

9.6.13 In order to provide a differential mix requirement for different types of provision – social housing, intermediate provision and market provision – the basis of calculations for the affordable housing requirement will relate to a combination of units, the number of habitable rooms or the floorspace of the residential development. In schemes where the affordable housing categories involve dwellings with more habitable rooms-per-dwelling than market provision, or different sizes of habitable rooms within different tenures, it is more appropriate for the calculation of the affordable housing proportion to be in terms of habitable rooms or floorspace.

9.6.14 Affordable housing provision is normally required on-site. In exceptional circumstances it may be provided off-site or through a commuted payment. These exceptional circumstances are set out in our Affordable Housing SPD otherwise para 3.74 in the London Plan will apply.

9.7 Gypsies and Travellers and Travelling Showpeople

9.7.1 In March 2012 the Government published Planning Policy for Traveller Sites. Government Policy requires Local Plans to set out criteria for the location of gypsy and traveller pitches and plots for travelling showpeople. This will help to guide the allocation of any sites/plots and to manage unexpected demand. To meet the long term needs of Gypsies and Travellers and Travelling Showpeople we will seek to identify appropriate sites through the Site Allocations DPD. The pan London Gypsies and Travellers Accommodation and Needs Assessment 2008 (GTANA) sets out a range of minimum to maximum pitch requirements for Barnet up to 2017 from zero to 15 pitches for Gypsies and Travellers and up to 2 plots for Travelling Showpeople. The council will work with sub-regional partners to ensure that the evidence base is reviewed. This may change the range of maximum to minimum targets set out above.

Policy CS4: Providing quality homes and housing choice in Barnet

We will aim to create successful communities in Barnet by:

- seeking to ensure a mix of housing products in the affordable and market sectors to provide choice for all households and enable Barnet residents to progress on a housing journey that can meet the aspirations of home ownership.
- seeking to ensure that all new homes are built to Lifetime Homes Standards and that through extending the inclusive design principles embedded in Lifetime Homes we can create Lifetime Neighbourhoods that are welcoming, accessible, and inviting for everyone, regardless of age, or health, or disability.
- seeking a range of dwelling sizes and types of housing including family and lifetime homes that meets our identified housing priorities and does not undermine suburban character or local distinctiveness. **Policy CS5 on Protecting and enhancing Barnet's character to create high quality places** sets out how we will secure high quality design.
- seeking a variety of housing related support options that maximise the independence of vulnerable residents including young people, people with disabilities, older people, homeless people and other vulnerable adults.
- delivering a minimum affordable housing target of 5,500 new affordable homes by 2025/26 and seeking a boroughwide target of 40% affordable homes on sites capable of accommodating ten or more dwellings.
- seeking an appropriate mix of affordable housing of 60% social rented and 40% intermediate for Barnet that will support our objectives of widening home ownership and providing family homes.
- on sites which are suitable for the provision of an element of affordable housing, we may exceptionally accept the provision of off-site housing, or a commuted payment instead of such provision.

Policy CS4: Providing quality homes and housing choice in Barnet continued

Proposals for sites for Gypsies and Travellers and Travelling Showpeople must have regard to the following criteria:

- close proximity to a main road and safe access to the site with adequate space on site to allow for the manoeuvring of vehicles
- reasonable access to local shops and other community facilities in particular, schools and health care
- the scale of the site is in keeping with local context and character
- appropriate landscaping and planting to address impact on amenity and enable integration of the site with the surrounding environment
- any use on the site does not have any unacceptable adverse impacts on neighbouring residents
- appropriate facilities must be provided on-site including water and waste disposal.

Within the Site Allocations DPD we will seek to identify land to meet the long term needs of Gypsies and Travellers and Travelling Showpeople based on an evidence base of the range of pitches/plots required in Barnet.

We will monitor the delivery of additional housing against our target of 28,000 new homes by 2025/26 and will seek to maintain supply at the rate necessary to meet or exceed the target. In seeking to maintain the housing supply we will adjust the type and mix of housing sought, having regard to the financial viability of development, the housing market and the needs of different groups.

Key References

- Affordable Housing, SPD
- Affordable Housing Viability Study, 2010
- Annual Monitoring Reports.
- Barnet Housing Needs Survey, 2006
- Barnet Housing Strategy, 2010
- Barnet Maps, Facts & Figures, Insight Team, LB Barnet
- Colindale Area Action Plan, 2010
- Lifetime Homes – Lifetime Neighbourhoods – National Strategy for Housing in an Ageing Society, CLG, 2008
- Lifetime Homes Standard – www.lifetimehomes.org.uk/pages/revised-design-criteria.html
- London Housing Strategy, 2010
- London Plan, 2011
- London Strategic Housing Market Assessment, 2008
- Mill Hill East Area Action Plan, 2009
- North London Sub-Region Black and Minority Ethnic Housing Study, 2009
- North London Strategic Housing Market Assessment, 2011
- Planning Policy for Traveller Sites, CLG, 2012

