	peel centre west	0	0	34	34	34
	COLINDALE	LP / AAP (PO)	middlesex uni	0	0	66	66	66
	COLINDALE	LP / AAP (PO)	barnet college	0	0	0	86	86
	COLINDALE	LP / AAP (PO)	british library	0	0	69	69	69
	COLINDALE	LP / AAP (PO)	brent works	0	0	21	21	21
	COLINDALE	LP / AAP (PO)	land btw brent works & british library	0	0	10	10	10
	COLINDALE	LP / AAP (PO)	mcdonalds site, edgware rd	0	0	20	20	20
	COLINDALE	LP / AAP (PO)	burger king / eyeland site	0	0	20	20	20
	COLINDALE	LP / AAP (PO)	beaufort park - phase 2	0	0	80	80	80
	MILL HILL	LP / AAP (SUB)	mill hill east	200	200	200	200	200
			Totals	200	200	736	822	822

ALLOCATED SITES - major and minor sites under construction in 2009/10	Ward	Planning Ref	Site Name	2009/10	2010/11	2011/12	2012/13	2013/14
	CHILDS HILL	C02856P/04	779 - 783 finchley rd	29	0	0	0	0
	CHILDS HILL	C01922M/08	133-177 granville rd	45	0	0	0	0
	EDGWARE	W13464D/04	Broadfields Day Centre, Springwood Crescent	35	0	0	0	0
	GOLDERS GREEN	c03659ax/07	221 golders green rd	20	0	0	0	0
	GOLDERS GREEN	c02388h/06	2,4,6 heather gardens	7	0	0	0	0
	HALE	w01295n/06	bunns lane station car park	18	0	0	0	0
	MILL HILL	w01708x	Annington Homes phase 1	52	0	0	0	0
			Totals	177	0	0	0	0
ALLOCATED SITES - Barnet Strategic Development - Dollis Valley, Grahame Park, Stonegrove and West Hendon	Ward	Planning Ref	Site Name	2009/10	2010/11	2011/12	2012/13	2013/14
	COLINDALE	w01731JS/04	grahame park	108	-171	211	211	174
	EDGWARE	W/13582/E/07	stonegrove	0	117	103	137	137
	UNDERHILL		dollis valley	0	0	0	120	40
	WEST HENDON	UDP	west hendon estate	-9	150	-123	158	244
			Totals	99	96	191	626	595
ALLOCATED SITES - major sites with live p/p	Ward	Planning Ref	Site Name	2009/10	2010/11	2011/12	2012/13	2013/14
	BRUNSWICK PARK	MINORS	WARD SUMMARY	7	7	8	0	0
	BRUNSWICK PARK	n00076q/07	the turrets, 43 friern barnet rd	20	20	0	0	0
	BURNT OAK	w00546ca/06	edgware comm hosp, burnt oak bdwy	13	40	60	0	0
	BURNT OAK	MINORS	WARD SUMMARY	2	2	3	3	0
	CHILDS HILL	C01209AH/05	tudor house, llanvanor rd	6	7	0	0	0
	CHILDS HILL	C03097G/04	66-70 granville rd	5	0	0	0	0
	CHILDS HILL	C04988N/05	21 ravenscroft ave	6	6	0	0	0
	CHILDS HILL	MINORS	WARD SUMMARY	39	39	40	0	0
	COLINDALE	W00198AA/04	beaufort park	231	231	231	231	231
	COLINDALE	w00407az/07	green point, the hyde	0	43	43	0	0

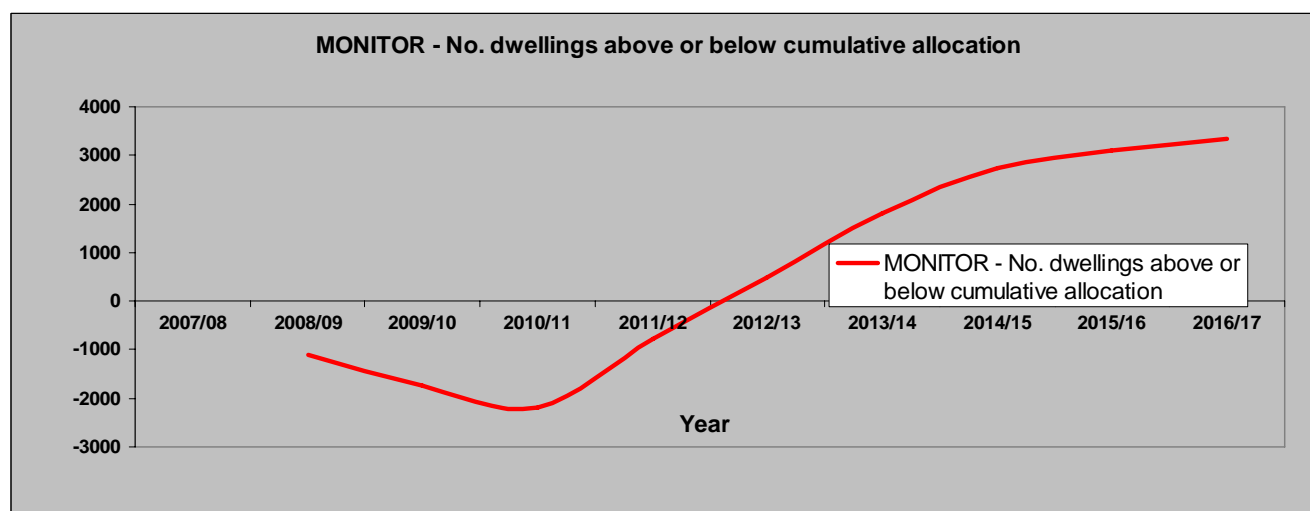
	Ward	Planning Ref	Site Name	2009/10	2010/11	2011/12	2012/13	2013/14
ALLOCATED SITES - major sites with live p/p	COLINDALE	w01156ah/07	zenith house	0	0	71	72	72
	COLINDALE	MINORS	WARD SUMMARY	1	1	1	0	0
	COPPETTS	MINORS	WARD SUMMARY	14	14	13	0	0
	EAST BARNET	MINORS	WARD SUMMARY	13	13	14	0	0
	EAST FINCHLEY	c07080j/05	lankaster gardens adj 60	0	35	35	35	0
	EAST FINCHLEY	MINORS	WARD SUMMARY	14	14	15	0	0
	EDGWARE	W03127k/07	52 - 58 Glendale avenue	5	5	0	0	0
	EDGWARE	w01673l/06	108-110 edgwarebury lane	5	0	0	0	0
	EDGWARE	MINORS	WARD SUMMARY	18	18	18	0	0
	FINCHLEY CHURCH END	C00416N/01	3-7 east end rd	6	6	0	0	0
	FINCHLEY CHURCH END	c16188/05	185-189 gt nth way	5	6	0	0	0
	FINCHLEY CHURCH END	c00726ab/06	arcadia ave	0	7	7	0	0
	FINCHLEY CHURCH END	MINORS	WARD SUMMARY	35	35	34	0	0
	GARDEN SUBURB	C01402AP/06	65-67 BISHOP'S AVENUE	0	8	8	0	0
	GARDEN SUBURB	MINORS	WARD SUMMARY	14	14	15	0	0
	GOLDERS GREEN	C00513Z/07	290-294 Golders Green Road NW11	0	20	21	0	0
	GOLDERS GREEN	c17205/07	182 golders green rd	6	6	0	0	0
	GOLDERS GREEN	C16913/06	1 - 12 BRENT COURT NW11 9TX	8	8	0	0	0
	GOLDERS GREEN	C01011AK/04	Hendon FC	54	54	54	0	0
	GOLDERS GREEN	MINORS	WARD SUMMARY	19	20	20	0	0
	HALE	MINORS	WARD SUMMARY	11	11	11	0	0
	HENDON	W00076R/02	46 watford way	5	5	0	0	0
	HENDON	W00935L/07	3 Kerrigans, Bell Lane	6	6	0	0	0
	HENDON	W02167D/05	brent view ho north circ rd	7	7	0	0	0
	HENDON	MINORS	WARD SUMMARY	28	28	31	0	0
	HIGH BARNET	n00410n/02	Land to rear of 128-140, Tapster Street	0	8	8	0	0
	HIGH BARNET	N04174G/07	Land Adjacent To &Rear Of 9-11 East Barnet Rd	7	8	0	0	0
	HIGH BARNET	n14947f/07	Barnet Trading Est & 45-47 Park Rd	0	30	30	47	0
	HIGH BARNET	n01070ck/06	elmbank site barnet rd	0	0	50	51	0
	HIGH BARNET	N12197C/05	Barnet Market Site 5 St Albans Road	0	14	0	0	0
	HIGH BARNET	MINORS	WARD SUMMARY	17	17	17	0	0
	MILL HILL	w01708x	Annington Homes Phase 2	64	64	64	64	0
	MILL HILL	MINORS	WARD SUMMARY	21	21	21	0	0
	OAKLEIGH	MINORS	WARD SUMMARY	14	15	15	0	0

	Ward	Planning Ref	Site Name	2009/10	2010/11	2011/12	2012/13	2013/14
ALLOCATED SITES - major sites with live p/p	TOTTERIDGE	N01078X/06	1230-1232 HIGH ROAD	0	14	14	0	0
	TOTTERIDGE	MINORS	WARD SUMMARY	9	10	10	0	0
	UNDERHILL	N00416AC/03	thomas watson ctgge homes	11	11	0	0	0
	UNDERHILL	n02493u/04	17 high st en5	5	6	0	0	0
	UNDERHILL	MINORS	WARD SUMMARY	8	8	9	0	0
	WEST FINCHLEY	C09391B/05	135-139 long lane	6	5	0	0	0
	WEST FINCHLEY	c02195ba/06	st michael's nether st	5	5	0	0	0
	WEST FINCHLEY	MINORS	WARD SUMMARY	20	20	21	0	0
	WEST HENDON	W03992C/07	spencer house, 156-162 station rd	0	14	15	0	0
	WEST HENDON	MINORS	WARD SUMMARY	28	28	28	0	0
	WOODHOUSE	MINORS	WARD SUMMARY	12	13	13	0	0
	WOODHOUSE	C07986D/05	118-120 friern pk	0	0	6	6	0
Totals				830	1047	1074	509	303
TOTAL ALLOCATED SITES				1306	1362	2712	2674	2659
TOTAL EMERGING SITES				0	45	325	524	595
BARNET'S ANNUAL TARGET				1886	1886	1886	1886	1886

Barnet's Housing Trajectory – 2007/08



Barnet's Housing Trajectory – 2007/08



6.6 National Indicator 170 – Previously Developed Land that has been vacant or derelict for more than 5 years

- 6.6.1 This indicator measures the proportion of the area of developed land that is vacant or derelict for more than 5 years. In 2007/08 there were 11.92 hectares of vacant and derelict land in Barnet that had been on the National Land Use Database - Previously Developed Land system in 2002 and therefore has been vacant or derelict for more than 5 years. Based on the following formula

$$\left(\frac{a+b+c}{d} \right) * 100 \quad \text{Where:}$$

a = the number of hectares of previously developed land which have been vacant for more than 5 years as recorded on the NLUD database – **0 ha**;

b = the number of hectares of buildings that have been vacant for more than 5 years as recorded on the NLUD database – **11.15 ha**;

c = the number of hectares of land and buildings which have been derelict for more than 5 years as recorded on the NLUD database – **0.42 ha**;

d = hectares of developed land within the area of the local authority – **83,544 ha**

The proportion of developed land represented by vacant and derelict land is: **0.01%**

6.7 National core output indicator H3 – New and converted dwellings – on previously developed land

6.7.1 This indicator shows the proportion of gross new dwellings built on previously developed land. In 2007/08 97% of new homes in Barnet were built on previously developed land.

6.8 National core output indicator H4 – Net Additional Pitches (Gypsy and Traveller)

6.8.1 This indicator shows the number of Gypsy and Traveller pitches delivered. No pitches were delivered in Barnet in 2007/08

6.9 Residential Densities in Barnet

6.9.1 In understanding the trend on residential density the London Development Database provides the following data with the caveat that only permissions with a site area are included. The sample is restricted to a total of 102 schemes completed in 2007/08. Therefore the total number of units (630) will not be the same as the total completed units (1186) in the borough during the selected period.

Table 15: Completions by density range in Barnet

	< 30 units per ha	From 30 -50 units per ha	> 50 units per ha	Total
Units	60	73	502	630
% of Total Units	4.6	2.0	93.4	100%
Schemes	23	10	69	102
Area (ha)	3.62	0.66	8.59	12.87

6.10 National Indicator 155 –Affordable Homes Delivered (Gross)

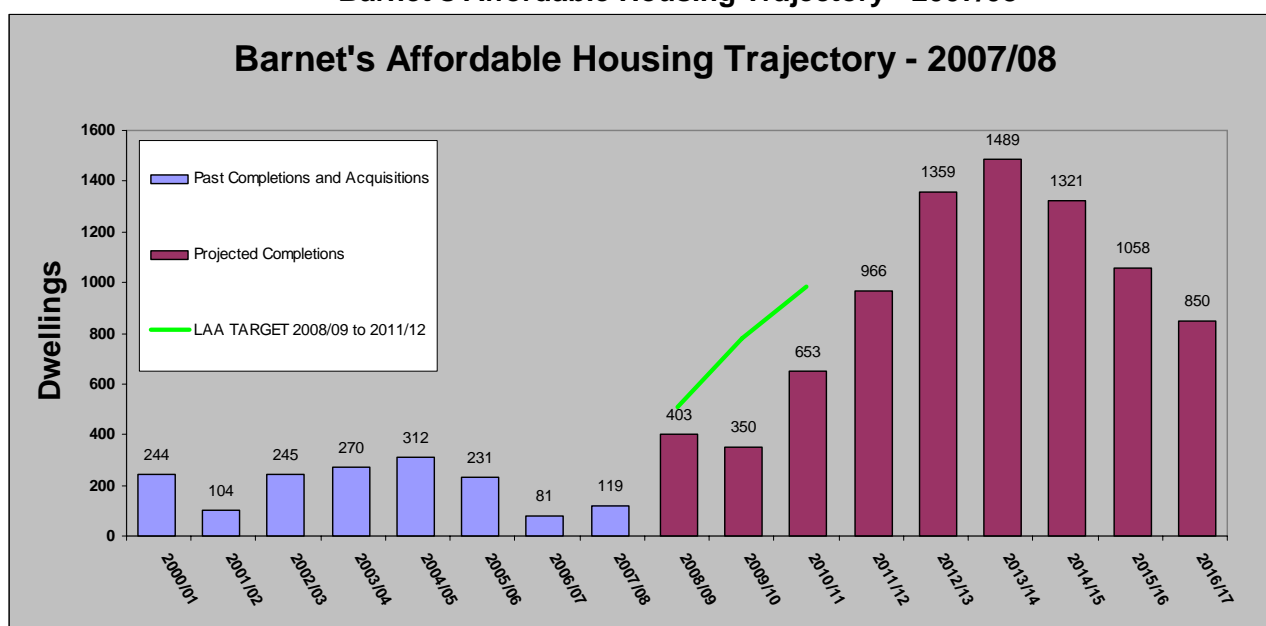
6.10.1 On the basis of this National Indicator affordable housing is measured as the numbers of affordable dwellings provided in each year, through new build and acquisitions. In Barnet access to affordable housing (both for rent and for low cost or

shared home ownership) is a significant concern for low income households, first time buyers and those providing key services who live in the borough. The year 2006/07 provided a significant step-change for affordable housing delivery in Barnet. The adoption of the UDP in May 2006 set out a policy which seeks 50% affordable housing from all new residential schemes over a threshold of 10 units or over 0.4ha in size. In order to provide a clear and consistent message to developers on Barnet's approach to securing affordable housing the Council in February 2007 adopted the Affordable Housing Supplementary Planning Document. The effects of the step-change are being closely monitored especially any increases in the number of schemes that fall below the affordable housing threshold. In the 2007 / 2008 year 18 residential schemes consisting of 8 or 9 units out of a total of 318 (5.7%) were determined. Although this compares with 15 out of 201 (7.5%) residential schemes approved in 2006/07 following the adoption of the new affordable threshold in the UDP the indications are that the trend towards smaller schemes below the threshold will continue. The next financial year will enable a more valid comparison.

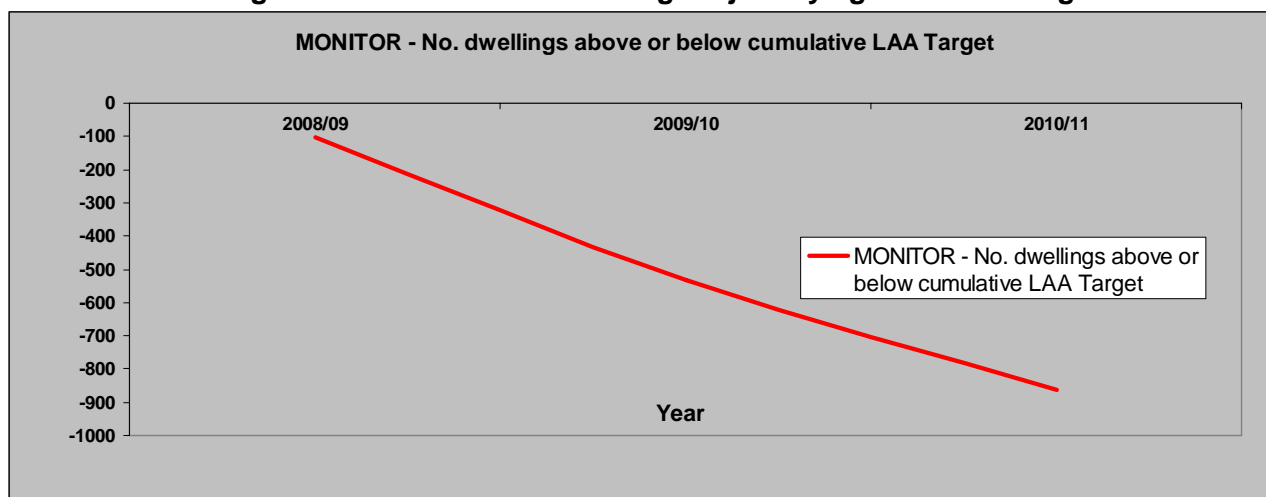
6.10.2 In order to align itself with National Indicator 155 – gross affordable homes provided Barnet's affordable housing trajectory is for gross rather than net provision. It includes past acquisitions as well as completions. However it is more difficult to predict future acquisitions through government incentive schemes such as open market homebuy, first time buyer's initiative and discounted market sale. Barnet's Affordable Housing Trajectory is monitored against the LAA target for NI 155 as agreed in June 2008. The council expects that as soon as stability returns to the housing market Barnet expects a rapid recovery in the following three years housing trajectory.

6.10.3 Barnet has embarked on a major programme to regenerate its four largest estates (Grahame Park, Stonegrove & Spur Road, West Hendon and Dollis Valley) and transform them into thriving mixed tenure neighbourhoods. The regeneration programme will replace 3,500 Council homes with 8,000 new homes – for existing tenants, for shared owners and key workers, and for market sale.

Barnet's Affordable Housing Trajectory - 2007/08



Monitoring Barnet's Affordable Housing Trajectory against LAA Target – 2007/08



6.11 Are We Building the Right Homes for the Next Generation?

6.11.1 With high levels of housing growth in Barnet a key concern for the council is that the local population are able to secure access to the right accommodation in the right place. It is important that the size and mix of homes delivered will match the size and composition of Barnet's population. In 2008 the council conducted research on 'are we building the right homes for the next generation?'. The research provides a snapshot in advance of more rigorous and methodical assessments such as the Strategic Housing Market Assessment and the Strategic Housing Land Availability Assessment that are required by PPS 3 to underpin housing delivery. It concluded that :

- One person households represent a significant proportion of the total number of households in Barnet and the trend is upwards. This supports the provision of one and two bed properties
- There is a shortfall of four bed properties in all tenures
- The existing housing stock has some flexibility for conversions from houses to flats and flats to houses

6.11.2 Highlights of the study included an examination of recent housing supply. Robust information on housing delivery between 2005/06 and 2007/08 shows that out of the 3,000 housing completions in Barnet the main source of supply was new build, nearly 80% of new residential units in Barnet have been developed on cleared sites. Less than 15% were derived from conversions of houses and less than 3% came from conversions of non-residential uses such as offices. By considering development activity over the last three years helps our understanding of future projections in housing.

Table 16 - Residential Completions 2005/06 to 2007/08 – Total Supply

	Bedrooms													
Source of Supply	1	%	2	%	3	%	4	%	5	%	6+	%	Total	%
Conversion	271	61.0	152	34.2	16	3.6	3	0.7	2	0.2	0	0	444	14.5
New Build	593	24.4	1239	51.0	416	17.1	137	5.6	34	0.5	11	0.5	2430	78.7
Change of Use	58	71.6	17	21.0	6	7.4	0	0	0	0	0	0	81	2.7
Extension	64	50.4	59	46.5	4	3.1	0	0	0	0	0	0	127	4.2
Total	986	32.0	1467	47.6	442	14.3	140	4.5	36	0.4	11	0.4	3082	

Source: London Development Database 2008

- 6.11.3 The majority of units built in Barnet in the past three years were one and two bedroomed properties (75.4%). The main source of supply has been new build development, representing nearly 80% of housing development. The remainder – house conversions and extensions together with change of use (i.e. office to residential) make use of the existing building stock and are more likely to generate smaller units. Nearly two thirds of residential conversions deliver one bedroom units. Larger family homes (three bedroom +) are more likely to be newly built. However, only 1 in 4 newly built homes have 3 bedrooms or more.
- 6.11.4 In terms of development trends the proportion of 2 bedroom units has been relatively constant, accounting for between 46% and 51% of supply. The supply of larger accommodation has been more variable.
- 6.11.5 An assessment of the breakdown between houses and flats over the past three years reveals the expected dominance of flatted development. Nearly 85% of additions to the housing stock have been provided by flats. No flat exceeds more than four bedrooms although the range for houses extends from one bed to more than six beds.
- 6.11.6 In total, an additional 6,000 bedrooms have been delivered as a result of the 3,082 new units completed in the past three years. Although one in five new bedrooms was in a three bedroom property the source for the majority of these are two bedroom units (48.5%)

Table 17 - Residential Completions 2005/06 to 2007/08 – Breakdown by Size of Unit

	Bedrooms												
Financial Year	1	%	2	%	3	%	4	%	5	%	6+	%	Total
2005/06	407	31.0	629	47.9	204	15.5	54	4.1	11	0.8	8	0.6	1313
2006/07	213	36.8	293	50.6	55	9.5	16	2.8	2	0.3	0	0	579
2007/08	366	32.8	545	45.8	183	15.4	70	5.9	23	1.9	2	0.2	1190
Total	986	32.0	1467	47.6	442	14.3	138	4.5	13	1.2	10	0.3	3082

Source: London Development Database 2008

Table 18 - Residential Completions 2005/06 to 2007/08 – Breakdown by Type of Unit

	Bedrooms													
Unit Type	1	%	2	%	3	%	4	%	5	%	6+	%	Total	%
Flats	966	98.0	1363	92.9	233	52.5	32	22.9	0	0	0	0	2594	84.2
Houses	20	2.0	104	7.1	211	47.5	108	77.1	36	100	11	100	488	15.8
Total	986	32.0	1467	47.6	444	14.3	140	4.5	36	1.2	11	0.3	3082	

Source: London Development Database 2008

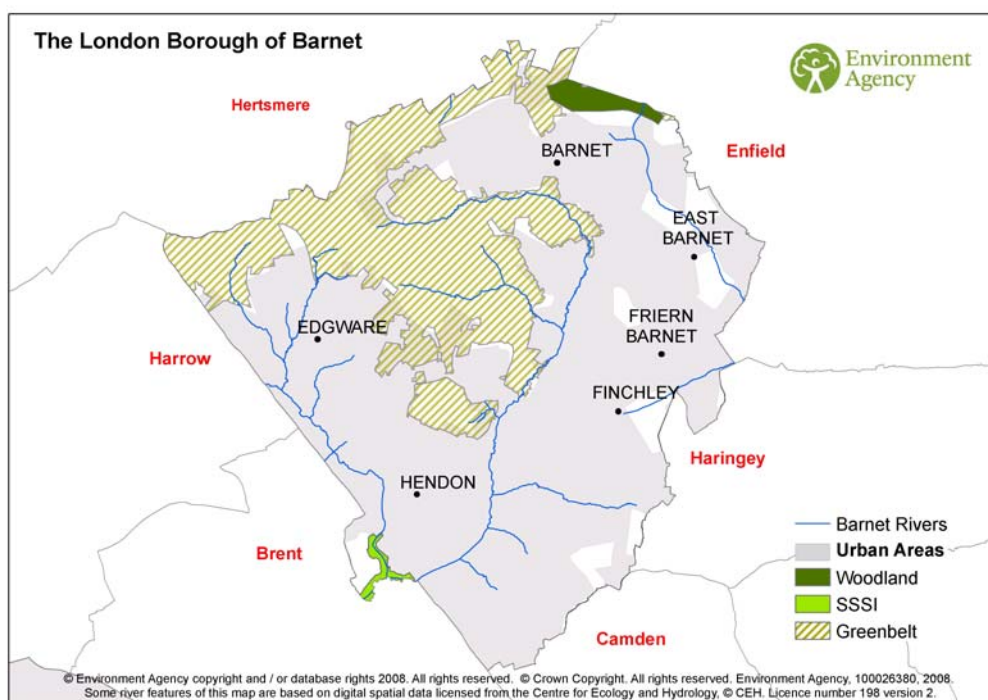
6.12 National core output indicator H6 – Housing Quality – Building for Life Assessments

- 6.12.1 This indicator shows the level of quality in new housing development. Information is not currently collated regarding developments that meet the Building for Life criteria. However monitoring will be undertaken in the future for any developments that meet this standard. The council intends to report on H6 in the 5th AMR.

7. Environmental Quality

- 7.1.1 Barnet lies within the Brent river catchment which flows into the Thames at Brentford. There are 14,080 metres of watercourses in the borough, including the Brent River which is culverted in places, the Dollis Brook and the Silk Stream. To the west of the borough, close to West Hendon, there is a major reservoir, the Welsh Harp. The council recognises the importance of maintaining good water quality and that the demand for water will rise due to the growth in population.

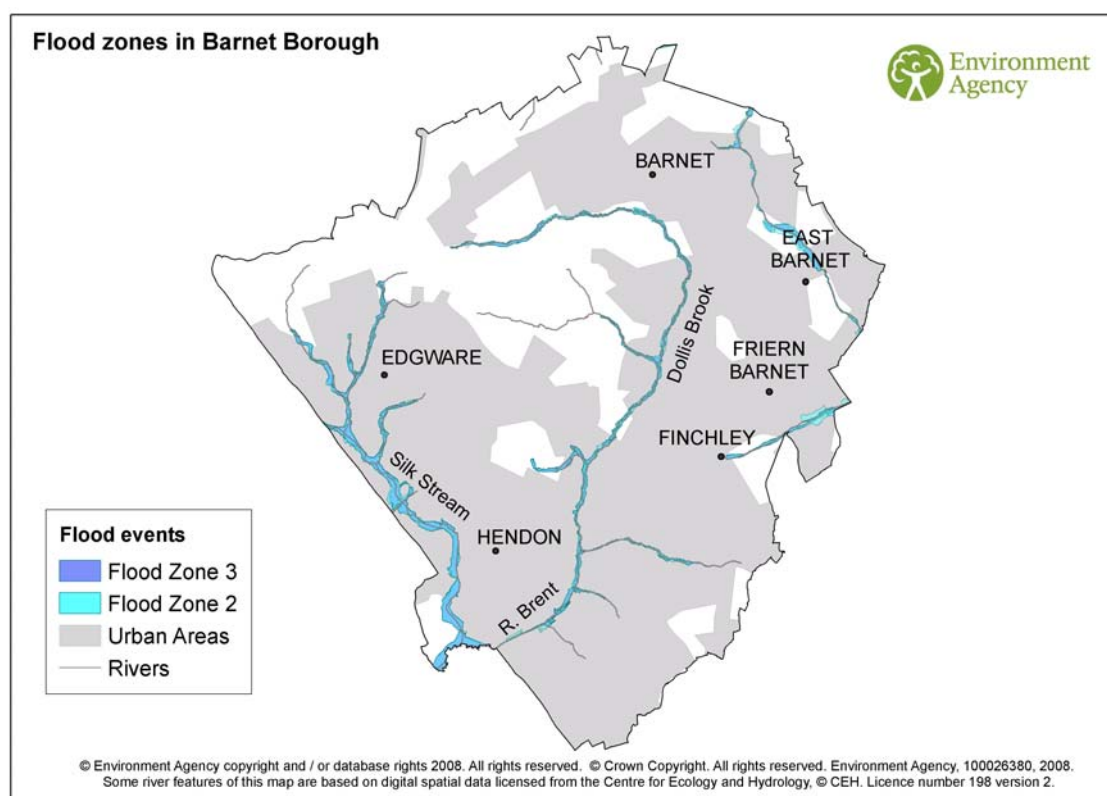
Map 3: Geographical features of Barnet



(Source: Environment Agency 2008)

- 7.1.2 In Barnet, approximately 3% of the land is within flood zone 2, and 2% is within flood zone 3. This land is predominantly located around the Silk Stream in the south-west of the borough, and along the River Brent and Dollis Brook. (Source: Environment Agency)
- 7.1.3 In Barnet there are 3263 properties (2.3% of all properties) at risk of fluvial (river) flooding – 493 in flood zone 2 and 2770 in flood zone 3 (figures taken from the 2006 National Flood Risk Assessment (NaFRA) – Environment Agency). Within these flood risk zones, 88% of the properties at risk of flooding are residential and 22% are commercial. Approximately three quarters of these residential properties are classified as at significant risk. In 2007 there was flooding from the Silk Stream, Edgware Brook and Wealdstone Brook, but only caused flooding to gardens. (Source: Environment Agency)

Map 4: Flood zones in Barnet



(Source: Environment Agency 2008)

- 7.1.4 A flood alleviation scheme for the Silk Stream has been carried out to reduce the risk of flooding in the area. The project saw the construction of six flood storage areas, which provide an improved standard of protection to 746 properties. To date the storage areas have alleviated flooding to 613 properties along the Silk Stream, Edgware Brook and Deans Brook. (Source: Environment Agency)
- 7.2 **National core output indicator E1 – Number of planning applications granted contrary to Environment Agency advice on flooding and water quality**
- 7.2.1 This indicator shows the number of developments which are potentially located where they would be at risk from flooding or increase the flood risk elsewhere. These developments also have potential to adversely affect water quality. For the period 2007/08 the Environment Agency objected to 20 planning applications on flood defence grounds only. Following these comments 12 of the applications were refused or withdrawn, 7 applications were approved subject to conditions regarding the provision of surface water course control measures. One application is yet to be determined.
- 7.3 **National core output indicator E2 – Change in areas of biodiversity importance**
- 7.3.1 This indicator shows losses or additions to biodiversity habitat. According to Greenspace Information for Greater London (GiGL), there has been no change in areas of biodiversity importance.

7.4 National core output indicator E3 – Renewable energy regeneration

7.4.1 This indicator shows the amount of renewable energy generation by installed capacity and type. Future AMRs will provide a more comprehensive picture on renewable energy generation. However Barnet's SPD on Sustainable Design and Construction contains a sustainability checklist that all applicants for householder and minor developments are required to fill in when submitting their application forms. Table 18 relates to a sample of applications in 2007/08 that utilise Solar Water Heating. The information was collated from the Sustainability checklist database.

Table 19: Type of renewable energy source used for minor/householder applications

Address	Reference number	Proposal	Type of application Minor / householder	Type of renewable energy source Utilised ¹
155 Devonshire Rd	W1585A/07	Demolition of existing house and erection of 2No. two storey semi-detached houses	Minor	Solar Water Heating
Land Adjacent to 38 Broughton Avenue	C00188/AC	Erection of two dwelling houses.	Minor	Solar Water Heating
30 Woodstock Road	C17299A/07	Conversion of property into 4No. self contained flats.	Minor	Solar Water Heating
Lakeview Children's And Family Centre, Tyrrel Way	W13230A/07	Demolition of existing buildings and erection of part two storey and part three storey terrace of 6No. houses, with new access road off Tyrrel Way and 2No. two storey semi-detached houses fronting Cool Oak Lane. Provision of car parking spaces and landscaping.	Minor	Solar Water Heating

¹ Solar Water Heating, Solar Photovoltaics, Biomass, Wind Turbine, Combined heat and power (CHP)

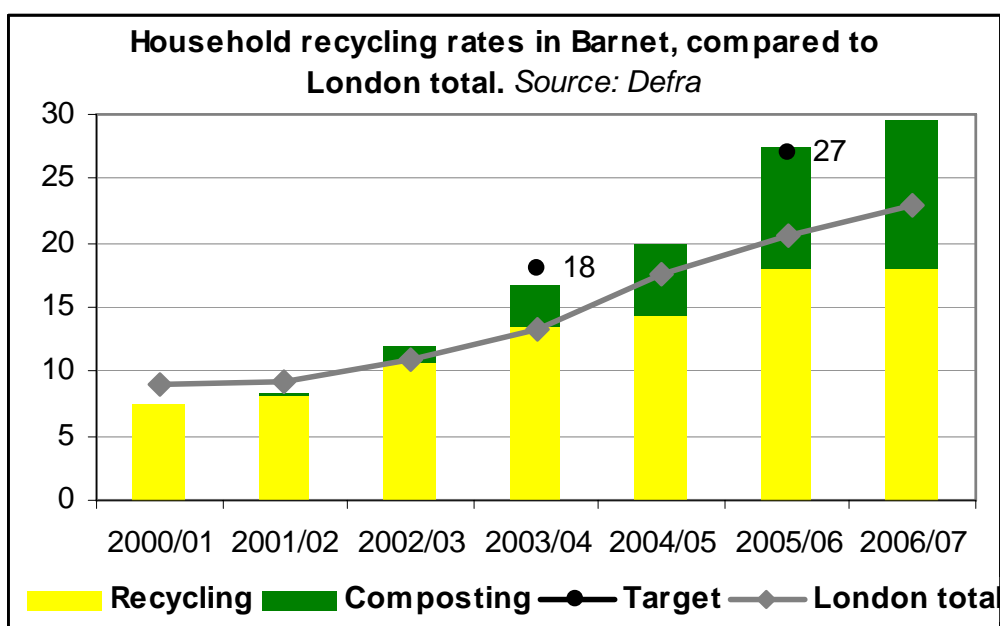
8. Minerals

- 8.1.1 No commercial extraction of minerals takes place in Barnet and there are no fixed aggregates or concrete processing or aggregate making plants/equipment in the borough. Therefore indicators have nil returns.
- 8.1 National core output indicator M1 – Production of primary won aggregates
- 8.1.2 Nil Return
- 8.2 National core output indicator M2 – Production of secondary/recycled aggregates
- 8.1.3 Nil Return

9. Waste

- 9.1.1 The council promotes a waste management hierarchy which will seek to reduce, re-use, recover (recycle, compost, and dispose of waste in an environmentally responsible manner. Barnet is one of seven boroughs that make up the North London Waste Authority (NLWA) (including Enfield, Camden, Hackney, Haringey, Islington and Waltham Forest). This group of councils forms the statutory waste authority. In order to effectively plan for the future management of waste, the 7 boroughs are preparing a joint waste development plan called the North London Waste Plan. At present the major waste facility in Barnet is a rail transfer station at Brent Terrace; a facility that temporarily stores waste before it is moved on for recycling or disposal. In addition, Barnet has three metal waste facilities, one materials recycling site and one civic amenity site.
- 9.1.2 Waste in the borough of Barnet is collected by the council and disposed of by the NLWA
- 9.1.3 The NLWA was within the top 10 authorities for improvements in the percentage of municipal waste (MSW) sent to landfill in 2006/07, with an improvement of 10%. Household recycling rates in Barnet have increased, ranking Barnet 7th within London (Source: Environment Agency).

Table 20: Household recycling rates in Barnet



(Source: Environment Agency 2008)

- 9.1.4 Over the last few years fly-tipping incidents in Barnet are becoming less frequent, from 4843 reported incidents in 2005/06 to 4046 in 2007/08. The primary sizes of fly tip incidents in Barnet are single items and small van loads; however there is a clear decline in occurrences since 2005/06. There is an increase in the number of car boot (or less) sized incidents in 2007/08, but number of larger incidents remains low. Good use of technology and improved partnerships with external agencies has been

paramount in tackling the problem of fly-tipping. Barnet's effectiveness in this field has caused a Government funded project to cite Barnet as a beacon of good practice.

9.1.5 Percentage of household waste recycled/composted in 2007/08 - 30.69%. This figure is just above the target figure set out in the Mayor's Municipal Waste Management Strategy for 2010. This figure shows an improvement over last years one which was 29.47% and continues a positive trend since 2004/05.

9.1.6 In terms of recycling and composting, Barnet has failed to meet the Corporate Plan target of 35%. However, this is an improvement on last year's figure of 29.47% and is a positive trend which has continued since 2004/05.

9.2 National core output indicator W1 – capacity of new waste management facilities

9.2.1 This indicator shows the capacity and operational throughput of new waste management facilities.

- No new waste management facilities were granted planning permission during the period April 2007 to March 2008.

Are operable:

- No new facilities have become operable during the period April 2007 to March 2008.

9.3 National core output indicator W2 – Amount of municipal waste arising, and managed by management type

9.3.1 This indicator shows the amount of municipal waste arising and how that is being managed by type.

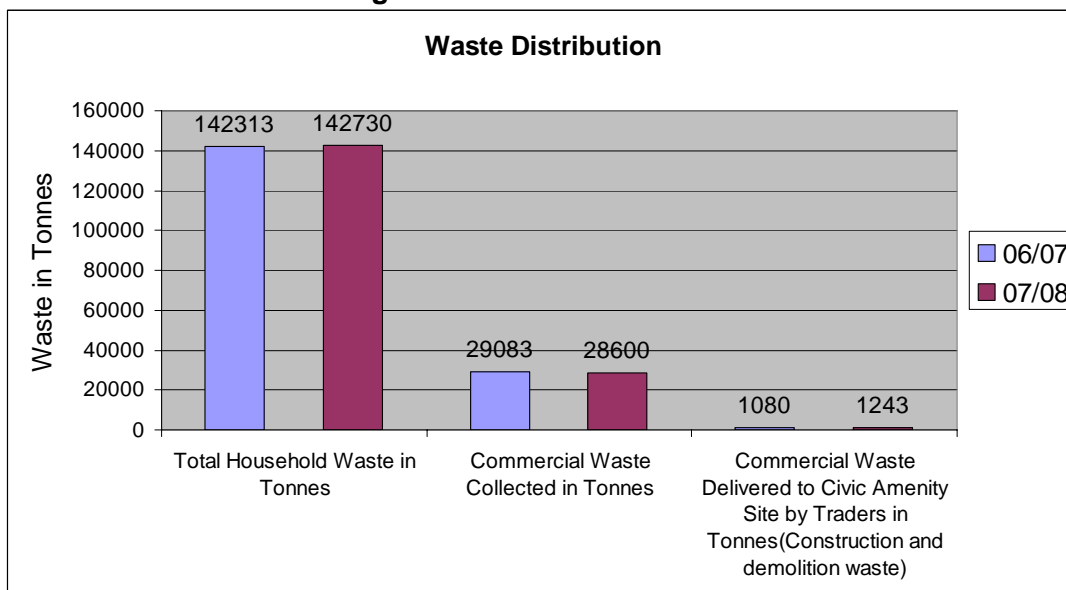
Table 21: Percentage of waste by management type – 2007/08

Management type	Amount of municipal waste (tonnes)	Percentage of municipal waste (%)
Recycled	27774.86	15.71(15.17)
Composted	17876.00	10.11(9.36)
Disposed of via landfill	120332.24	68.07(68.68)
Disposed of via waste to energy	10792.90	6.11(6.79)
Total	176776.00	100

Please note the figures in brackets represent last years (06/07) percentages.

9.3.2 These figures have remained close to those from last years AMR. Since last year there has been a small increase in the overall amount of municipal waste produced – last years figure was 175,651 tonnes. There have also been small increases in the amount of municipal waste recycled and composted. However, there has also been an increase in the amount of municipal waste disposed of via landfill.

Figure 1– Waste Distribution



9.3.3 There has been a small increase in the amount of household waste produced. In 06/07 the figure was 142,313, tonnes which has increased to 142,730 this year. This equates to an increase of 0.3%. The amount of commercial waste collected has dropped very slightly. The amount of commercial waste delivered to civic amenity site by traders has increased significantly by 15% between 2006/07 and 2007/08.

Figure 2 – Waste Recycling Facilities

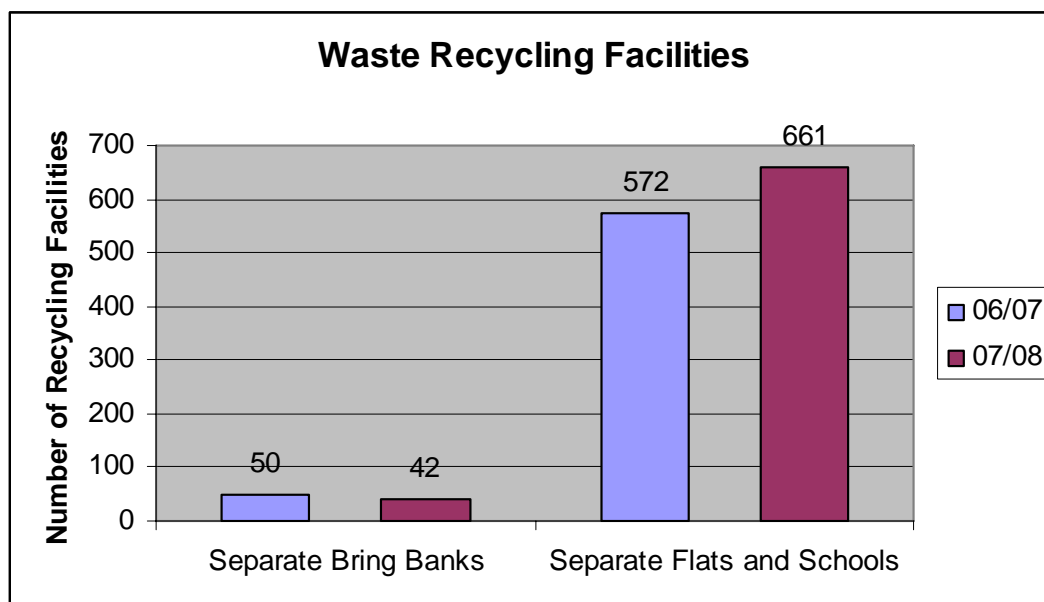
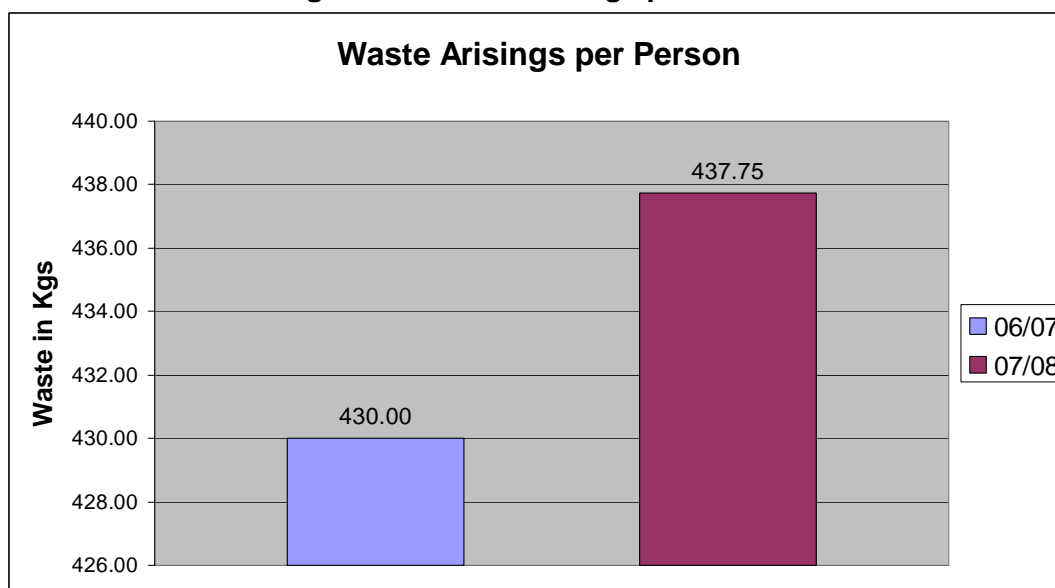


Figure 3 – Waste Arisings per Person

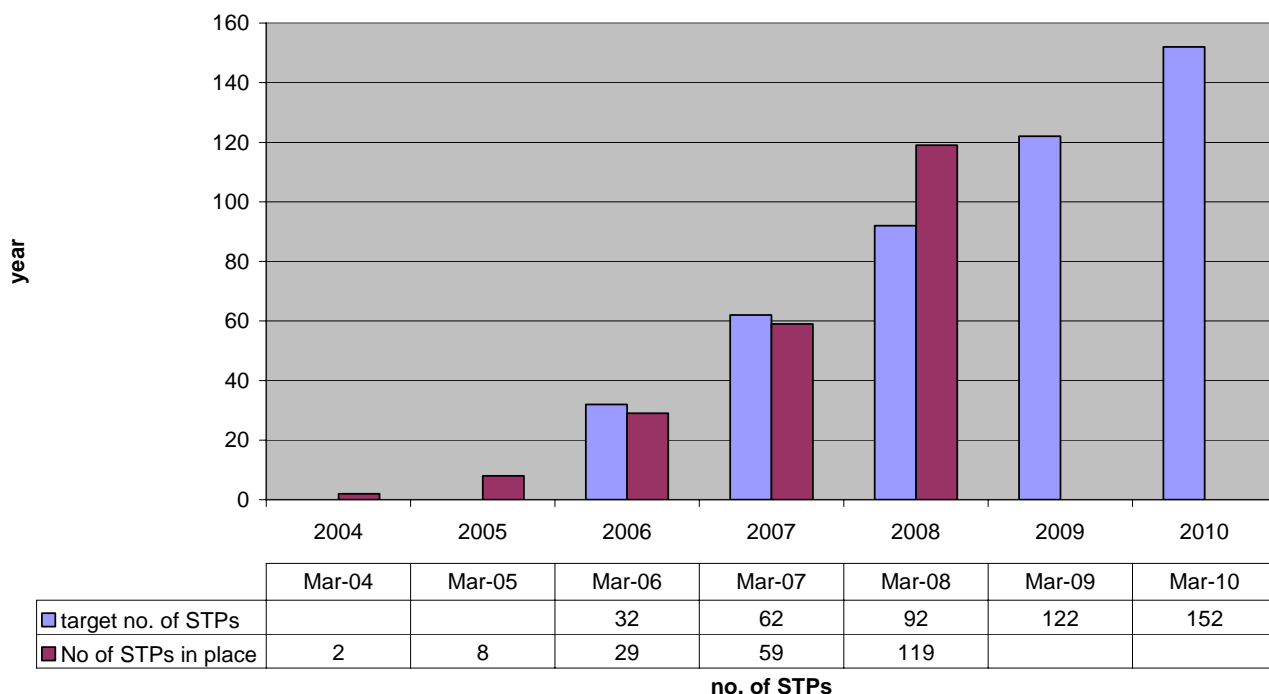


- 9.3.4 Waste arisings since last year have increased slightly from 430 Kg per person in 2006/07 to 438 Kg per person for 2007/08. This is of concern and is an area which could be improved.

10. Transport

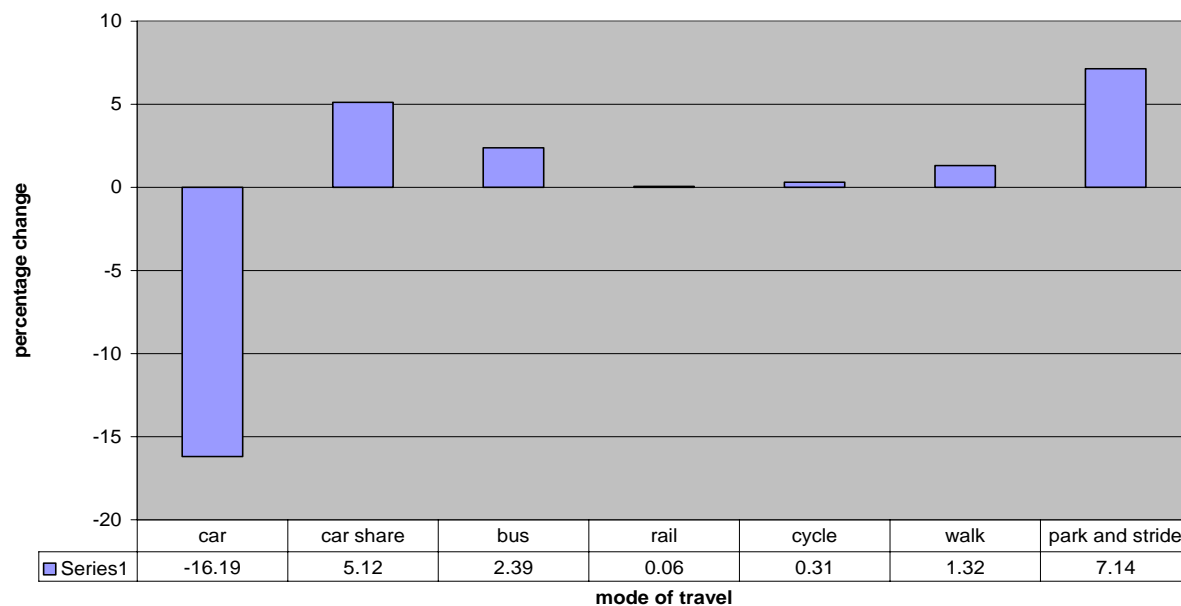
- 10.1.1 Barnet's 4th AMR focuses on how children and adults travel to schools in the borough. There has been a downturn in the use of cars and this reflects the high proportion of schools with transport plans has increased to 119 out of 152 (78%). There are 146 schools that are engaged in discussions with the expectation of further growth in the future. The consequent reduction in car use for school related trips averaged 16.19% between July 2007 and July 2008. This demonstrates the effectiveness of UDP policy M3.
- 10.1.2 Local core output indicator T1 - Modes of travel used for school related journey

Target and actual number of School Travel Plans in place



10.1.3 Local core output indicator T2 - Number of schools with transport travel plans

Average modal shift for Barnet Schools (iTRACE August 2008)



10.1.4 Although no new cycle routes have been provided in the borough as a result of new development the council has started to engage with local cycle user groups in order to create an effective cycle network in the borough. This network will make use of quiet areas such as parks and open spaces.

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