
Local Development Framework

Annual Monitoring Report 2008/09

December 2009

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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 PPS 12 – Local Spatial Planning and accompanying guidance in Local Development Framework Monitoring : A Good Practice Guide (March 2005) sets out that monitoring is an essential part of the continuous planning process. 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 5th AMR

1.3.1 This is Barnet’s 5th AMR and it covers the period from 1 April 2008 to 31 March 2009.

1.3.2 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.

1.3.3 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.

1.4 Contextual indicators

1.4.1 These indicators take account of the wider 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.

1.5 Process monitoring

1.5.1 Information on delivery of milestones for LDF document preparation as set out in the 2nd version of Barnet’s LDS published in June 2007.

1.6 National core output indicators

1.6.1 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.
- 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 2008 - 2018 – Barnet, a successful city-suburb

2.1.1 The Local Strategic Partnership has revised the borough's Sustainable Community Strategy (SCS) for the period 2008 to 2018. The Sustainable Community Strategy 2008 - 2018 sets out the strategic vision for Barnet as a place and provides the vehicle for considering and deciding how to address difficult cross-cutting issues such as maintaining the quality of life that makes the borough an attractive place to live. The four SCS themes inform the Core Strategy:

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

2.1.2 Our spatial vision as a successful city-suburb in a successful London is highlighted in Barnet's Sustainable Community Strategy and delivered through the Local Area Agreement (LAA).

2.2 The Unitary Development Plan's guiding principles

2.2.1 The Secretary of State, on May 13 2009, issued a direction to save 183 out of 234 policies in Barnet's adopted Unitary Development Plan (2006). In her direction the Secretary of State highlighted that the exercise of extending saved policies is not an opportunity to delay DPD production. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. The Secretary of State further highlighted that maximum use should be made of national and regional planning strategy particularly as the Mayor's London Plan forms part of Barnet's development plan.

2.2.2 Under the new planning system the Local Development Framework (LDF) will replace the Unitary Development Plan (UDP) (adopted May 2006). 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

2.3 Barnet's Core Strategy objectives

2.3.1 The Core Strategy is the most important document in the Local Development Framework (LDF); a folder of documents which will eventually replace the UDP.

2.3.2 The Core Strategy will embody spatial planning – the practice of 'place shaping' to deliver positive social, economic and environmental outcomes and provide the overarching local policy framework for delivering sustainable development in Barnet.

2.3.3 Barnet has developed a series of core objectives in order to deliver the LDF vision. These are to:

- manage housing growth to meet housing aspirations
- meet social infrastructure needs
- promote Barnet as a place of economic growth and prosperity
- reduce the need to travel

- promote strong and cohesive communities
- promote healthy living and well-being
- protect and enhance the suburbs
- ensure efficient use of land and natural resources
- enhance and protect our green and natural open spaces

3. A profile of Barnet

3.1 Barnet's demographic structure

- 3.1.1 Barnet is the fourth largest London borough by area (86.7 sq km) and home to a growing and diverse population. It is the 10th largest single tier authority in England and Wales. About 38% of the borough is undeveloped, 28% is green belt and 8% is metropolitan open land (which includes around 200 parks, allotments, playing fields and agricultural land).
- 3.1.2 The rest of the borough is made up of suburban areas with a population density of 3,863 people per square kilometre. This is lower than for London as a whole (4,812 people p/sq km) but nearly ten times the figure for England (394 people p/sq km).
- 3.1.3 We expect significant growth in Barnet's population and economy over the next twenty years. Work is well underway on planning of the Opportunity Areas (Brent Cross - Cricklewood and Colindale) and Area of Intensification (Mill Hill East) identified in the London Plan. The development of these areas will deliver 20,000 new homes by 2026.
- 3.1.4 With a 2009 population of 338,100 Barnet is the second most populous borough in London. Based on GLA figures which factor in the house building growth Barnet's population is projected to reach 371,150 by 2018, an increase of 11% on present levels. According to GLA estimates, Barnet could be the most populous London Borough by 2012.
- 3.1.5 The growth in Barnet's population will change our existing communities, attracting a much younger and diverse population. Over the next ten years there will be a marked increase in the number of children aged between 5-14 years old and number of people over the age of 65.
- 3.1.6 Barnet has the second largest population of children and young people in London. In 2008 almost 84,000 children, aged 0 – 19, lived in Barnet. This age group is more diverse than the adult population. About 40% of primary school pupils in the borough and 37% of secondary school pupils have English as a second language.
- 3.1.7 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 in Barnet are the Indian community. They represent 9.4% of residents within the borough.

Table 1: Ethnic groups in Barnet

Ethnicity	2009
White	228,516 (67.6%)
Black Caribbean	4,061 (1.2%)
Black African	18,759 (5.5%)
Black Other	6,256 (1.9%)
Indian	31,663 (9.4%)
Pakistani	5,575 (1.6%)
Bangladeshi	1,783 (0.5%)
Chinese	8,899 (2.6%)
Other Asian	11,235 (3.3%)
Other	21,353 (6.3%)
All Ethnicities	338,100 (100%)

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

- 3.1.8 Barnet has a historical legacy of new communities being welcomed and feeling involved. The borough is considered a place where people from different backgrounds get on well. National Indicator 1 measures community cohesion. Barnet is the place with the greatest diversity of communities that has scored highly on this indicator. Nearly 84% of residents

agreed in the 2008 Place Survey that their local area is a place where people from different backgrounds get on well.

- 3.1.9 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. 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 338,100 in 2009 to 371,150 people in 2018.

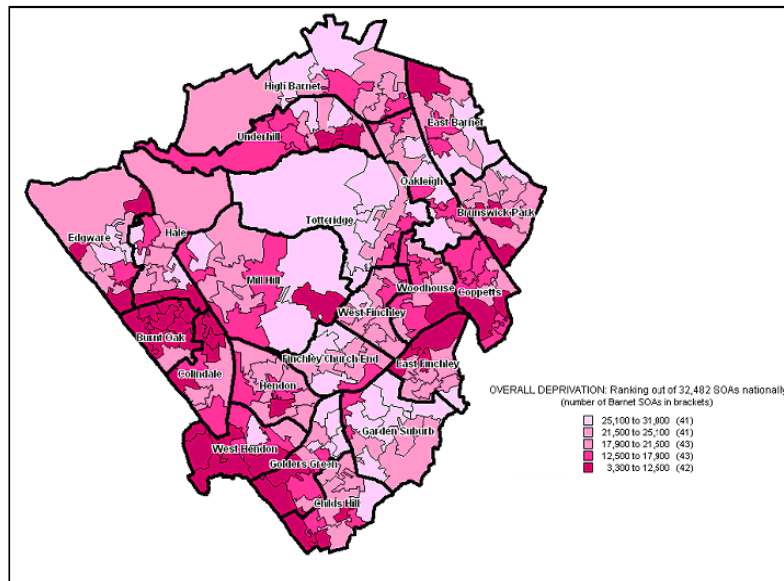
Table 2: Population projections by age

Age group	2009 Barnet population (ONS)		2018 Barnet population (GLA, PLP low)		Increase in population	% Increase 2009-18
	Number	%	Number	%		
0-19	86,090	25%	89,650	24%	5,750	7%
Under 15	66,143	19%	69,350	19%	4,850	8%
15-19	19,947	6%	20,300	6%	900	5%
20-39	103,858	31%	111,250	30%	8,950	9%
40-59	88,127	26%	105,650	29%	19,050	22%
60-79	46,618	14%	49,900	13%	2,400	5%
80+	13,407	4%	14,650	4%	350	2%
Total	338,100	100%	371,150	100%	36,550	11%

Source Business Intelligence Unit 2009

3.2 Socio -Economic issues in Barnet

- 3.2.1 Barnet has six areas within the top 10% most deprived nationally. Overall deprivation is substantially higher in Burnt Oak and Colindale than the rest of the borough. One area in Colindale has over a fifth of its working age population in employment deprivation (i.e. involuntarily excluded from work).
- 3.2.2 Whilst Barnet is a generally prosperous borough there is significant deprivation in certain areas with a wide gap between the richest and the poorest. According to CACI Paycheck data for 2008 10.5% of Barnet households have incomes in excess of £75,000 a year while 11.6% have incomes less than £15,000.
- 3.2.3 The average life expectancy for both men and women is higher than the London and national average. However, there is large variation between the deprived and affluent wards, with people in affluent wards having a life expectancy of up to six years longer than those in deprived wards. Health outcomes are also generally poorer in deprived wards and lifestyles associated with poor health outcomes (such as smoking) are generally more prevalent in these wards.
- 3.2.4 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.
- 3.2.5 In March 2009 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: ONS, London Borough of Barnet

Table 3: Job seekers allowance claimants by age and duration (October 2009)

By age of claimant	Barnet (No.)	Barnet (%)	London (%)
Aged 18-24	1,650	22.9	25.9
Aged 25-49	4,400	61.0	59.5
Aged 50 and over	1,150	15.9	14.4
By duration of claim			
Up to 6 months	5,185	71.8	67.4
Over 6 up to 12 months	1,415	19.6	20.9
Over 12 months	615	8.5	11.7

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

3.2.6 The 2001 Census records that nearly 73% of Barnet’s population described their health as good. Residents are healthier overall measured by mental illness, death rates from major causes, sickness benefit claimants and alcohol related hospital admissions.

3.2.7 According to Barnet’s 2009 Joint Strategic Needs Assessment (JSNA), the number of people living beyond 85 years of age is set to increase, and there will be a slight increase in the number of children under the age of 5. If not managed effectively, this growth, particularly in specific age groups, will put more pressures on the resources of local health and social care services. The increase in population diversity also reinforces the importance of understanding individual needs and preferences, and ensuring that services are responsive to these.

Table 4: Average Life Expectancy

	Barnet	London	England
Female	83.9	81.4	81.1
Male	79.6	76.9	76.9

Source: London Health Observatory – data for 2008-09

3.2.8 Total crime in Barnet is low-to-average relative to the country as a whole. The 2008-9 rate of 48 crimes per 1,000 population – compares with 58 for London and 54 for England and Wales. Barnet's rank is the 158th highest out of the 376 English and Welsh districts (Local Knowledge, Police recorded crime for 5 major offences). In 2008-9 Barnet ranked 164th for violent offences out of the 376 England and Wales districts but is highly ranked (31st) for burglaries from dwellings (Local Knowledge).

3.3 Barnet's economy

3.3.1 Barnet is a prosperous borough with well qualified residents compared to the rest of the country and London. Residents are more likely to be economically active, self-employed or in employment than their London counterparts.

3.3.2 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%).

3.3.3 Over half the employment in Barnet is within the top three occupations: managers and senior officials; professional occupations and associate and professional and technical type jobs.

Table 5 - Employment by occupation

Employment by occupation: April 08 - March 09	Barnet (numbers)	Barnet (%)	London (%)	Great Britain (%)
Soc 2000 major group 1-3	90,100	58.5	53.6	43.5
1 Managers and senior officials	26,100	16.9	17.7	15.6
2 Professional occupations	34,000	22.0	16.8	13.1
3 Associate professional & technical	30,000	19.4	18.7	14.6
Soc 2000 major group 4-5	25,800	16.7	19.4	22.2
4 Administrative & secretarial	16,500	10.7	11.6	11.4
5 Skilled trades occupations	9,200	6.0	7.7	10.7
Soc 2000 major group 6-7	18,300	11.9	13.5	15.9
6 Personal service occupations	11,200	7.2	7.2	8.3
7 Sales and customer service occupations	7,100	4.6	6.2	7.5
Soc 2000 major group 8-9	19,800	12.9	13.5	18.4
8 Process plant & machine operatives	6,800	4.4	4.4	7.0
9 Elementary occupations	13,000	8.4	9.0	11.3

3.4 Education and qualifications

3.4.1 **GCSE and A level results** - 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. Out of the 567 schools which reported their A level results, five from Barnet are in the top 100 state schools nationally.

3.4.2 Since 2008, there has been a 2% increase in pupils achieving five or more grade GCSEs. A total of 76 per cent of pupils achieved five or more A* to C grades, while the figure for five or more A* to C grades including English and Maths increased from 61 to 63 per cent.

3.4.3 **Qualifications** - Barnet's highly qualified population is reflected in Table 6. The working age population is more likely to have a qualification at NVQ and above compared with their counterparts in London and Great Britain.

Table 6 - Qualifications

Qualifications Jan 08 – Dec 09	Barnet (numbers)	Barnet (%)	London (%)	Great Britain (%)
NVQ4 and above	87,300	41.2	38.6	29.0
NVQ3 and above	118,800	56.0	51.6	47.0
NVQ2 and above	144,100	68.0	63.8	65.2
NVQ1 and above	165,300	77.9	73.7	78.9
Other qualifications	29,300	13.8	14.2	8.7
No qualifications	17,500	8.3	12.0	12.4

Source: ONS annual population survey

Notes:

For an explanation of the qualification levels see the definitions section.
Numbers and % are for those of working age
% is a proportion of resident working age population of area

3.5 Earnings

3.5.1

The average gross weekly pay and hourly pay for both male and female full time workers living in Barnet is generally higher than the London and national average. Female full time workers are on parity with the London average while males exceed the weekly average by over £20.

Table 7 – Earnings by residence

Earnings by residence 09	Barnet (£s)	London (£s)	Great Britain (£s)
Gross weekly pay			
Full-time workers	588.9	580.8	479.3
Male full-time workers	651.1	630.0	525.0
Female full-time workers	534.5	534.5	412.7
Hourly pay			
Full-time workers	15.13	15.09	12.01
Male full-time workers	16.86	15.84	12.72
Female full-time workers	14.40	14.35	10.96

Source: ONS annual survey of hours and earnings - resident analysis

Note: Median earnings in pounds for employees living in the area.

3.6 Working age population

Table 8 – Working age population

Working age population 09	Barnet (numbers)	Barnet (%)	London (%)	Great Britain (%)
All people - working age	209,000	63.1	66.9	62.0
Males - working age	107,600	66.7	70.0	66.1
Females - working age	101,400	59.6	63.8	58.1

Source: ONS mid-year population estimates

- 3.6.1 Levels of male economic activity (81.4%) remain below the London average while for females activity levels stay above (68.9%). Barnet continues to have a higher than average number of self-employed people (13.6%).

Table 9 – Employment and Unemployment

Employment & unemployment (08 – 09)	Barnet (numbers)	Barnet (%)	London (%)	Great Britain (%)
All people				
Economically active [†]	169,000	75.3	75.8	78.9
In employment [†]	154,500	68.9	70.1	73.9
Employees [†]	121,300	54.9	59.1	64.4
Self employed [†]	31,400	13.6	10.6	9.1
Unemployed (model-based) [§]	11,500	6.9	7.4	6.2
Males				
Economically active [†]	92,100	81.4	83.0	83.4
In employment [†]	84,700	74.6	76.9	77.7
Employees [†]	61,100	54.9	61.8	64.5
Self employed [†]	22,400	18.8	14.7	12.7
Unemployed [§]	7,400	8.0	7.2	6.7
Females				
Economically active [†]	76,900	68.9	68.1	74.1
In employment [†]	69,800	62.9	62.8	69.8
Employees [†]	60,200	54.9	56.2	64.2
Self employed [†]	9,000	8.0	6.1	5.2
Unemployed [§]	7,100	9.3	7.5	5.6

Source: ONS annual population survey

†	numbers are for those aged 16 and over, % are for those of working age (16-59/64)
§	numbers and % are for those aged 16 and over. % is a proportion of economically active

- 3.6.2 In terms of the ratio of total jobs to working age population there are fewer jobs in Barnet relative to its population than the average for London and Great Britain. This means that residents will continue to commute for work.

Table 10 - 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

- 3.6.3 One of Barnet's largest employers is Brent Cross Shopping Centre, the seventh largest out-of-centre shopping centre in the UK (GLA Economics). About 5,500 people work in Brent Cross and 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.

3.7 Barnet's key environmental assets

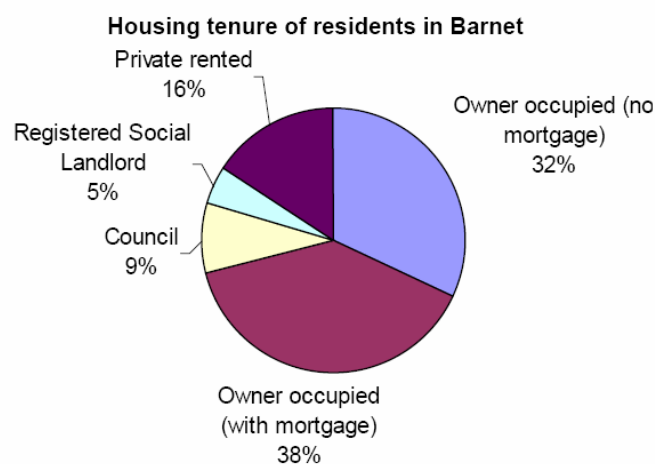
- 3.7.1 Barnet is a classic suburban borough of exceptional quality. There are 18 conservation areas including Hampstead Garden Suburb and over 1,300 nationally listed buildings, as

well as many locally listed buildings, three historic parks or gardens and one nationally important battlefield site.

3.7.2 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. More formal 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.

3.7.3 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.

Figure 1 – Housing tenure



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

3.8 Housing and Built Environment

3.8.1 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.

3.8.2 The economic downturn has had a marked impact on the housing market in Barnet. The average house price in Barnet in October 2009 was £399,231 (based on Land Registry sales, through Hometrack). This has declined by 3% from an average price of £412,579 in October 2008. House prices for the period of the AMR, from April 2008 to April 2009, actually declined by 8%- from £370,462 to £336,602 but have started to increase again since May 2009. Including valuations and sales, the average house price in October 2009 was £419,322, down 5% on October 2008 when the average for Barnet was £441,415. Lower quartile new build flat prices in 2008 were 229,995 compared to 237,500 in 2007, down around 3%. Lower quartile new build house prices also declined by around 3%- from £345,000 to £335,000- during the same period.

3.8.3 In October 2009 there were 369 sales recorded at the Land Registry, almost half the number of sales recorded in October 2008 (679). In 2008/09 there were a total of 8,400 sales, this is down from 12,000 in 2007/08.

3.9 Transport and spatial connectivity

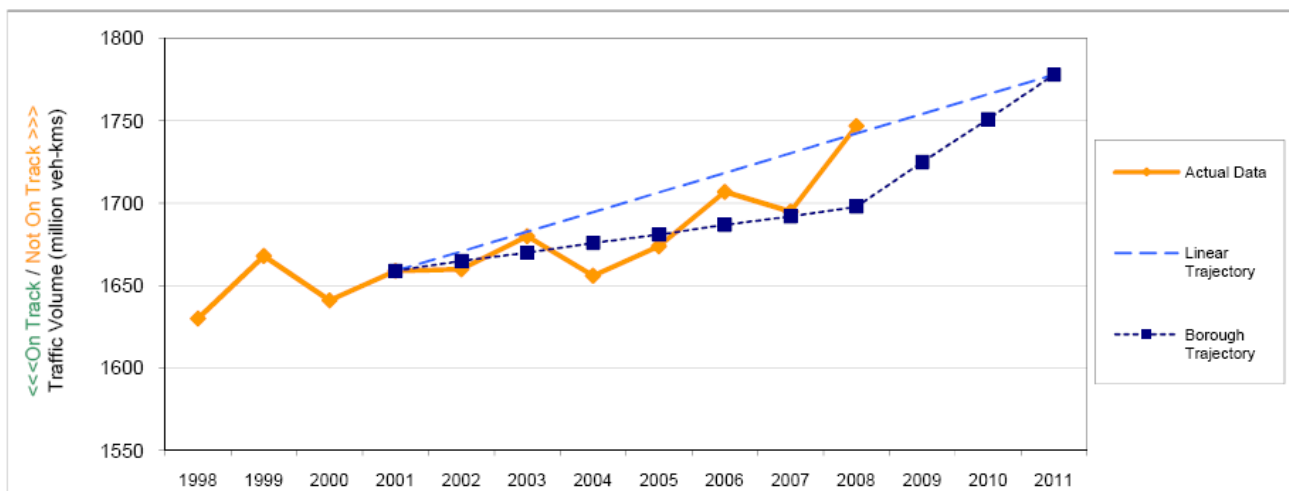
3.9.1 The Department of Transport's National Road Traffic Survey which is used by the Mayor of London to monitor borough targets in their Local Implementation Plan (LIP). Barnet's LIP is due for review in 2011. The trend for traffic growth in Barnet is upwards.

3.9.2 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.

3.9.3 Transport links north-south (radial) are good, but east-west (orbital) are poor. We have good access to the motorway network provided via the M1, M25 and A1 but the only orbital major road, the North Circular (A406), continues to be heavily congested.

Figure 2 – National road traffic survey

Year	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Actual Data	1630	1668	1641	1659	1660	1680	1656	1674	1707	1695	1747			
Linear Trajectory				1659	1671	1683	1695	1707	1719	1730	1742	1754	1766	1778
Borough Trajectory				1659	1665	1670	1676	1681	1687	1692	1698	1725	1751	1778



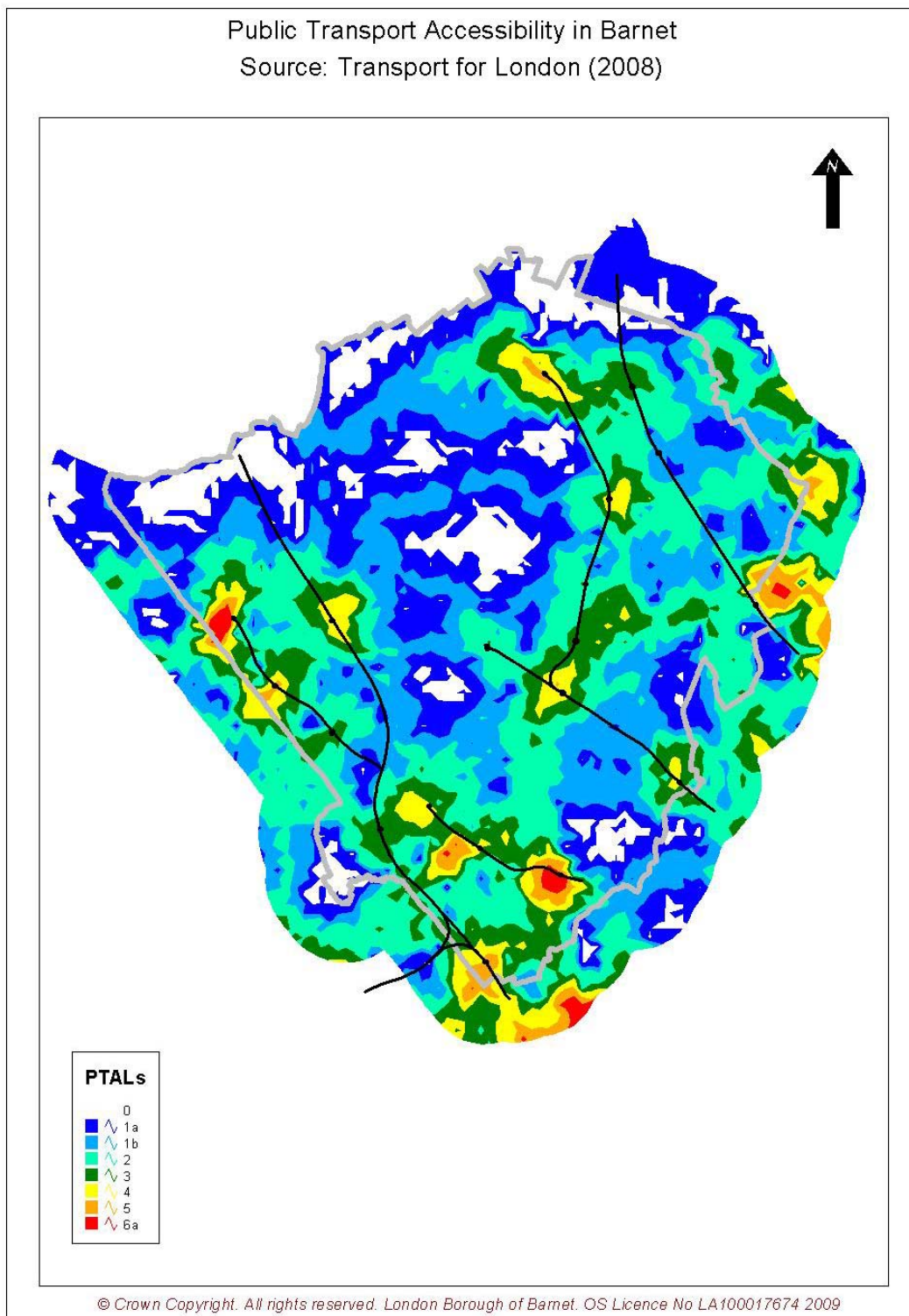
Source: Department for Transport's National Road Traffic Survey

Progress against linear trajectory and the Mayor's target:
Change since baseline:

Not On Track
5%

(Target achieved)

Map 2: Public Transport Accessibility in Barnet



Source: Transport for London (2009)

4. Monitoring Barnet's local development scheme

- 4.1.1 Barnet's second Local Development Scheme (LDS) 2007 will be revised early in 2010 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 Barnet's overall approach for the three years covered by this third LDS is to focus efforts on the production of the major boroughwide DPDs in order to provide an up-to-date and flexible policy framework to replace the UDP.
- 4.1.3 Significant progress has been made in 2009 since the publication of the second LDS in June 2007:
- The Mill Hill East Area Action Plan was adopted on 27 January 2009 ahead of the LDS milestone.
 - The Colindale Area Action Plan was subject to an Examination in Public on 17 November 2009 and the council is now awaiting the Inspector's Report.
 - The North London Waste Plan on 27 November 2009 completed a period of public consultation on its 'preferred options' stage.
 - The Core Strategy will on 11 January 2010 complete a period of public consultation on its 'direction of travel' previously known as 'preferred options'.
- 4.1.4 Significant progress has also been made on the production of Supplementary Planning Documents (SPDs):
- SPDs on Contributions to Education and Libraries were adopted on 5 June 2008
 - The SPD on Contributions to Health Facilities were adopted on 30 July 2009.
- 4.1.5 Overall progress on the LDF has not, however, kept pace with the timetable outlined in the 2007 LDS. Progress on the AAPs covering smaller defined areas such as Colindale and Mill Hill East has not been matched by progress on more complex boroughwide DPDs such as the Core Strategy and the former Site Development Policies DPD.
- 4.1.6 The following Table 12 provides information on the council's performance in 2008/09 on meeting the timetable and milestones set in the LDS 2007.

Table 11 - Local Development Scheme timetable 2007

Activity	Timetable LDS 2007	Progress December 2009	Comments
Mill Hill East Area Action Plan	Submission May 08 Examination in Public Oct 08 Adoption Jan 09	Completed Completed Completed	Deadline met Deadline met Ahead of LDS Milestone
Colindale Area Action Plan	Submission Feb 09 Examination in Public Oct 08 Adoption Mar 10	Completed Completed Progressing	August 2009 October 2009 Milestone will be met
North London Waste Plan	Preferred Options Jan 09 Submission Sep 09 Adoption Dec 10	Completed Not started Not started	October 2009 Delayed. March 2011 Delayed. Dec 2011
Core Strategy	Preferred Options Sep 08 Submission May 09 Adoption Aug 10	Progressing Not started Not started	Started in November 2009 Delayed - July 2010 Delayed – April 2011

Activity	Timetable LDS 2007	Progress December 2009	Comments
Site Development Policies	Commence Sept 07 Preferred Options Dec 08 Submission May 09 Adoption Oct 10	Not started Not started Not started Not started	This DPD will be deleted to reflect new approach on site allocations and development management policies which will be set out in Barnet's 3 rd LDS in 2010.

5. Business development and town centres

- 5.1.1 The key focus for employment in Barnet is within the strategic office centres, business parks, designated employment sites and town centres. The designated employment sites in the adopted UDP include one Industrial Business Park and several estates and business/technology parks. Barnet is not a prime office or industrial location due to its predominantly suburban nature. Its employment stock mainly comprises smaller units catering to the needs of local businesses rather than attracting “in-coming” occupiers. Barnet has around 72ha of gross employment land and 19ha of net employment land. The majority of employment land is of good or average quality. There is a good mix of B1, B2 and B8 employment sites.
- 5.1.2 Barnet hosts London’s only self-contained regional shopping centre Brent Cross, and its largest town centre is Edgware. There are 14 further ‘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).
- 5.1.3 Outline permission has been approved recently for the extension of Brent Cross and creation of the new town centre.
- 5.1.4 In order to inform employment and retail policies in the Core Strategy and as a key element of the LDF evidence base we commissioned a comprehensive review of the employment land in the borough and a borough-wide town centres study. The town centre study was a current reflection of supply and demand for Barnet’s existing and future town centres and their uses and retail parks. The following studies were completed in 2009.
- Barnet’s Town Centre Retail floorspace needs assessment June 2009
 - Barnet’s Employment Land Review June 2009
- 5.1.5 In addition the Suburban Town Centre Strategy was completed in April 2008.

5.2 Suburban town centre strategy (April 2008)

- 5.2.1 The review of Barnet’s town centres in 2007 found that every town centre was distinct, often reflecting the needs of local communities and competition between centres. It found that some were successful; some less so. Yet it underlined their strategic importance; as well as supporting future economic and housing growth, they are clear indicators of the social, economic and environmental well-being of the suburbs; they create a sense of place. Consequently, they are likely to be key drivers of satisfaction in the area.
- 5.2.2 The review highlighted a number of key insights about town centres in Barnet, notably:
- 5.2.3 Town centres play an important and sustainable role in the local economy with 95% of residents doing their main shopping there and nearly three quarters visiting their most favoured town centre between 1-4 times a week. Walking was also found to be the second most popular mode of transport to town centres (after the car), with Transport for London research indicating that those who walk to town centres spend more than either car or bus users and visit more frequently

5.2.4 Our town centres face the following issues:

- Retail rents remain largely static in Barnet despite increases in the rest of outer London
- Parking is perceived to be a big issue in Barnet’s town centres with residents wanting better parking facilities and more short-term, free spaces
- People want to see more retailers in their town centres, more evening shopping and more community events, improved street cleaning, flowers and places to sit and rest, as well as improved disabled access
- There is a lot of competition between centres both for custom and public resources
- Perceptions of safety and security in town centres deters visits to town centres with anti-social behaviour perceived as being an issue in particular town centres.
- The study has found that a number of town centres were succeeding. Church End is seen as a popular place for food shopping; North Finchley is assessed as a vibrant centre with the second highest financial turnover in the town centre network and the second most visited town centre in the borough after Brent Cross; Whetstone is considered a clean, safe and pleasant place to shop. However, it also found that a number of town centres are struggling. Chipping Barnet is considered to lack popularity among residents as it is not seen as having enough shopping and leisure time pursuits with perceptions of safety and parking remaining key barriers to encouraging people into the town centre. New Barnet is seen as lacking a sense of place; Edgware is also perceived as “scruffy” by residents.

5.2.5 As a result of these identified issues the aim of the Suburban Town Centre Strategy was developed to create the right environment to enable and facilitate private sector investment and growth in town centres. To this end it focussed on eight objectives:

- To improve the appearance of Barnet’s town centres
- To ensure effective control of parking arrangements
- To manage development opportunities and changes in planning use effectively
- To effectively regulate the street trading environment
- To maximise take up of trade waste contracts
- To improve residents’ feelings of safety and security
- To improve access to information on town centres
- To ensure consistency with other council programmes.

5.2.6 It recommended that the council concentrated on key town centres in the borough where there were significant development opportunities on the horizon - North Finchley, Edgware, Chipping Barnet and New Barnet.

5.2.7 Since the town centre strategy was developed in early 2008, the recession has had a greater impact on town centres across the country. Well-known retailers such as Woolworths, Zavvi, Borders and Threshers have gone into administration, bank branches are being shut as consolidation takes place, estate agents have closed as housing market activity has collapsed and pubs and restaurants have shut as consumers have cut back on spending. Consequently, a recent report by the British Retail Consortium (BRC)¹ has predicted that about 15% of High Street shops will be empty by the end of 2009. Furthermore, there has, and continues to be, a halt to significant new development in town centres.

5.3 Barnet Town Centres Floorspace Needs Assessment.

5.3.1 This study provides an overview of the health of the town centre network in Barnet. The Needs Assessment concluded that:

- Brent Cross and Edgware, the borough’s two largest centres are generally performing well and in line with their respective positions in the retail hierarchy.

¹ 21st Century High Streets: A new vision for our town centres. BRC, July 2009

- North Finchley, Chipping Barnet, East Finchley, Golders Green, Mill Hill, Temple Fortune and Whetstone district centres are vital and viable and performing their role in the town centre hierarchy well.
- Brent Street, Burnt Oak, Cricklewood, Colindale - The Hyde, Finchley Church End and Hendon Central district centres are not as healthy as some of the other centres in the hierarchy with a lower quality retail offer, fewer multiple retailers and more limited comparison goods provision.
- New Barnet is the only district centre which has less than average provision in all retail categories and a number of vacant units contributing to an above average vacancy rate.
- The five local centres in the borough - East Barnet, West Hendon, Friern Barnet, Childs Hill and Market Place - are more comparable in terms of their overall scale and offer which is largely service-orientated. West Hendon is in need of enhancement. The ten neighbourhood centres are also broadly inline with their status at the base of the retail hierarchy.

5.3.2 The town centre needs assessment compared the main centres in Barnet, specifically Brent Cross, Edgware and North Finchley with other centres in the sub region, drawing extensively on the household survey data that the consultants undertook in September 2008. The aim of this exercise was to understand where Barnet's residents spent their money. It found that Brent Cross attracted the highest number of shoppers from Barnet, with approximately £570m of comparison goods expenditure, equating to 26.6% of the total available from within the survey area. This was followed by Central London (West End). Other competing centres with Brent Cross, Edgware and North Finchley are Harrow, Watford, Enfield, Wood Green and Borehamwood, although North Finchley attracted the third highest number of shoppers from the survey area.

Table 12 – Survey shopping statistics

Centre	Comparison Goods Trade Draw (£000)	% of Total Available Comparison Goods Expenditure
BRENT CROSS	570,348*	26.6
Central London (West End)	302,970	14.2
NORTH FINCHLEY	81,852	3.8
Watford	75,238	3.5
EDGWARE	49,710	2.3
Borehamwood	45,563	2.1
Harrow	36,274	1.7
Enfield	33,150	1.5
Wood Green	22,598	1.1
<i>Other</i>	<i>922,719</i>	<i>43.5</i>

Source: GVA Household Telephone Survey, September 2008 *does not include Brent Cross South Retail Park

5.4 Vacancy rates

5.4.1 Vacancy rates are seen as a good indicator of the recession. For consumers, vacancy rates reduce the choice of stores, lessening the experience and enjoyment of shopping. For retailers, they reduce the number of shoppers visiting and can also deter investors from creating new retail space or improving existing sites due to the drop in the likely rate of return. This can create problems of inadequate or inappropriate supply in the future,

once the economy is more buoyant and has a knock on effect on local employment particularly women.

- 5.4.2 Experian's data highlighted town centres with the largest number of vacancies, comparing rates from 2008 with rates from 2009. Chipping Barnet was identified as a centre which experienced the largest increase in voids between 2008 and 2009. Edgware town centre was also in this top 20 list.

5.5 Employment Land Review 2009

- 5.5.1 The Assessment showed that Barnet's current employment land performs well.

- 5.5.2 The labour force in Barnet is highly qualified which is reflected in the residents' occupational profile, with the vast majority of the working population working in Managerial and Professional occupations – the knowledge economy. Barnet's future economic growth is projected to be increasingly in service-orientated employment and high level knowledge-based jobs with growing numbers of higher skilled workers in financial, retail, business and professional services.

5.6 Barnet's office market

- 5.6.1 Barnet has 4.8 million sq ft of office floorspace focused in six major office locations (Edgware, Hendon, Golders Green, and Finchley Central town centres) and (The Hyde and North London Business Park). An analysis of office take-up shows most demand coming from small businesses and larger organisations already based in Barnet. Take-up is dominated by leasing transactions for under 2,500 sq ft, including tenants such as small insurance companies, solicitors, building firms and publishers. The dominance of lease transactions for small units under 2,500 sq ft, means that rents are high on a £ per sq ft basis.

- 5.6.2 It is likely that the development at Brent Cross Cricklewood will meet a large part of the growth in service-orientated employment. The majority of demand is for smaller units which is consistent with the borough's current office stock profile. Barnet's town centres will continue to play a role in supplying flexible and affordable office space to smaller businesses including home workers.

5.7 Barnet's industrial land

- 5.7.1 Barnet's industrial² stock totals 4.7 million sq ft and is focused on the 20 designated industrial estates. As with its office stock demand has been local rather than attracting any significant numbers of large 'in-coming' occupiers and take-up is dominated by lease transactions for small space.

5.8 Release of employment land

- 5.8.1 The Mayor's Supplementary Planning Guidance on Industrial Capacity (March 2008) sets out a framework for planning, monitoring and managing surplus employment land in London over the next 20 years. Barnet is classified as a borough that is suited to the same limited transfer of designated employment industrial sites to other uses. The Employment Land Review considered that 36% of employment land was fit for purpose and should be safeguarded, 61% was considered as locations where employment uses remain viable but the need for intervention in the future is likely. Only 3% of land was considered worthy of release for alternative uses. The dominance of small occupiers in Barnet means that there is a strong case to safeguard those sites which would appear to meet local demand.

- 5.8.2 In order to develop a sound understanding of local economic conditions to inform strategies and strengthen the economic role of local authorities we are required to produce

² Industrial land comprises light industry, research and development, general industry, storage and distribution

a Local Economic Assessment. This will provide an update to the evidence produced as part of the Employment Land Review.

5.9 Core output indicator BD1- Total amount of additional floorspace – by type

5.9.1 This indicator shows the amount and type of completed employment floorspace in 2008/09. 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). One scheme containing B1, B2 or B8 was completed in 2008/09 :

C00831AP/06 1,056 sq m 2 Lyttleton Road

5.9.2 Also there are three large schemes with proposed B1 under construction:-

Table 13 – Proposed schemes

C01922M/08	2,635sq B1	135-177 Granville Road
C03659AX/07	2,845sq m B1	221 Golders Green Road
N14947F/07	2,715sq m B1	Barnet Trading Estate Park Road

Total Sum: 8,195sq m

(Source LDD planning approvals over a threshold of 100sq m)

5.9.3 In addition there is a consent for a car showroom development at Grafton House, Hyde Estate Road (H04142/08) for 2,230sqm of new commercial floorspace.

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

5.10.1 The development at 2 Lyttleton Road was a brownfield site (100% of employment type redevelopment on brownfield site).

5.11 Core output indicator BD3: Employment land available - by type Purpose - to show the amount and type of employment land available.

5.11.1 This indicator shows the amount and type of employment land available and focuses on sites for which planning permission has been granted for defined use by the Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. Amounts are defined in terms of completed gross internal floorspace (m2).

5.11.2 As part of the Employment Land Study an assessment of land was undertaken at an industrial estate/business park level. The key consideration in assessing future land needs and making recommendations to support the LDF is a view on the quantity of employment land that is fit for future purpose for modern business activities. The following employment sites (amounting to an additional 3.1 ha) were identified as having potential for safeguarding in the LDF:

- Regents Park Road employment cluster (0.4ha)
- Squires Lane (0.5ha)
- Hadley Manor Trading estate (0.4ha)
- Redrose Trading Centre (0.1ha)
- Oakleigh Road South (1.7ha)

5.11.3 These potential new sites are in addition to the designated ones in the UDP.

5.11.4 In 2008/09 several schemes have been approved for B1, B2 and B8 Uses (over 100 sq m, source LDD). The majority has been in the B1 office category, as part of a mixed use development.

Table 14 - Approved schemes.

C01922M/08	2,635sq m	135-177 Granville Road
C/16628/C/08	720sq m	287 Regents Park Road
F/02762/08	1,100sq m	Ground Floor 2 Lyttelton Road

H/04296/08	1,907sq m	Hartley Hall & Broadway, Flower Lane
W00407AZ/07	569sq m	Green Point Edgware Road
W/13937/04	500sq m	West Hendon Estate Ramsey Close

Total 7,431sq m

5.11.5 The following approvals would result in the loss of B2 general industrial floorspace.

Table 15 – Loss of B2 floorspace

C/01059/E/08	550sq m	112-114 Cricklewood Lane NW2 2DP
C01922M/08	3,632sq m	135-177 Granville Road NW2 2LD
N04174G/07	505sq m	Land Adjacent To And Rear of East Barnet Road EN4 8RR

Total 4,687sq m

5.11.6 The following approvals would result in the loss of B8 storage and distribution floorspace.

Table 16 – Loss of B8 floorspace

C/01059/E/08	2,078sq m	112-114 Cricklewood Lane NW2 2DP
H/04142/08	1,328sq m	Grafton House Hyde Estate Road NW9 6JZ
W00407AZ/07	4,032sq m	Green Point Edgware Road NW9 5AR

Total 7,438sq m

5.11.7 The total B1, B2 and B8 floorspace in the pipeline totals 7,431sq m.

5.12 Core output indicator BD4 – total amount of floorspace for “town centre uses”

5.12.1 This indicator shows the amount of completed floorspace for town centre uses within i) town centre areas and ii) the local authority area.

5.12.2 In 2008/09 there were no town centre based completed planning schemes in Barnet. However there have been one completed planning permissions for retail use within a designated regeneration area creating a total of 1,696sq m of additional retail use (Class A1). 1,696sq m of A1 retail in Block B of Beaufort Park (W00198AG/05). (This is based on LDD database information and a threshold of permissions above 100sqm).

5.13 Pipeline permissions for town centres use (A Use Class and D Use Class)

16 Parson Street London NW4 1QB Change of use from Class A1 (furniture sales) to Class D1 (physiotherapist services). (Site area 51.60m2).
UNIT E1D BRENT CROSS SHOPPING CENTRE, PRINCE CHARLES DRIVE, LONDON, NW4 Change of use from Class A1 to A3 and external alterations (Area 199m2).
HYDE HOUSE ANNEX, THE HYDE, LONDON, NW9 6LH Proposed partial change of use of ground floor from office (Class B1) to Class A3 (cafe/restaurant) and Class A5 (hot food takeaway).
698 Finchley Road London NW117NE Demolition of building and erection of a 5 storey building with offices (Class A2) at ground floor and 9 self contained flats on upper floor. Provision of 11 car parking spaces at basement level accessed via Hoop Lane and associated landscaping.
256 EAST BARNET ROAD, NEW BARNET, HERTS, EN4 8TD Change of use from Class A1 to Class A2 (74sqm).
811 High Road London N12 8JT Change of use to mixed use A1 and A2, and single storey rear extension.
141 and 141A Hale Lane Edgware Middlesex HA8 9QW Conversion of 141 and 141A into one A1 unit, with a single storey rear extension. First floor rear extension and conversion from one to two flats together with roof extension incorporating 2 No. front dormers, alterations to front elevation and 2 No. rear dormers to create a two bedroom flat at second floor level comprising 3 No. flats in total.
11 Watford Way London NW4 3JL

Change of use from Leisure Centre to A3 Use - cafe. Installation of ventilation flue at rear. 10 GOLDERS GREEN ROAD, LONDON, NW11 8LL Conversion of existing building into 6 No. self-contained flats and formation of 3 No. A1 units at ground floor level, with associated internal and external alterations and refuse storage area.
ENDEAVOUR HOUSE, 1 LYONSDOWN ROAD, NEW BARNET, HERTS, EN5 1HR Change of use of part of ground floor from B1 to mixed use A1, A2 and D1 to be used in connection with the existing building. (Amended Description)
21 COLINDALE AVENUE, LONDON, NW9 5DS Change of use of ground floor commercial unit from retail warehouse to A1 retail shop. Change of use of first floor from offices associated with the ground floor commercial unit to a one bedroom flat. New entrance to proposed flat to side.
118 BURNT OAK BROADWAY, EDGWARE, MIDDX, HA8 0BB Change of use from charity shop (A1) to betting office (A2).
110-112 BALLARDS LANE, LONDON, N3 2DN Partial change of use from A1 (Pharmacy) to D1 (Health Consultant) and alterations to rear entrance.
100 EAST BARNET ROAD, NEW BARNET, HERTS, EN4 8RE Change of use from estate agents office to general A2 use.
20 RUSSELL PARADE, GOLDERS GREEN ROAD, LONDON, NW11 9NN Erection of single-storey rear extension & use of extended premises for A2 purposes as a licensed betting office.
204-206 BALLARDS LANE, LONDON, N3 2NA Change of use of ground floor from car repair works shop to premises for the bulk sale of wines, beers and spirits (Class A1). Alterations to shop front, alterations to parking on forecourt and new gates and railings to front boundary. Addition of 3 No. air conditioning condensers at front.
LAND ADJ TO THE SOUTH WEST ENTRANCE (MALL 1 ENTRANCE) OF BRENT CROSS SHOPPING CENTRE, NW4 3FP Temporary erection for up to three years for ten kiosks/units for use as A1, A3 and A5 (shops, restaurants/cafes and hot food takeaway) and associated seating and landscaping adjacent to south-west entrance (Mall 1 entrance) of Brent Cross Shopping Centre.
748 HIGH ROAD, LONDON, N12 9QG Partial Change of use from retail (class A1) to class A3 (Cafe) with ancillary retail use (class A1)
70 HIGH STREET, EDGWARE, MIDDX, HA8 7EJ Change of use from sandwich bar (class A1) to cafe and restaurant (class A3). Associated extractor fan at rear elevation.
2 WESTERN PARADE, GREAT NORTH ROAD, BARNET, HERTS, EN5 1AD Change of use from class A2 (Estate Agents) to class A3 (Restaurant). (105Sqm).
746 FINCHLEY ROAD, LONDON, NW11 7TH Change of use from dental clinic (D1) to retail shop (A1)
143 Long Lane, London, N3 2QY Change of use from vacant unit to class A2 (Employment Agency). (Amended description)
1117 FINCHLEY ROAD, LONDON, NW11 0QB Change of use of basement and part of ground floor from retail (A1) to D2 use.
FOOD DELICIOUS, 33 STATION ROAD, EDGWARE, MIDDX, HA8 7HX Change of use to A5 (hot food take-away).
218 WOODHOUSE ROAD, LONDON, N12 0RS Change of use of shop (class A1) to drop in centre for One Stop (Support) Ltd (Class A2).
7 ONSLOW PARADE, HAMPDEN SQUARE, LONDON, N14 5JN Change of use from A1 to mixed A1 and A2 (area 53.88m ²).
24 Lytton Road, Barnet, Herts, EN5 5BY Change of use of ground floor from class A2 (Estate Agents) to Class A3 and A5 (Restaurant and Takeaway).
1390 High Road, London, N20 9BH Change of use of ground floor from class A2 (Estate Agents) to Class A3 and A5 (Restaurant and Takeaway)
11-13 Temple Fortune Parade, London, NW11 0QS Change of use of existing A1 unit into two A3 units including alterations to shopfront.
215 Squires Lane, London, N3 2QS Change of use from class A1 to class D1 dental surgery. Installation of new shop front.
45 The Market Place, London, NW11 6JT Change of use from Tile Sales (class A1) to Beauty Salon with ancillary yoga room and spa including new shopfront and single storey rear extension (Amended Description)
Athene House, 86 The Broadway, London, NW7 3TD Demolition of existing office building and erection of a three storey building with A1 (67m ²) at ground floor and B1 offices (1642m ²) at ground, first and second floors.

6. Housing

6.1.1 We have produced a housing trajectory in accordance with requirements set out in national guidance – PPS3 (Housing) to illustrate the expected number of housing units that will be delivered up to 2016/17. The trajectory draws upon information gathered from the GLA's London Development Database, the GLA's 2009 Strategic Housing Land Availability Assessment (SHLAA), the emerging programmes for the strategic regeneration areas in the borough : Cricklewood / Brent Cross; Colindale; and Mill Hill East as well as strategic housing developments on the priority estates : Grahame Park, Stonebridge, Dollis Valley and West Hendon. The trajectory covers the remainder of the UDP and the London Plan (consolidated with alterations since 2004) i.e. 2008/09 to 2016/17. On the basis of the housing trajectory we expect 18,658 residential units to be delivered before 2017.

6.1.2 Barnet's housing trajectory provides a realistic assessment of housing delivery taking into account the current expectations of developers, large and small, local and national to deliver housing in Barnet. The housing trajectory has incorporated a realistic assessment of the build out times of complex strategic developments such as Colindale and Cricklewood / Brent Cross, the latter is not expected to deliver units until 2015 and is expected to take at least 14 years to complete. In the 2007/08 AMR we expected 22,000 new homes to be delivered by 2017. Our revised trajectory shows a reduction of 3,400 units

6.2 Barnet's existing housing target

6.2.1 Barnet's housing target is set in the London Plan 2008 (Consolidated with Alterations since 2004). The target is 19,600 homes to be provided 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.

6.2.2 In understanding the trajectory it is important to focus on monitoring and managing the cumulative completions in accordance with the strategic allocation rather than simply highlighting the annualised rates of completions. Previously in last year's AMR the housing trajectory showed that Barnet expected to exceed its new London Plan allocation by 2012/13. This year's rigorous assessment of sites shows that Barnet will not meet its London Plan target by 2016/17.

6.3 Barnet's future housing target

6.3.1 During 2009, the borough participated in the Mayor's London Strategic Housing Land Availability Assessment (SHLAA) / Housing Capacity Study (HCS). (The study can be accessed on the GLA's website at www.london.gov.uk).

6.3.2 The aim of the study was to seek to identify as many sites as possible that were likely to be developed over the 15 year plan period of the LDF. The study aimed to also identify the number of units that would be provided in the long term up to 2031. The existing housing target of 19,600 new homes is based on the 2004 HCS. The information processed from the 2009 SHLAA/HCS study will form the basis of the new proposed replacement London Plan. The draft replacement plan lists the ten year target of Barnet between (2011-2021) to be 22,550 with an annual average housing target of 2,255 units to be delivered every year. Currently the borough is still committed to the annual housing targets listed in the current adopted London Plan (Consolidated with alterations since 2004). The boroughs housing targets will change once the current consultation replacement London Plan is adopted in late 2011.

6.4 National indicator 154 – net additional homes provided

6.4.1 The council agreed its local target for national Indicator 154 – net additional homes provided in June 2008. The Local Area Agreement (LAA) target covers the periods between 2008/09 to 2010/11 and has the objective of setting more realistic annual targets for housing delivery which are consistent with projected delivery timescales for major regeneration projects in the borough.

6.5 Barnet’s housing trajectory showing:

- net additional dwellings since 2000/01;
- net additional dwellings for 2008/09;
- projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- the annual net additional dwelling requirement (MANAGE);
- performance against Local Area Agreement (LAA) target – NI 154 (net additional homes provided) 2008/9 to 2010/11 and
- annual average number of net additional dwellings needed to meet overall housing requirements, with regards to the previous year’s performance (MONITOR).

6.6 Barnet’s housing trajectory – 2008/09

Figure 3 – Housing trajectory 2008/09

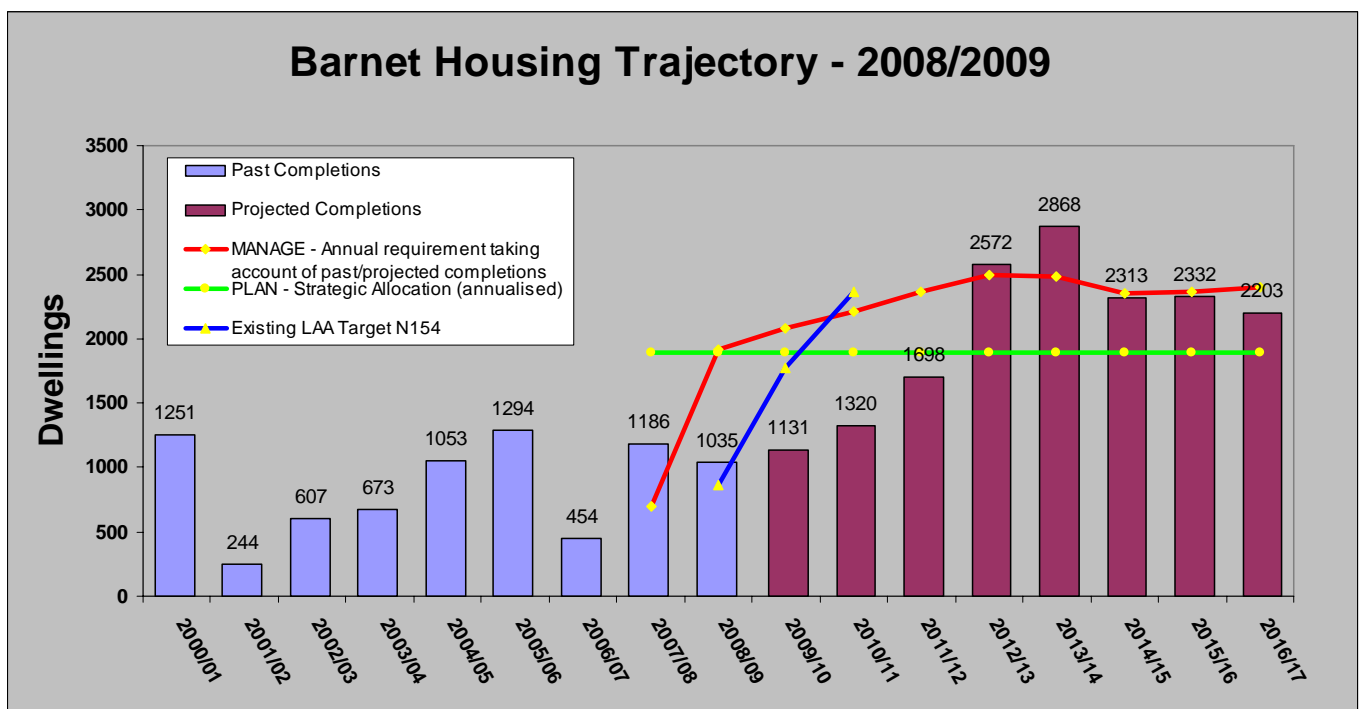
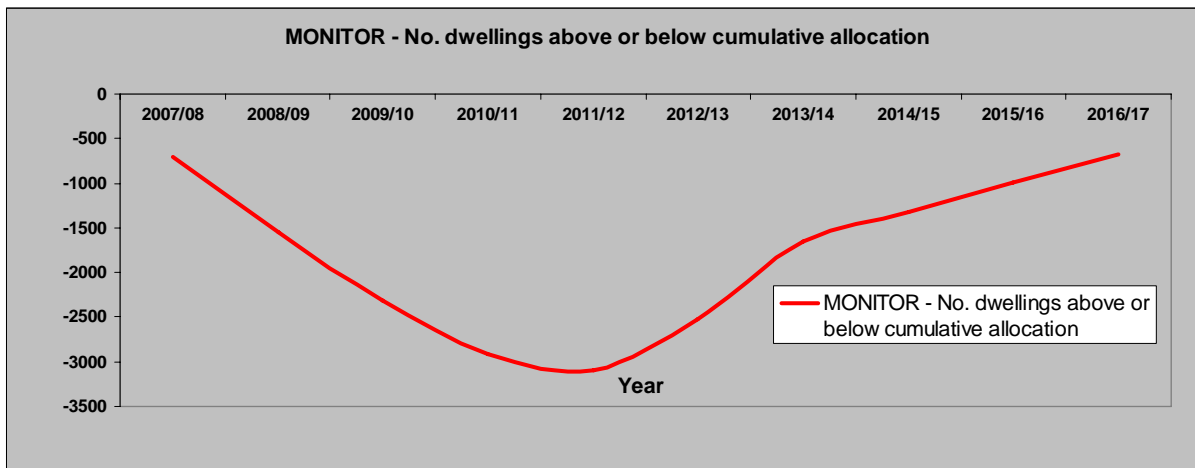


Figure 4 – Cumulative allocation

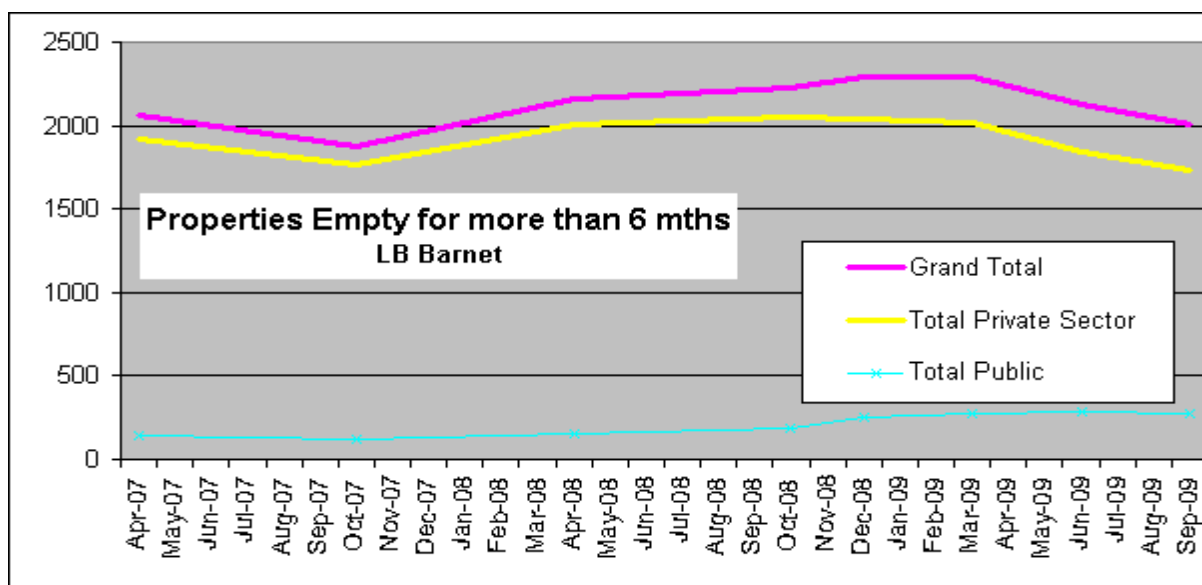


6.7 Empty properties in Barnet

6.7.1

Vacant dwellings being brought back into use make a contribution to housing delivery in Barnet. The council continues to work with the private sector to bring empty properties back into use and takes enforcement action when necessary. If a unit has been vacant for six months or more it is considered an empty property. According to Barnet’s council tax records there were 2,300 empty properties in Barnet in March 2009, this equates to 1.7% of housing stock. Over 2,000 of these properties are in the private sector. In order to ensure that the housing stock is fully utilised we will be from April 2010 be removing the discretionary discount of council tax for properties that have been empty for more than six months. In instances where empty property is poorly maintained and causing blight or a hazard the council will take formal action against the owner. Since March 2008 we have pursued 15 compulsory purchase orders against uncooperative owners of empty properties.

Figure 5 – Empty properties



6.8 National Indicator 159 – supply of ready to develop housing sites

6.8.1 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 2010 to March 2015 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 and Mill Hill East. The development at Cricklewood / Brent Cross is not expected to deliver new homes until 2015/16. 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)
$(x / y) * 100$ <p>Where, X= the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings).</p> <p>Y = the planned housing provision required for the 5 year period (net additional dwellings)</p> <p>For Barnet X = 8,962 Y = 9,430 units (annual target = 1,886 units per annum)</p> <p>NI 159 = 95.04%</p>

Table 17: Five year supply of deliverable land for housing 2010/11 to 2014/15								
Five Year Forecast For Allocated Sites								
	Ward	Planning Reference	Site Name	2010/11	2011/12	2012/13	2013/14	2014/15
	BRUNSWICK PARK	Planning Brief	North London Business Park	0	0	0	50	50
	BURNT OAK	UDP	Watling Avenue Burnt Oak	0	0	0	33	34
	COLINDALE	UDP	British Telecom, The Hyde	0	0	66	67	67
ALLOCATED SITES-	EAST BARNET	UDP	Albert Road Gasworks	0	0	40	40	40
Major sites designated in	EDGWARE	UDP	Edgware Forumside	0	40	40	40	40
UDP or Planning Briefs	HIGH BARNET	UDP	Arkley Reservoir	0	0	0	10	10
	UNDERHILL	Planning Brief	Barnet College, Wood Street	9	0	0	0	0
	WOODHOUSE	Planning Brief	Finchley Memorial Hospital	0	10	0	0	0
			Totals	9	50	146	240	241
	Ward	Planning Reference	Site Name	2010/11	2011/12	2012/13	2013/14	2014/15
	COLINDALE	LP / AAP (Submission stage)	Colindale hosp.	0	0	150	150	150
	COLINDALE	LP / AAP (Submission stage)	Peel Centre East	0	0	0	0	150
	COLINDALE	LP / AAP (Submission stage)	Peel Centre West	0	34	34	34	34
	COLINDALE	LP / AAP (Submission stage)	Middlesex University	0	66	66	66	66
ALLOCATED SITES – Major sites/Areas designated in London Plan and emerging Colindale and adopted Mill Hill East AAPs	COLINDALE	LP / AAP (Submission stage)	Barnet College	0	0	106	106	106
	COLINDALE	LP / AAP (Submission stage)	British Library	0	69	69	69	69
	COLINDALE	LP / AAP (Submission stage)	Brent Works	0	21	21	21	21
	COLINDALE	LP / AAP (Submission stage)	Land between Brent Works & British Library	0	10	10	10	10
	COLINDALE	LP / AAP (Submission stage)	Mcdonalds site,edgware road	0	0	20	20	20
	COLINDALE	LP / AAP (Submission stage)	Burger King/ Eyeland site	0	0	0	0	25
	COLINDALE	LP / AAP (Submission stage)	Beaufort Park	134	339	339	339	339
	MILL HILL	LP / AAP (Adopted Jan. 2009)	Mill Hill East	0	0	200	200	200

Table 17: Five year supply of deliverable land for housing 2010/11 to 2014/15

			Totals	134	539	1015	1015	1190
	Ward	Planning Reference	Site Name	2010/11	2011/12	2012/13	2013/14	2014/15
	CHILDS HILL	C02856P/04	779 - 783 Finchley Road, NW11 8DN	28	0	0	0	0
	CHILDS HILL	C01922M/08	135 - 177 Granville Road	64	0	0	0	0
Allocated Sites- Major sites under construction in 2010/11	GOLDERS GREEN	C03659AX/07	221 Golders Green Road	25	0	0	0	0
	MILL HILL	W01708X	Ridgemont Annington Homes Phases 2&3	64	64	64	0	0
	BURNT OAK	W00546CA/06	Edgware Community Hospital, Burnt Oak Broadway, HA8 0AD	50	0	0	0	0
			Totals	231	64	64	0	0
	Ward	Planning Reference	Site Name	2010/11	2011/12	2012/13	2013/14	2014/15
	COLINDALE	W01731JS/04	Grahame Park	31	47	68	201	162
ALLOCATED SITES – Barnet Strategic Development – Dollis Valley, Grahame Park, Stonegrove and West Hendon	EDGWARE	W/13582/E/07	Stonegrove	214	0	65	18	18
	UNDERHILL		Dollis Valley	0	0	0	54	54
	WEST HENDON	W13937/04	West Hendon Estate	34	139	239	244	-110
			Totals	279	186	372	517	124
	Ward	Planning Reference	Site Name	2010/11	2011/12	2012/13	2013/14	2014/15
	BRUNSWICK PARK	N00076Q/07	The Turretts, 43 Friern Barnet Road, N11 1ND	0	12	0	28	0
	BRUNSWICK PARK	MINORS	WARD SUMMARY	10	11	11	11	0
	BURNT OAK	C01209AH/05	Tudor house, Lianvanor Road, NW2 2AR	0	13	0	0	0
	BURNT OAK	MINORS	WARD SUMMARY	3	3	3	2	0
ALLOCATED SITES – Major sites with live planning permission	CHILDS HILL	C04988N/05	21 Ravenscroft Avenue, NW11 0SA	6	0	0	0	0
	CHILDS HILL	C10363B/06	St. Michaels Court, The Riding, NW11 8HN	0	0	0	12	0
	CHILDS HILL	F/00629/09	713 Finchley Road, London NW11 8DH	0	0	0	31	0

	Ward	Planning Reference	Site Name	2010/11	2011/12	2012/13	2013/14	2014/15
	CHILDS HILL	MINORS	WARD SUMMARY	29	29	29	32	0
	COLINDALE	W00407AZ/07	Green Point, The Hyde, London NW9 5AR	0	0	0	0	86
	COLINDALE	W01156AH/07	Zenith House, The Hyde London NW9 6EW	0	0	73	71	71
	COPPETTS	MINORS	WARD SUMMARY	9	9	9	9	0
	Ward	Planning Reference	Site Name	2010/11	2011/12	2012/13	2013/14	2014/15
	EAST BARNET	MINORS	WARD SUMMARY	7	7	8	8	0
	EAST FINCHLEY	C07080J/05	Land adjoining 60 Lankaster Gardens London N2 9AJ	52	57	0	0	0
	EAST FINCHLEY	MINORS	WARD SUMMARY	9	9	10	10	0
	EDGWARE	W03127K/07	52-58 Glendale Avenue Edgware Middlesex HA8 8HH	0	5	5	0	0
	EDGWARE	W00546CA/06	Edgware Community Hospital, Burnt Oak Broadway, HA8 0AD	50	0	0	0	0
	EDGWARE	W00337AC/07	Burnt Oak service station, 1a Deansbrook Road, Edgware, Middlesex HA8 9BE	33	0	0	0	0
	EDGWARE	MINORS	WARD SUMMARY	18	18	18	18	0
	FINCHLEY CHURCH END	F/04298/08	185 - 189 Great North Way, NW4 1PP	6	0	0	0	0
	FINCHLEY CHURCH END	C00726AB/06	Land at south east end of Arcadia Avenue, N3 2JU	7	7	0	0	0
	FINCHLEY CHURCH END	C15786C/06	84-90 Holders Hill Road, NW4 1LN	13	0	0	0	0
	FINCHLEY CHURCH END	F/00245/08	Kingsgate House, Amberden Avenue, LONDON, N3 3DG	0	0	0	40	40
	FINCHLEY CHURCH END	MINORS	WARD SUMMARY	21	22	22	22	0
	GARDEN SUBURB	F/04115/08	Leo Baeck House (including The Coach House), 65-67 The Bishops Avenue, N2 0BG	8	8	0	0	0
	GARDEN SUBURB	MINORS	WARD SUMMARY	10	10	10	10	0
	GOLDERS GREEN	F/00247/08	290 - 294 Golders Green Road NW11	20	21	0	0	0
	GOLDERS GREEN	C16913/06	1-12 Brent Court NW11 9TX	0	16	0	0	0
	GOLDERS GREEN	C01011AK/04	Hendon Football Club, NW2 1AE	0	0	50	50	50
	GOLDERS GREEN	F/03640/08	Temple Fortune Petrol Filling Station, 1285 Finchley Road, NW11 0BH	6	6	5	0	0

	GOLDERS GREEN	F/01579/09	Carmelite Monastery, 119 bridge Lane, London, NW11 9JT	9	9	9	9	0
	GOLDERS GREEN	F/03640/08	1285 Finchley Road, London, NW11 0BH	6	6	5	0	0
	GOLDERS GREEN	MINORS	WARD SUMMARY	16	16	16	15	0
	HALE	MINORS	WARD SUMMARY	9	9	9	9	0
	HENDON	W00076R/02	44 - 46 Watford Way,NW4 3AL	0	10	11	0	0
	HENDON	H/00359/09	Spalding Hall, 2 – 4 Victoria Road, London, NW4 2BE	8	8	9	0	0
	HENDON	MINORS	WARD SUMMARY	26	26	25	25	0
	HIGH BARNET	B/04315/08	Land to rear of 128 – 140, High Street, Tapster Street	8	8	0	0	0
	HIGH BARNET	N04174G/07	Land adjacent to and rear of 9 -11 East Barnet Road EN4 8RR	15	0	0	0	0
	Ward	Planning Reference	Site Name	2010/11	2011/12	2012/13	2013/14	2014/15
	HIGH BARNET	N14947F/07	Barnet Trading Estate Park Road High Barnet Barnet EN5 5SA	30	43	0	0	0
	HIGH BARNET	N12197C/05	Barnet Market 5 St Albans Road Barnet EN5 4LN	14	0	0	0	0
	HIGH BARNET	MINORS	WARD SUMMARY	17	17	18	18	0
	MILL HILL	W01708X	Ridgemont Annington Homes Phases 2&3	64	64	64	0	0
	MILL HILL	H/04296/08	Hartley Hall And Broadway Service Station, Flower Lane,NW7 2JA	7	7	7	0	0
	MILL HILL	H/02670/09	The Union Church, 581-583 Watford Way,NW7 4RT	10	0	0	0	0
	MILL HILL	H/04300/08	Bedford House, Nursing Home, Hammers Lane,London,NW7 4DR	10	10	8	0	0
	MILL HILL	MINORS	WARD SUMMARY	17	18	18	18	0
	OAKLEIGH	MINORS	WARD SUMMARY	12	12	13	13	0
	TOTTERIDGE	N01078X/06	1230 - 1232 High Road,N20 0LH	14	14	0	0	0
	TOTTERIDGE	B/02684/09	Land Rear Of Marian House, Holden Avenue, London, N12 8HY	10	15	0	0	0
	TOTTERIDGE	MINORS	WARD SUMMARY	8	8	8	9	0
	UNDERHILL	N01070CK/06	Barnet Hospital Site (Land Adjacent To), 110 Bells Hill, EN5 3DN	0	16	16	0	0
	UNDERHILL	N00416AC/03	Thomas Watson cottage homes,Leecroft Road, EN5 2TJ	11	0	0	0	0
	WEST FINCHLEY	C02195BA/06	St. Michael's Nether Street,N12 7NJ	10	0	0	0	0
	WEST FINCHLEY	MINORS	WARD SUMMARY	5	5	5	0	0
	WEST HENDON	W03992C/07	Spencer House, 156-162 Station Road	15	0	0	0	0
	WEST HENDON	MINORS	WARD SUMMARY	25	25	25	25	0

	WOODHOUSE	MINORS	WARD SUMMARY	15	15	15	15	0
			Totals	708	616	534	510	247
			TOTAL ALLOCATED SITES	1361	1455	2131	2282	1802
			TOTAL EMERGING SITES	30	106	166	150	175
			BARNET'S ANNUAL TARGET	1886	1886	1886	1886	1886

6.9 National Indicator 170 – previously developed land that has been vacant or derelict for more than 5 years

6.9.1 This indicator measures the proportion of the area of developed land that is vacant or derelict for more than 5 years. The total area of developed land is the area recorded for the relevant local authority for 2001 in the urban land figures published in the Urban Settlements Report by DCLG. The London Brownfield Sites database contains a typology of previously developed land covering a number of different categories including vacant and derelict land:

<p>CATEGORY A - PREVIOUSLY DEVELOPED LAND WHICH IS NOW VACANT: Land that was previously developed and is now vacant which could be developed without treatment. Treatment includes any of the following: demolition, clearing of fixed structures or foundations and levelling. Land previously used for mineral extraction or waste disposal which has been or is being restored for agriculture, forestry, woodland or other open countryside use is excluded.</p>
<p>CATEGORY B - VACANT BUILDINGS: Vacant buildings, unoccupied for one year or more, that are structurally sound and in a reasonable state of repair (i.e. capable of being occupied in their present state). Includes buildings that have been declared redundant or where re-letting for their former use is not expected. Includes single residential dwellings where they could reasonably be developed or converted into 10 or more dwellings.</p>
<p>CATEGORY C - DERELICT LAND AND BUILDINGS: Land so damaged by previous industrial or other development that it is incapable of beneficial use without treatment. Treatment includes any of the following: demolition, clearing of fixed structures or foundations and levelling. Includes abandoned and unoccupied buildings (including former single residential dwellings) in an advanced state of disrepair i.e. with unsound roof(s). Excludes land damaged by development which has been or is being restored for agriculture, forestry, woodland or other open countryside use. Excludes land damaged by a previous development where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.</p>
<p>CATEGORY D - LAND OR BUILDINGS CURRENTLY IN USE AND ALLOCATED IN THE LOCAL PLAN AND/OR HAVING PLANNING PERMISSION: Includes all sites, currently in use (with the addition of buildings that have been vacant for less than one year), allocated for development in the adopted plan or with outstanding planning permission where redevelopment has not started. Includes all single residential dwellings having planning permission yielding at least one additional dwelling.</p>
<p>CATEGORY E - LAND OR BUILDINGS CURRENTLY IN USE WHERE IT IS KNOWN THERE IS POTENTIAL FOR REDEVELOPMENT (BUT THE SITES DO NOT HAVE ANY PLAN ALLOCATION OR PLANNING PERMISSION): Includes sites currently in use (with the addition of buildings that have been vacant for less than one year that are likely to be disposed of by their owners for redevelopment or conversion in the next five years. The recognition of potential sites for redevelopment will depend to some degree on local knowledge and judgement. The objective here is to identify major potential redevelopment sites before they reach the planning permission stage. It is not envisaged that extensive surveys will be carried out to develop a comprehensive and site-specific assessment of land and buildings falling in this category.</p>

6.9.2 There is a formula that can be applied in order to calculate the figure for this national indicator:

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

6.9.3 The figures for Barnet are as follows:

- a** is the same as Category A in the table above and measures **4.66 Ha**
- b** is the same as Category B in the table above and measures **6.76 Ha**
- c** is the same as Category C in the table above and measures **0 Ha**
- d** is the same as Category D in the table above and measures **6,649 Ha**

The calculation is therefore:

$$((4.65 + 6.76 + 0) / 6,649) \times 100 = \mathbf{0.17\%}$$

6.9.4 Therefore the proportion of previously developed land that has been vacant or derelict is: 0.17%. (Note: All figures taken from London Brownfield Sites database 2009 and Urban Settlements Report 2001).

6.10 National core output indicator H3 – new and converted dwellings – on previously developed land

6.10.1 This indicator outlines the proportion of gross new dwellings built on previously developed land. In 2008/09 96.2% of new homes in Barnet were built on previously developed land.

6.11 National core output indicator H4 – net additional pitches (gypsy and traveller)

6.11.1 This indicator shows the number of Gypsy and Traveller pitches delivered. No pitches were delivered in Barnet in 2008/09

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

6.12.1 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 59 schemes completed in 2008/09. According to the LDD a total of 65 schemes were completed in 2008/09. Densities are based on a 91% sample and on gross units completed. Therefore the total number of units (1270) will not be the same as the total completed units (1085) in the borough during the selected period.

Table 18 – Completions by density

Completions by density range in Barnet		Less than 30 units per hectare	From 30 to 50 units per hectare	Over 50 units per hectare	Total units
Barnet	Units	31	48	1191	1270
	% of total units	2.4	3.8	93.8	100%
	Site area	2.92	1.14	6.58	10.64
	Schemes	7	5	47	59

Source: GLA London Development Database 2009

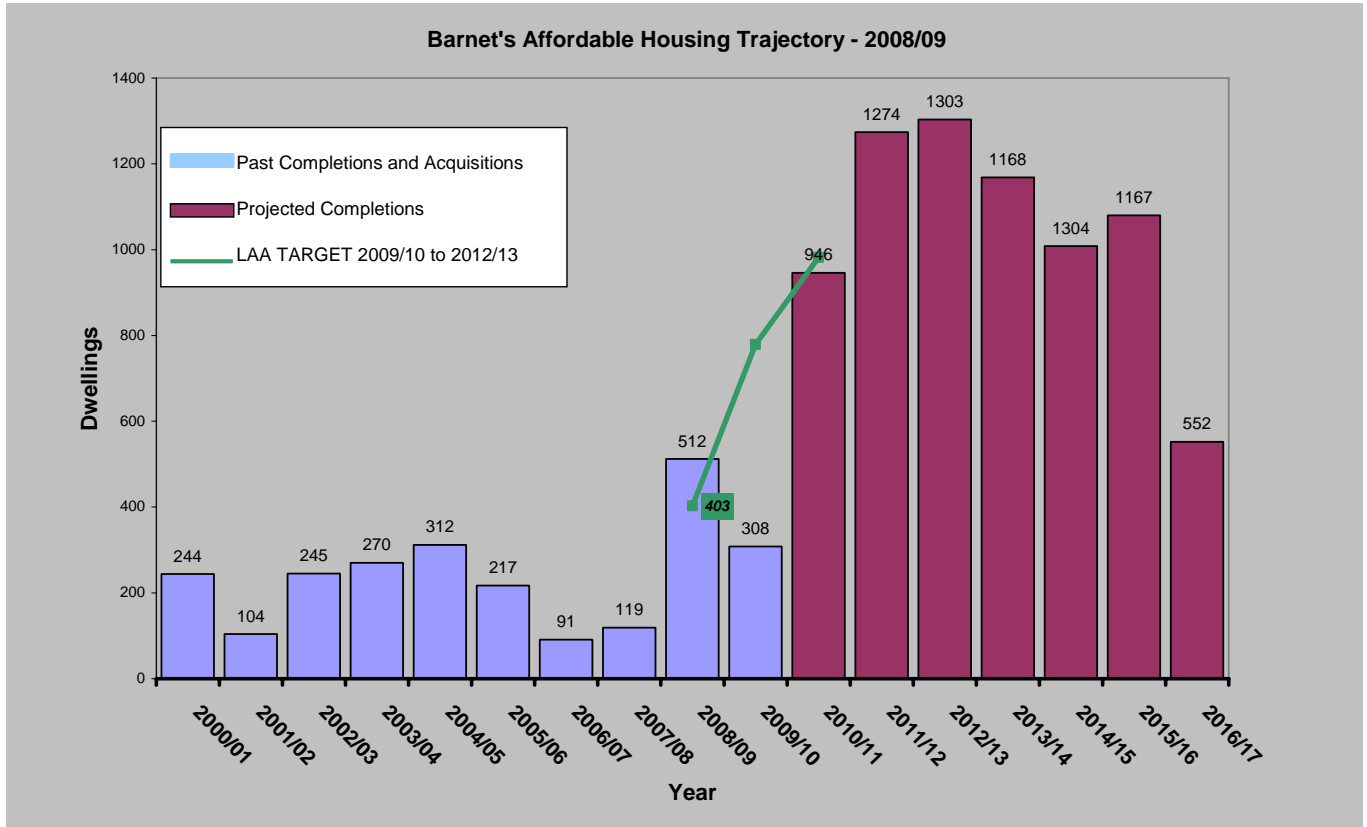
6.13 National Indicator 155 – affordable homes delivered (gross)

6.13.1 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.

6.13.2 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.

6.13.3 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.

Figure 6 – Affordable housing



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

6.14.1 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 provided a snapshot in advance of more rigorous and methodical assessments such as the Strategic Housing Market Assessment (SHMA) and the Strategic Housing Land Availability Assessment that are required by PPS 3 to underpin housing delivery. As the SHMA for North London will not be published until early 2010 we have decided to revisit the research.

6.14.2 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

6.14.3 Highlights of the study included an examination of recent housing supply. Robust information on housing delivery between 2005/06 and 2008/09 shows that out of the 4,000 housing completions in Barnet the main source of supply was new build, nearly 76% of new residential units in Barnet have been developed on cleared sites. Less than 17% were derived from conversions of houses and 4% came from conversions of non-residential uses such as offices. By considering development activity over the last four years helps our understanding of future projections in housing.

Table 19 - Residential completions 2005/06 to 2008/09 – Source of Supply

Source of supply	Bedrooms											
	1	%	2	%	3	%	4	%	5+	%	Total	%
Conversion	356	51.9	280	40.8	33	4.8	8	1.2	9	1.3	686	17
New build	820	26.2	1541	49.2	545	17.4	182	5.8	44	1.4	3132	76
Change of use	68	50.4	52	38.5	12	8.9	3	2.2	0	0	135	3
Extension	100	59.9	63	37.7	4	2.4	0	0	0	0	167	4
Total	1344		1936		594		193		53		4120	100

Source: GLA London Development Database 2009

6.14.4 One and two bed units are the dominate type of unit built in Barnet over the last four years and they account for nearly 80% of new homes. New build developments have provided the main source of supply of units representing 76% of housing developments in the borough. Other forms of development such as change of use (i.e. from office to residential) and conversions (i.e. from houses to flats) as well as extensions also contribute to housing development in the borough but they are likely to produce smaller units as they utilise existing stock. Over 50% of residential conversions generate one bedroom units. Family homes such as those containing three bedrooms or more are likely to be generated via new-build developments.

6.14.5 A comparison of the last four years shows that flatted development is the dominant source of providing housing supply. Almost 86% of additional housing supply has been provided by flats. The number of bedrooms contained in a flat is not as wide-ranging as those contained in a house. There are no flats provided that have over four bedrooms while the amount of additional houses provided ranges from one to six bedrooms.

Table 20 - Residential completions 2005 to 2009 – Breakdown by size of unit

Year	Bedrooms											
	1	%	2	%	3	%	4	%	5+	%	Total	%
2005/06	403	30.5	652	49.3	194	14.7	53	4	20	1.5	1322	32.1
2006/07	185	33.2	270	48.5	79	14.2	19	3.4	4	0.7	557	13.5
2007/08	329	29	588	51.9	119	10.5	81	7.1	17	1.5	1134	27.5
2008/09	427	38.6	426	38.5	202	18.2	40	3.6	12	1.1	1107	26.9
Total	1344	32.6	1936	47.0	594	14.4	193	4.7	53	1.3	4120	100
Total Bedrooms	1344	16.7	3872	48.2	1782	22.2	772	9.6	265	3.3	8035	

Source: GLA London Development Database 2009

- 6.14.6 An assessment of the breakdown between houses and flats over the past three years reveals the expected dominance of flatted development. Nearly 86% of additions to the housing stock have been provided by flats. No flat exceeds more than five bedrooms although the range for houses extends from one bed to more than six beds.
- 6.14.7 In total, an additional 8,000 bedrooms have been delivered as a result of the 4,000 new units completed in the past four years. Although one in five new bedrooms was in a three bedroom property the source for the majority of these are two bedroom units (48.2%).

Table 21 - Residential completions 2005 to 2009 – breakdown by type of unit

Unit Type	Bedrooms											
	1	%	2	%	3	%	4	%	5+	%	Total	%
Flats	1271	36.4	1888	54.1	309	8.8	25	0.7	0	0	3493	85.7
Houses	23	3.9	67	11.5	282	48.3	168	28.8	44	7.5	584	14.3
Total	1294	31.7	1955	48	591	14.5	193	4.7	44	1.1	4077	100

Source: GLA London Development Database 2009

6.15 National core output indicator H6 – housing quality – building for life assessments

- 6.15.1 The Commission for Architecture and the Built Environment (CABE) has developed criteria for assessing the quality of larger scale residential schemes (over 10 units) known as Building for Life (BfL). This is a government-endorsed assessment benchmark to improve the quality of new housing. The Building for Life assessment comprises 20 questions grouped into the following areas:
- character
 - roads, parking and pedestrianisation
 - design and construction and
 - environment and community.
- 6.15.2 Schemes that meet 14 of the 20 questions are eligible to apply for a silver standard, and schemes that meet 16 or more will be considered for a gold standard. The more points awarded the higher quality the scheme. The Council aims to set up a monitoring system and train appropriate staff to be BfL assessors in order to undertake in-house assessments.

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.

7.2 Sustainability

7.2.1 The ecological footprint of Barnet is 5.86 global hectares per capita (2004) (REAP data release: Published by SEI -BRIO Model v2 May 2009). Ecological footprint is a measure of how much biologically productive land and water area an individual, population or activity requires to produce all the resources it consumes and to absorb the waste it generates using prevailing technology and resource management practices.

7.2.2 Barnet's ecological footprint is a concern, being higher than the overall London average of 5.48, and the UK footprint of 5.30. Two factors which contribute significantly to this high figure are food (26%) and housing (25%). See Figure 7 below.

Map 3 – Watercourses and open land in Barnet

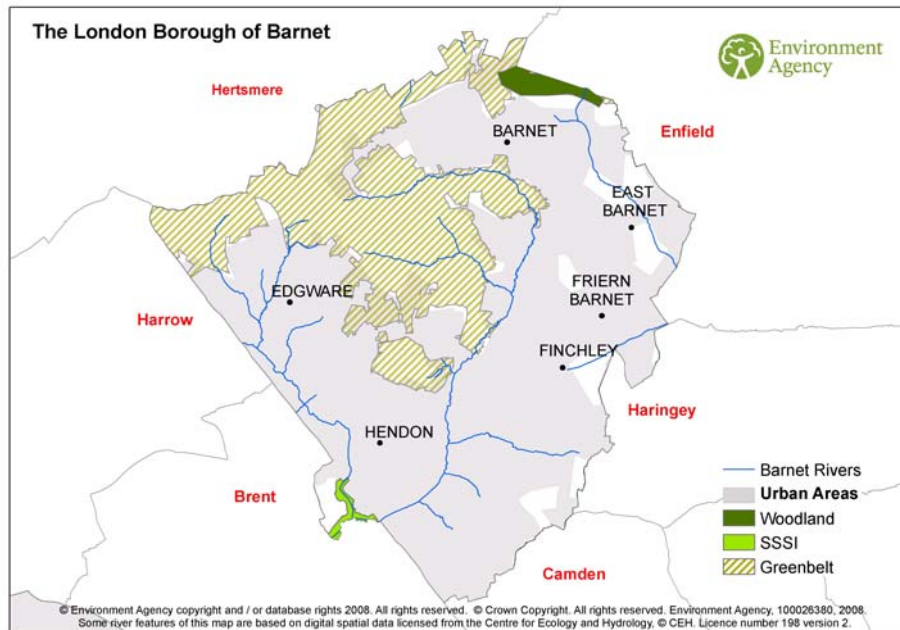
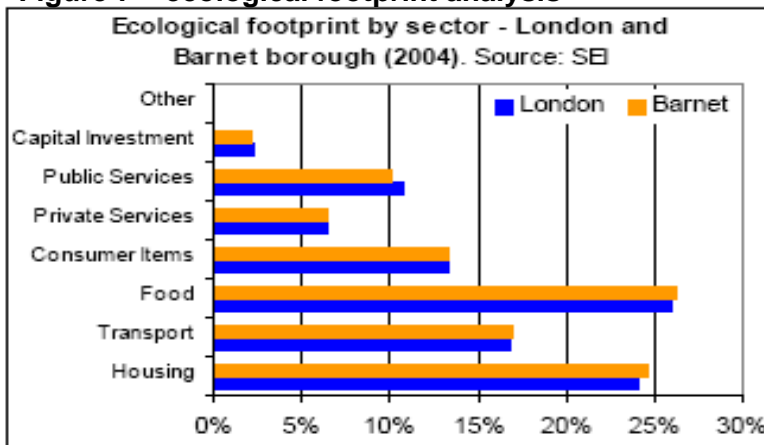


Figure 7 – ecological footprint analysis



7.3 Climate change

7.3.1

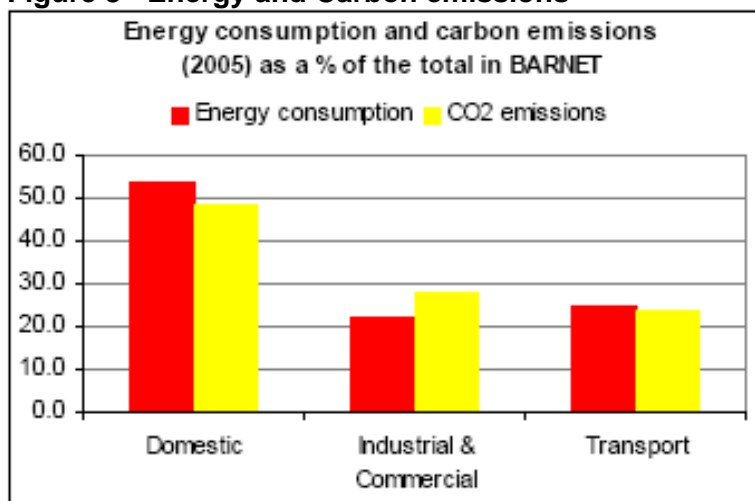
The carbon footprint in Barnet is 12.31 tonnes CO₂ per capita (2006) (REAP data release: Published by SEI -BRIO Model v2 May 2009). The sector which is the main contributor to this figure is housing caused by the use of gas, electricity and other fuels in the home. This figure is again higher than the London average of 11.38 tonnes CO₂ per capita (6.5% more in fact), and also the UK average of 12.12 CO₂ per capita.

7.4 Energy consumption

7.4.1

The most recent figures on energy consumption in Barnet date from 2005 when our energy consumption was calculated as 6,340 gigawatt hours per year (Gwh/yr). More than half of this consumption was contributed to by domestic consumption recorded as 3,401 Gwh/yr. The industrial and commercial sector contributed least to the overall energy consumption figure accounting for 22% of the total consumption. See Figure 8.

Figure 8 - Energy and Carbon emissions



7.5 Carbon emissions

7.5.1

The most recent figures on carbon emissions in Barnet date from 2005. Barnet has one of the highest levels of emissions in London accounting for 3.75% of total emissions in the city. The domestic sector is the highest contributor to Barnet's carbon emissions, making up 48% of the total. This is primarily from the use of electricity and gas in the home.

7.5.2 The lowest contributor of carbon emissions was the transport sector accounting for 24% of the total, primarily from road transport.

7.6 Flood risk in Barnet

7.6.1 There are two main types of flooding – surface water flooding and pluvial, or river flooding.

7.7 Surface water flooding

7.7.1 Surface water flooding describes flooding from sewers, drains, small water courses and ditches that occurs during heavy rainfall in urban areas. It includes:

- Pluvial flooding; flooding as a result of high intensity rainfall when water is ponding or lowing over the ground surface (surface runoff) before it enters the underground drainage network or watercourse, or cannot enter it because the network is full to capacity.
- Sewer flooding: flooding which occurs when the capacity of underground systems is exceeded, resulting in flooding inside and outside of buildings. Normal discharge of sewers and drains through outfalls may be impeded by high water levels in receiving waters.
- Flooding from small open-channel and culverted urban watercourses which receive most of their flow from inside the urban area.
- Overland flows from the urban/rural fringe entering the built-up area, including overland flows from groundwater springs.

7.7.2 Barnet ranks 25th out of 4,215 settlements in England (DEFRA), with 10,800 properties at risk from surface water flooding.

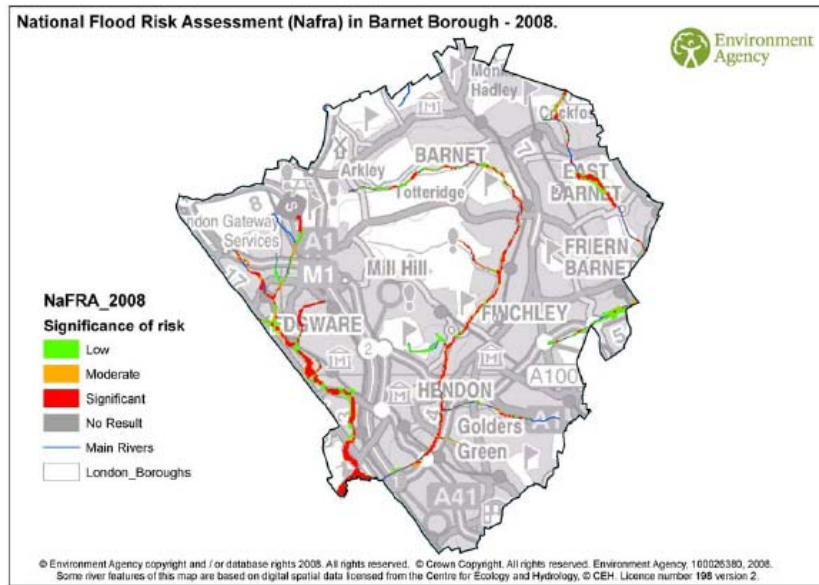
7.7.3 The government has stated that it will provide the necessary funding for all London Boroughs to carry out Surface Water Management Plans.

7.8 Flood zones

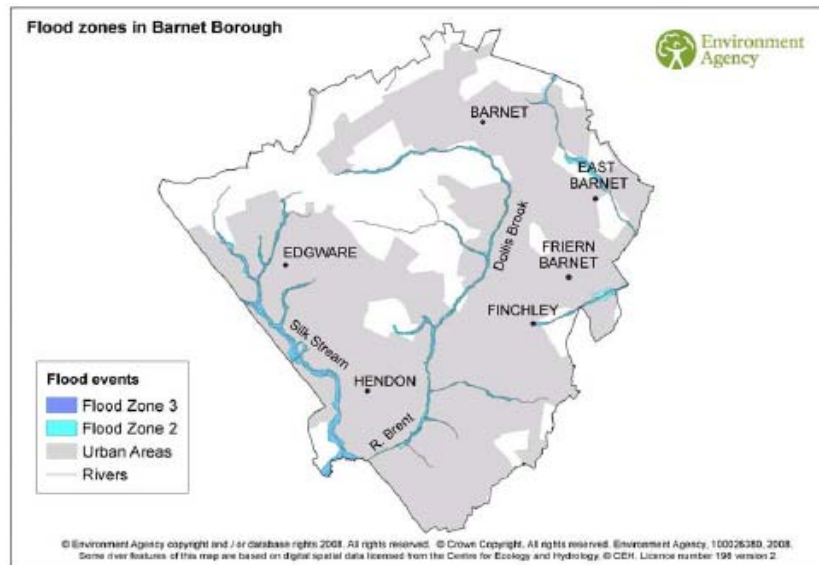
7.8.1 When considering flooding caused by rivers we have sophisticated mapping of flood zones, which enables us to strategically locate development in low flood risk areas. About 3% of land within the borough falls within flood zone 2, and 2% lies within flood zone 3. Flood zone 2 is defined as land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%). Flood zone 3 is defined as land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%).

7.8.2 This land is primarily located around the Silk Stream, situated in the south-west of the borough, and also along the River Brent and Dollis Brook. See Maps 4 and 5 provided by the Environment Agency in 2009.

Map 4 – Map of flood plain and risk



Map 5 – Flood zones within Barnet



- 7.8.3 There are over 3,500 properties at risk of fluvial flooding (river flooding) in the borough (indicative figure taken from the 2008 National Flood Risk Assessment (NaFRA)). This amounts to 2% of all properties in the borough. The vast majority of which are residential properties. 38% of these properties are classified as having a significant likelihood of flooding and 43% are classified as having a low likelihood of flooding. (See Map 5 above).
- 7.8.4 Over the last 30 years there have been three major flood events in the borough. These occurred in 1981, 1992 and 2007. In 1992 the Silk Stream overflowed causing flooding to about 280 residential properties. The 2007 event was caused by flooding from Silk Stream, Edgware Brook and Wealdstone Brook. However flooding was only caused in gardens.
- 7.8.5 In 2008 a flood elevation scheme was completed for the Silk Stream. This takes the form of six flood storage areas, which provide an improved standard of protection to 746

properties. Since completion the project has alleviated flooding to 613 properties along the Silk Stream, Edgware Brook and Deans Brook.

7.9 National core output indicator E1 – Number of planning applications granted contrary to Environment Agency advice on flooding and water quality

7.9.1 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 types of development would also have the potential to adversely affect water quality. For the period 2008/2009 the Environment Agency objected to 12 planning applications based on the grounds of flood defence only.

7.9.2 Following these comments, 4 of these applications were refused or withdrawn. 4 applications were approved subject to conditions regarding the provision of surface water course control measures. One application was dismissed at appeal and 3 applications are yet to be determined.

7.10 National core output indicator E2 – Change in areas of biodiversity importance

7.10.1 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.

Table 22 – Changes in areas of biodiversity importance

% of Borough 2008	SINC GRADE 2009	Total SINC area 2009 (ha)	Count SINC 2009	% of borough 2009	Change count	Change % of borough
2.77	1	239.30	16	2.77	0	0.00
5.16	2	446.56	26	5.16	0	0.00
1.90	Local	164.41	24	1.90	0	0.00
3.58	Metropolitan	309.63	9	3.58	0	0.00

(Source: GiGL 2009)

7.11 National core output indicator E3 – Renewable energy regeneration

7.11.1 This indicator shows the amount of renewable energy generation by installed capacity and type. For all applications for minor and householder developments it is a requirement that all applicants fill out a sustainability check-list (which forms a part of our SPD on Sustainable Design and Construction). The table below is a sample of applications which have included elements of renewable energy sources as part of the proposed development.

Table 23 – Examples of Renewable Energy in Developments

Address	Reference Number	Proposal	Type of renewable energy source utilised
The Pentland Centre	F/04402/08	Installation of wind turbine system attached to external wall of building.	Wind turbines
1 & 2 Golders Park Close	F/02338/09	Demolition of existing 2 houses; redevelopment to provide 4 x 3/4 bedroom houses in the form of 2 pairs of semi-detached buildings with accommodation at lower ground, upper ground, 1st and 2nd floors. 2 off-street parking spaces per house; front and rear gardens; bin enclosures; front boundary treatment; and	Solar panels

		solar panels to roof.	
13 BUCKINGHAM AVENUE	B/01198/08	Loft conversion involving addition of rooflights to front and rear elevations. New roof covering to match existing, new solar panels to rear elevation, sun pipe on front roof elevation. Canopy over existing front door, internal alterations, removal of chimney breasts. Raised roof to single storey rear element.	Solar panels
Tesco Store, Coppetts Centre	B/01410/09	Erection of 3No. micro wind turbines.	Wind turbines

8. Minerals

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

8.2 National core output indicator M1 – Production of primary won aggregates

8.1.2 Nil return

8.3 National core output indicator M2 – Production of secondary/recycled aggregates

8.1.3 Nil return

9. Waste

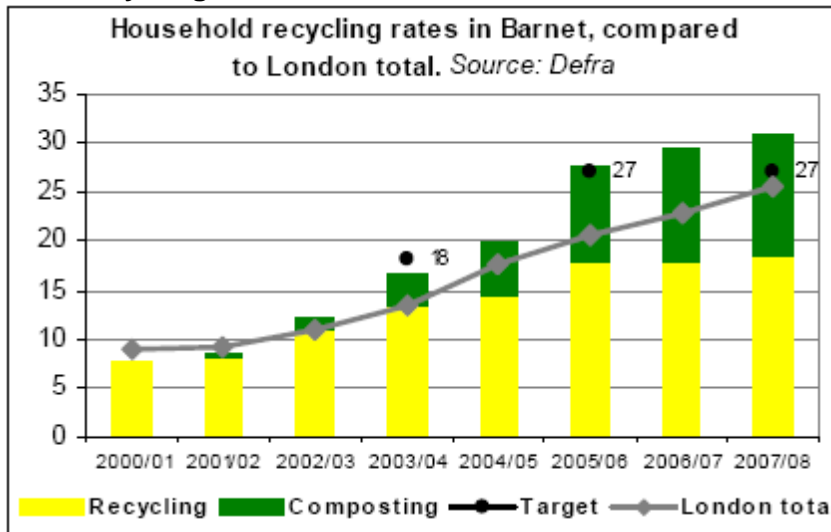
9.1.1 Managing the amount of waste we produce is a key component of being environmentally sensitive and growing successfully. We need to find better ways of dealing with our waste and taking more responsibility for dealing with it within London.

9.1.2 Barnet has signed up to the Local Area Agreement indicator N191 – residual household waste per household, as one of our ---top 35 indicators. The actual figure achieved for this period was 733 Kg/hh per year.

9.2 Recycling and composting

9.2.1 Barnet has one of London's highest recycling and composting rates and ranks 8th out of the 33 London Boroughs

Figure 9 – Recycling Rates in Barnet



9.2.2 The recycling only rate is 18.26%, ranking 22nd in London, and the composting only rate is 12.42%, which is amongst the highest in London, ranking 4th.

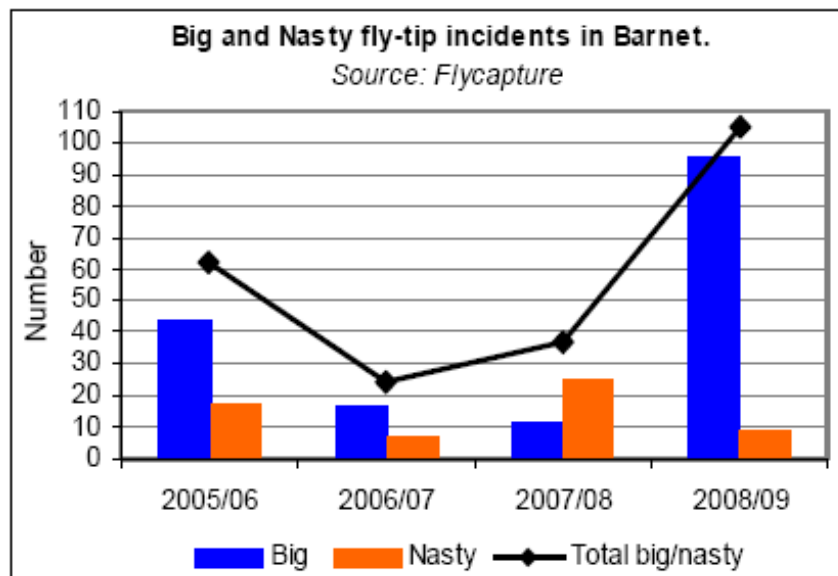
9.2.3 In the period 2000/01 the overall household recycling/composting rate was only 7.6%. This figure improved drastically and was recorded as 30.68% for the period 2007/08. This figure includes all collected recycling and composting waste. This improvement may be attributed to the composting facility located at the Enfield incinerator.

9.2.4 Barnet has signed up to the Local Area Agreement indicator N192 - % of household waste sent for reuse, recycling and composting. Barnet achieved a figure of 31.2% for the period 2008/09.

9.3 Fly Tipping

9.3.1 The number of big and nasty fly-tipping incidents recorded in Barnet has shown an overall increase over the last few years. Big incidents are those of tipper lorry load size or larger, and 'nasty' incidents are those involving oil, fuel or chemical drums. Although the number of big incidents has increased from 12 in 2007/08 to 96 in 2008/09, the number of 'nasty' incidents declined from 25 to 9 cases.

Figure 10 – Fly Tipping Incidents in Barnet



Source: Environment Agency 2009

9.3.2 Barnet council has been cited as a beacon of good practice by a Government sponsored project investigating the causes, incentives and solutions for fly tipping. Good use of technology and improved partnership with external agencies has aided the decline in recorded fly tipping incidents.

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

9.4.1 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 2008 to March 2009.
- No new facilities have become operable during the period April 2008 to March 2009.

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

9.5.1 This indicator shows the amount of municipal waste arising and how it is being managed by type. The total amount of municipal waste arisings for Barnet for the period 2008/09 was recorded as 171,444 tonnes and is 5,245 tonnes less than the previous years figure. 73.5% of municipal waste was disposed of via landfill and waste to energy and amounted to 126,060 tonnes of municipal waste. This is slightly less than last years figure of 74.18%

Table 24 - Percentage of waste by management type 08/09

Management Type	Amount of municipal waste (tonnes)	Percentage of municipal waste (%)
Recycled	26,030	17.86 (15.71)
Composted	19,354	13.28 (10.11)
Disposed of via waste to energy & via landfill	126,060	73.5 (74.18)
Totals	171,444 (176,776)	100

Please note that the figures in brackets represent last years (07/08) percentages.

9.5.2 Numbers of recycling facilities throughout the borough are increasing. In the last financial year we have witnessed a very small decrease in the number of separate bring banks and a very significant increase in recycling facilities at schools and separate flats. This is a positive trend which has continued over the last two years.

9.5.3 Waste arisings per person have increased consistently over the last two years. This is a trend which we will endeavour to change. The increase since last year is less than 5Kg per person and reducing this figure should become a priority for the foreseeable future.

9.5.4 There has been an increase in the amount of household waste produced for the period 2008/09 resulting in 145,870 tonnes of waste. This is a 2.2% increase on last years figure. The amount of commercial waste collected has dropped considerably to 24,306 tonnes. This equates to a 15% decrease on last years figure. The figure for commercial waste delivered to civic amenity sites has increased to 1,355 tonnes an increase of 9% from last years figure.

Figure 11 - Waste arisings per person

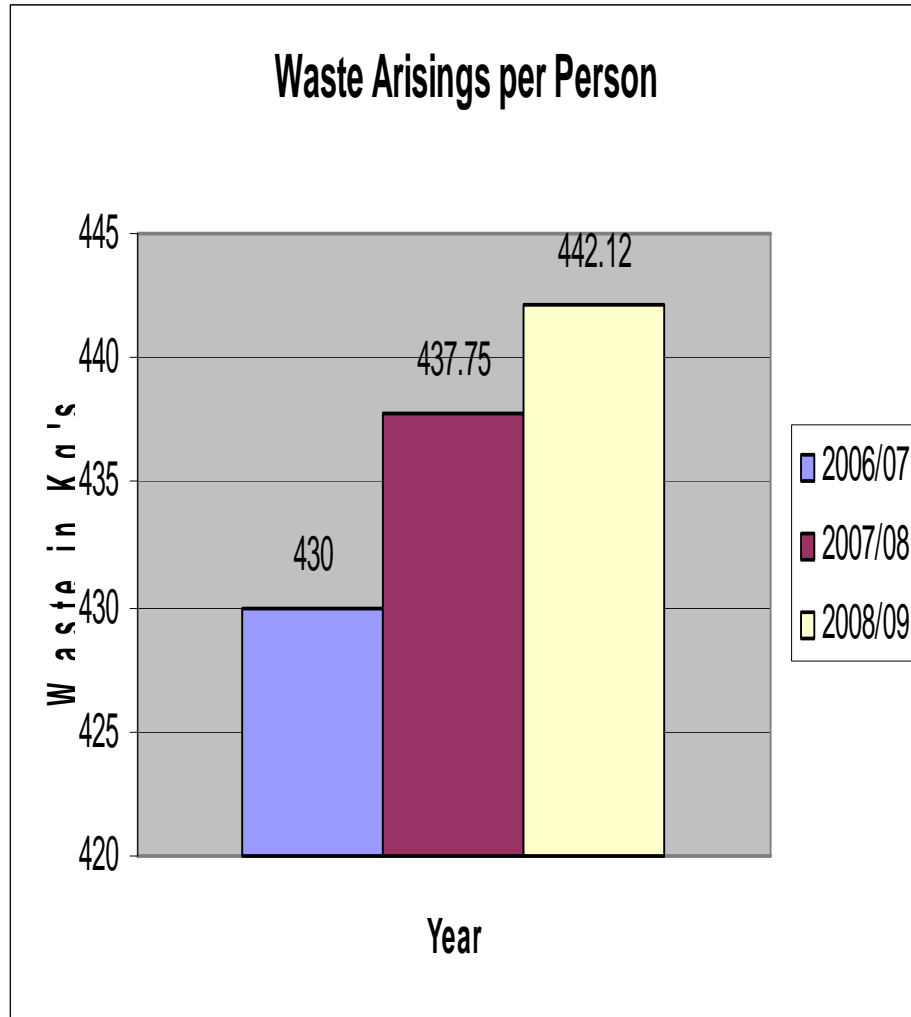


Figure 12 – Waste distribution

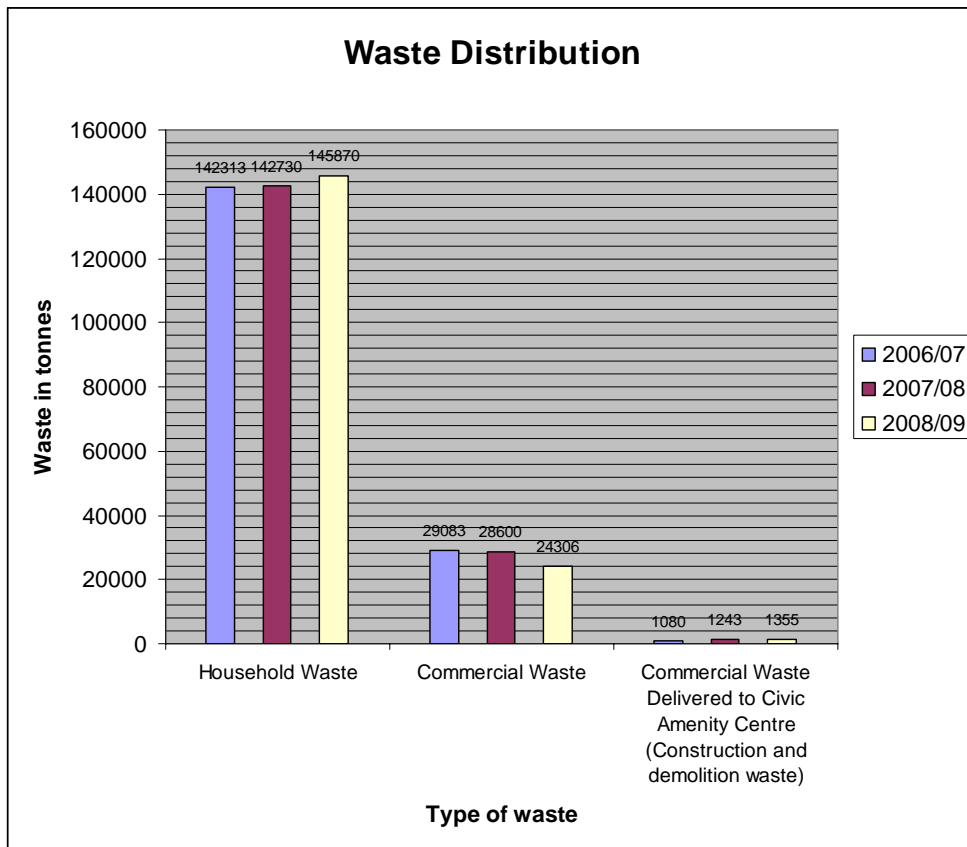
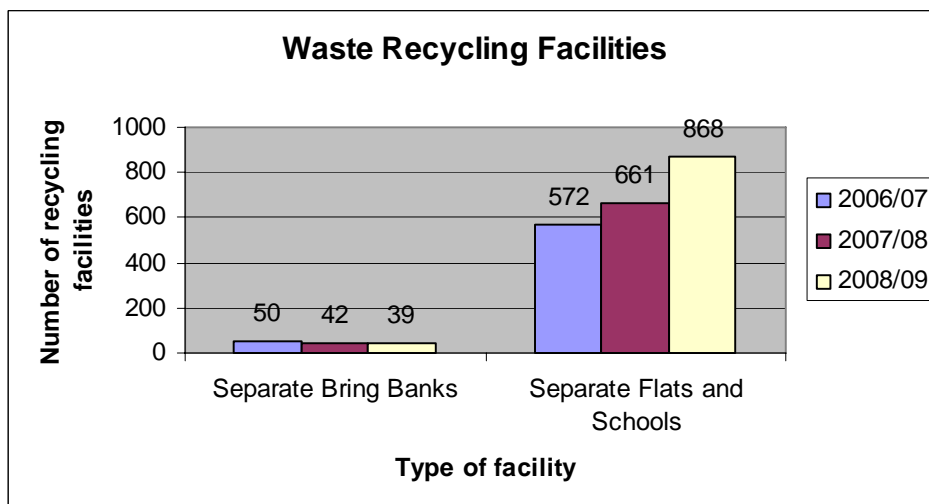


Figure 13 - Waste recycling facilities in Barnet

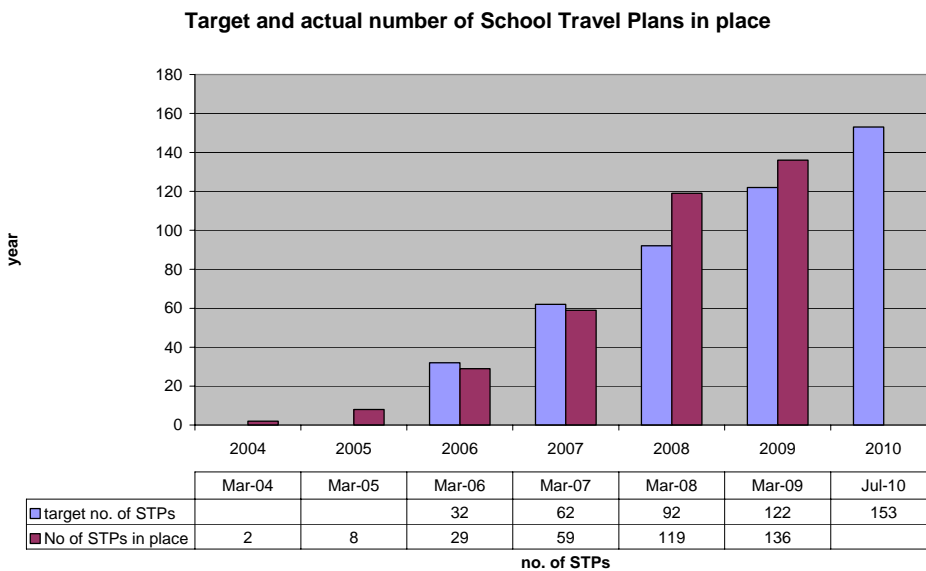


10. Transport

10.1.1 Barnet's AMR continues to focus on how children and adults travel to schools in the borough. There continues to be a downturn in the use of cars which reflects the high proportion of schools with transport plans. There are now 136 out of 153 (89%). Of the remaining schools it is expected that all the local authority schools will have an agreed travel plan by March 2010. The consequent reduction in car use for school related trips averaged 11.78% between July 2008 and July 2009 compared with 16.19% between July 2007 and July 2008. This reduce in modal change between the years reflects the falling proportion of the total of overall agreed School Travel Plans and should not be seen as a fall in performance.

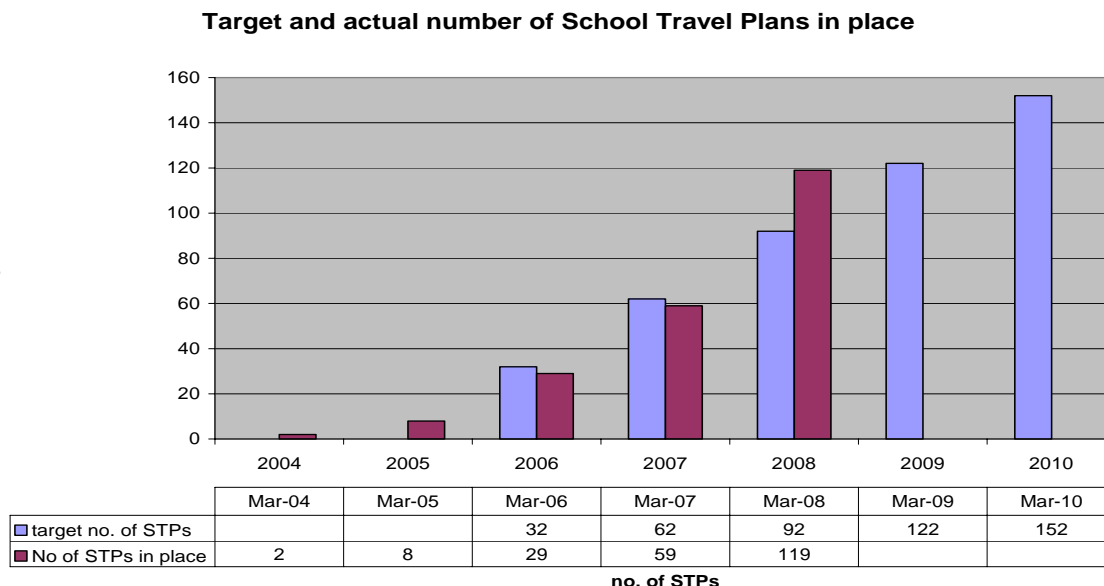
10.2 Local core output indicator T1 - Travel modes for school journeys

Figure 14 – school travel plans

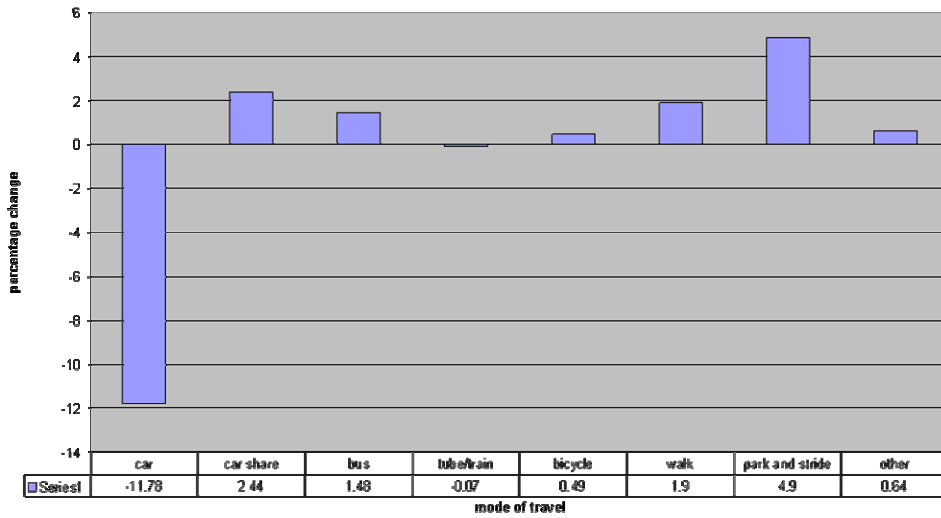


10.3 Local core output indicator T2 - Schools with transport travel plans

Figure 15 – changes in transport mode



Average modal shift for Barnet schools (ITRACE September 2009)



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