



Annual Monitoring Report

2009/10

Local Development Framework

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1 Introduction

- 1.1.1 The Planning and Compulsory Purchase Act 2004 introduced a new development plan system for the English planning system. The system contains the Local Development Framework (LDF) which will eventually replace the Unitary Development Plan (UDP), adopted in May 2006. It 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. The LDF is described as a ‘folder’ of separate documents, the most important of which is the Core Strategy. This will contain the ‘vision’ for the LDF and the most fundamental, cross-cutting objectives and policies that the local authority and its partners will seek to deliver.
- 1.1.2 Barnet’s LDF will primarily consist of a suite of Development Plan Documents (DPD’s) and Supplementary Planning Documents (SPDs)
- the Local Development Scheme for Barnet which sets out the timetable for all local development documents below
 - the Core Strategy DPD which sets out the vision, objectives and related strategic policies
 - the Development Management Policies DPD which sets out policy framework for decision making on planning applications
 - the Site Allocations DPD which identifies future sites for development
 - the North London Waste Plan DPD covering all areas related to waste planning in north London
 - the Mill Hill East Area Action Plan which covers a specific area
 - the Colindale Area Action Plan which covers a specific area
 - the Statement of Community Involvement which sets out the principles on how Barnet will consult with its community
 - the Annual Monitoring Report which assesses the performance of the LDF and identifies significant trends affecting Barnet
 - a suite of ‘supplementary planning documents’ and ‘design guidance notes’ which provide more detailed guidance on determining planning applications and S106 requirements
- 1.1.3 Section 35 of the Act requires every local planning authority to submit an Annual Monitoring Report (AMR) to the Secretary of State by 31 December each year. The AMR must set out information on the progress in adopting new development plan documents as set out in the Local Development Scheme (LDS) and the extent to which policy objectives and indicators, in the Unitary Development Plan (UDP) and in future in the Local Development Framework (LDF), are being achieved.
- 1.1.4 Government good practice sets out a proposal for the use of monitoring indicators for the AMR and includes the use of:
- contextual indicators’ to describe trends at the borough level and provide the context for understanding the borough. This is what is used in section 2 of this AMR.
 - specific ‘core output indicators’ and ‘local output indicators’ to monitor aspects of the implementation of specific policies and objectives and those matters which the

council considers important in a local setting respectively. These are reported in sections 4 to 6 of this AMR.

- 1.1.5 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.
- 1.1.6 The development plan for Barnet therefore consists of the saved policies of the UDP and the adopted AAPs such as Colindale and Mil Hill East. This AMR therefore focuses on the implementation of the existing planning policies for Barnet.
- 1.1.7 This is Barnet's 6th AMR and it covers the period from 1 April 2009 to 31 March 2010. As mentioned above the Act requires AMRs to assess the implementation of the Local Development Scheme, the draft LDS for Barnet was approved by Cabinet in September 2010. The AMR also assesses the extent to which policies have been implemented, e.g. The saved policies from the adopted UDP 2006 and the Area Action Plans for the Mill Hill East 2009 and the Colindale 2010.
- 1.1.8 The AMR is structured as follows:
- Section 2 provides an overview of the borough and its key characteristics, including the latest facts and figures (wider socio, economic and environmental indicators)
 - Section 3 sets out how the Council has performed against its Local Development Scheme (LDS) timetable for preparing new plans and strategies for inclusion into the Local Development Framework (LDF)
 - Sections 4 to 7 set out the extent to which the Council's planning policies have been implemented over the last financial year, including assessing performance against the most important national and local targets and indicators
 - Section 8 provides an overview of the activity of the Planning Service including its development management performance, appeals, enforcement, S106 planning contributions and update on Barnet's town centre frameworks, regeneration and major planning schemes.

2 A profile of Barnet

2.1.1 The profile of Barnet focuses on the wider social, economic and environmental aspects of Barnet and provides the context against which the saved UDP and Area Action Plan policies can be assessed. The Egan review considered six indicators relevant for monitoring sustainable communities. (The Egan Review – Skills for Sustainable Communities, ODPM, April 2004). These indicators make use of already available data and cover six areas:

- demographic structure
- socio-economic structure
- economy
- environmental assets
- housing and built environment
- transport and spatial connectivity

2.2 Barnet's demographic structure

2.2.1 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).

2.2.2 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).

2.2.3 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 17,000 new homes by 2026.

Barnet's population

2.2.4 According to the ONS mid year estimate for 2009 Barnet has a population of 343,100. According to ONS projections Barnet is now the most populous borough in London with an estimated population of 349,800 residents in 2011. Based on GLA figures which factor in the house building growth for Barnet's population is projected to reach 384,615 by 2026, an increase of 12% on present levels.

2.2.5 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.

2.2.6 Barnet has the second largest population of children and young people in London. In 2009, 85,545 children aged 0 – 19 lived in Barnet compared to 84,000 in 2008. 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.

2.2.7 Barnet's population is changing. Table 1 shows that by 2019 over 377,000 people could be living in Barnet. Those aged 40-59 are predicted to increase the most, gaining nearly 17,215 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 10% from 343,100 in 2009 to 377,337 people in 2019.

Table 1: Population projections by age

Age group	2009 Barnet population (2008 ONS MYE)		2019 Barnet population (GLA,PLP low)	
	Number	%	Number	%
0-19	85,545	25%	95,207	25%
Under 15	65,467	19%	73,881	19%
15-19	19,078	6%	21,326	6%
20-39	105,832	31%	110,410	30%
40-59	89,164	26%	106,379	29%
60-79	48,900	14%	50,569	13%
80+	14,670	4%	14,772	4%
Total	343,100	100%	377,337	100%

Source: Barnet's Insight Team. ONS MYE figures 2009

Ethnic groups in Barnet

- 2.2.8 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. 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.
- 2.2.9 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. Table 2 shows that the largest minority group in Barnet are the Indian community. They represent 9.4% of residents within the borough.

Table 2: Ethnic groups in Barnet

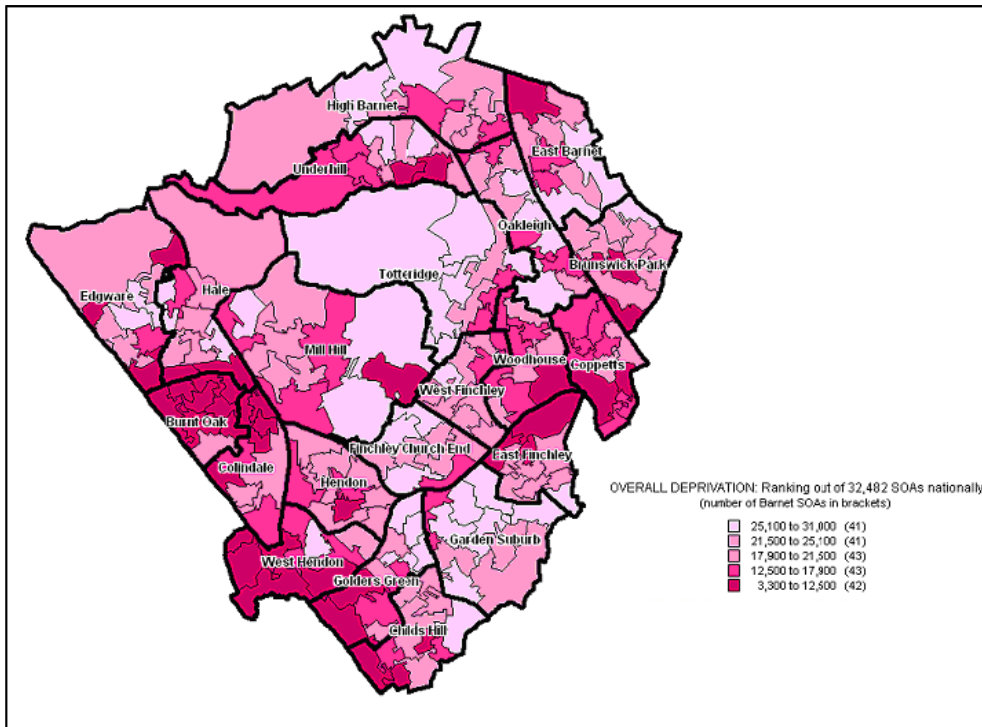
Ethnicity	2009
White	231,435 (67.4%)
Black Caribbean	4,108 (1.2%)
Black African	19,087 (5.5%)
Black Other	6,429 (1.9%)
Indian	32,208 (9.4%)
Pakistani	5,679 (1.6%)
Bangladeshi	1,821 (0.5%)
Chinese	9,022 (2.6%)
Other Asian	11,447 (3.3%)
Other	21,863 (6.3%)
All Ethnicities	343,100 (100%)

Source: Barnet Council Insight Team (ONS MYE 2008) breakdowns applied to ONS estimates and projections

2.3 Socio - economic structure of Barnet

- 2.3.1 Barnet has six areas within the top 10% most deprived nationally. Map 1 shows that an 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).

Map 1: Map of multiple deprivations in Barnet.



Source: ONS, London Borough of Barnet

2.3.2 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 2009 for the borough, the proportions of households on £15K or less has fallen to 10.9% compared to 11.6% in 2008, while those on £75K plus has stayed the same at 10.5%.

2.3.3 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.

Key benefit claimants

2.3.4 The proportion of residents receiving out-of-work benefits in Barnet is 11%. However, there are distinct variations across the borough as there are some wards where this proportion is substantially higher; Colindale (17%), Burnt Oak (17.7%) and Underhill (13.4%). The worst performing neighbourhoods within Barnet had nearly 1 in 3 residents claiming out of work benefits in 2009 (APS data 2010).

2.3.5 At least one in ten of the borough's working age population are dependent on state benefits. Table 3 shows that this is lower than the London and national figures. The most common benefits claimed in Barnet and London, are 'incapacity benefits' followed by 'job seekers, and with 'lone parent benefit' in third place.

Table 3: Working age client group – key benefit claimants, February 2010

Group	Barnet (numbers)	Barnet (%)	London (%)	Grt Britain (%)
Total claimants	26,390	11.7	14.7	15.1
By statistical group				
Job seekers	6,790	3.0	4.1	3.9

ESA and incapacity benefits	10,730	4.7	5.9	6.7
Lone parents	4,230	1.9	2.5	1.8
Carers	1,690	0.7	0.8	1.1
Others on income related benefits	980	0.4	0.5	0.5
Disabled	1,570	0.7	0.7	1.0
Bereaved	390	0.2	0.2	0.2

Source: <https://www.nomisweb.co.uk/reports>

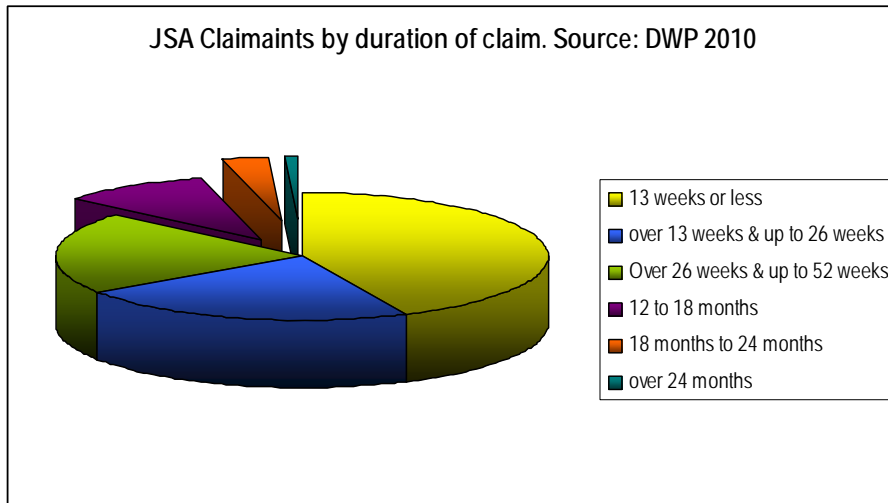
Note: % is a proportion of resident population of area 16-64

2.3.6 Further analysis of Job Seekers Allowance (JSA) by age and sex figures shows that nearly double the amount of men are on JSA than women (4,118 to 2,497). However the number of men on JSA since 2003 has been relatively stable, whereas the number of women has continued to rise from 1,691. The age group with by far the highest rates of unemployment are school leavers (16-19) and young adults (20-24).

Duration of worklessness

2.3.7 Figure 1 shows that the majority of people receiving Job Seeker’s Allowance in Barnet appear to be unemployed for less than 6 months (63% in July 2010) indicating that unemployment in the borough is cyclical in nature rather than structural, in Enfield and Haringey this figure was 65% and 57% respectively.

Figure 1: JSA claimants by duration of claim in Barnet.



Source: Annual Population Survey (APS 2010) nomis - official labour market statistics

Life expectancy

2.3.8 There is a large variation between the deprived and affluent wards in Barnet, 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.

2.3.9 As shown in table 4, the average life expectancy for both men and women is higher than the London and national average. However, the gap between male and female life expectancy at birth has narrowed in the UK as a whole.

Table 4: Average Life Expectancy

	Barnet	London	England
Female	84.0	82.4	82.0
Male	79.9	77.9	77.9

Source: ONS, London Borough of Barnet – data for 2009-10

2.4 Barnet's economy

2.4.1 Barnet is a prosperous borough with well qualified residents compared to the rest of the country and London. Barnet's economy compared to the London average, and our sub-regional neighbours, performs well with a healthy employment rate, and low unemployment, plus the highest level of self employed residents in the capital.

2.4.1.1 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).

Working age population

2.4.2 Barnet had a working age population of 226,400 people in 2009, representing two thirds of the population (66%). This is slightly lower than the average for London (69.2%), however not significantly as shown in table 5.

Table 5 – Working age population (16-64)

Working age population 09	Barnet (numbers)	Barnet (%)	London (%)	Great Britain (%)
All people - working age	226,400	66.0	69.2	65.0
Males - working age	112,600	67.1	70.2	66.0
Females - working age	113,800	65.0	68.1	64.0

Source: ONS mid-year population estimates. Notes: % is a proportion of total population.

Employment and unemployment

2.4.3 Barnet has a considerably lower level of economic activity (71.0%), and conversely higher level of economic inactivity, than the London average (74.9%), however it is not the lowest level in the North London sub-region (Haringey 67.5%). Barnet's overall employment rate is 67.3%. This is lower than the London and England averages of 68.0% and 70.3% respectively, however just above average for the sub-region. Barnet has a lower unemployment rate (7.5%) than the comparable boroughs in its sub region. Levels of male economic activity (78.5%) in Barnet remain below the London and National average as shown in Table 6.

Table 6 – Employment and Unemployment

Employment & unemployment (Apr 09 – Mar 10)	Barnet (numbers)	Barnet (%)	London (%)	Great Britain (%)
All people				
Economically active [†]	165,000	71.0	74.9	76.5
In employment [†]	156,200	66.9	68.0	70.3
Employees [†]	114,100	49.6	56.7	60.9
Self employed [†]	41,300	17.0	10.9	9.0
Unemployed (model-based) [§]	12,600	7.5	9.1	7.9
Males				
Economically active [†]	90,700	78.5	82.3	82.7
In employment [†]	85,600	73.8	74.8	75.2
Employees [†]	56,200	49.8	59.4	62.0
Self employed [†]	29,100	23.7	15.0	12.8

Unemployed [§]	5,100	5.6	9.0	8.9
Females				
Economically active [†]	74,300	63.6	67.4	70.3
In employment [†]	70,500	60.2	61.1	65.5
Employees [†]	58,000	49.5	53.9	59.8
Self employed [†]	12,200	10.4	6.7	5.2
Unemployed [§]	#	#	9.2	6.7

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

Annual household income for Barnet

- 2.4.4 The latest report in the Focus on London 2010 series - Income and Spending at Home, published by Greater London Authority's Intelligence Unit finds out that household income in London far exceeds that of any other region in the UK. At £900 per week, London's gross weekly household income is 15 per cent higher than the next highest region. Despite this, the costs to each household are also higher in the capital. Londoners pay a greater amount of their income in tax and national insurance than the UK average as well as footing a higher bill for housing and everyday necessities. All of which leaves London households less well off than the headline figures suggest.
- 2.4.5 The headline statistics for ASHE are based on the median rather than the mean. As shown in table 7 gross earnings per head from the Annual Survey of Hours and Earnings (ASHE) suggests that Barnet is the highest earner as well as ranks highest in the category of earning £60K and over amongst its North London region. This is also higher than the average London and Great Britain earner. This also means that Barnet residents are paying high housing rents and costs.
- 2.4.6 'Income' is disposable income after deducting housing costs. All data is equivalised (adjusted) to account for technical changes to how it adjusted household income for household composition. Unequivalised figures shown in Table 7 below includes all figures without adjusting them in advance.

Table 7 - Annual Household Income, Unequivalised and Equivalised, for Barnet, 2009, £ per year and percentages

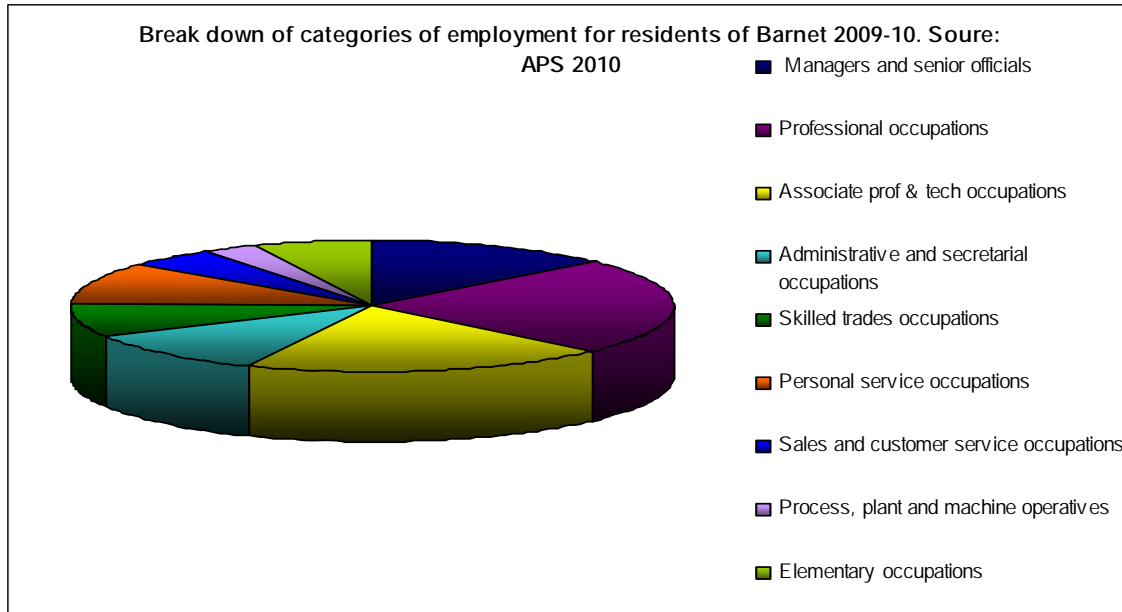
	Unequivalised			Equivalised		
	Median (£)	< £15,000	> £60,000	Median (£)	< £15,000	> £60,000
Barnet	35,680	11	19	31,554	14	16
Brent	30,679	15	13	26,437	21	10
Camden	33,337	13	17	32,696	14	18
Enfield	31,955	14	15	27,995	19	12
Haringey	30,998	15	15	28,278	19	13
Harrow	35,377	11	19	29,994	15	14
Inner London	32,825	14	17	30,766	16	16
Outer London	33,850	12	17	29,797	16	14
London	33,430	13	17	30,168	16	15
Great Britain	29,363	17	11	26,518	21	10

Source: PayCheck 2009, CACI Solutions

Occupational groups

2.4.7 Barnet’s residents are employed in a variety of industries at varying levels, as figure 2 shows. Over half of residents (55.9%) are either managers and senior officials (13.3%), professional (23.1%) or associate professional & technical (19.5%) occupations, slightly above the London average of 54.6% of residents employed in these higher skilled categories, and above the average for North London, however Haringey and Camden are home to a larger proportion of residents in these occupations (60% and 75.8% respectively).

Figure 2: Breakdown of categories of employment for residents in Barnet

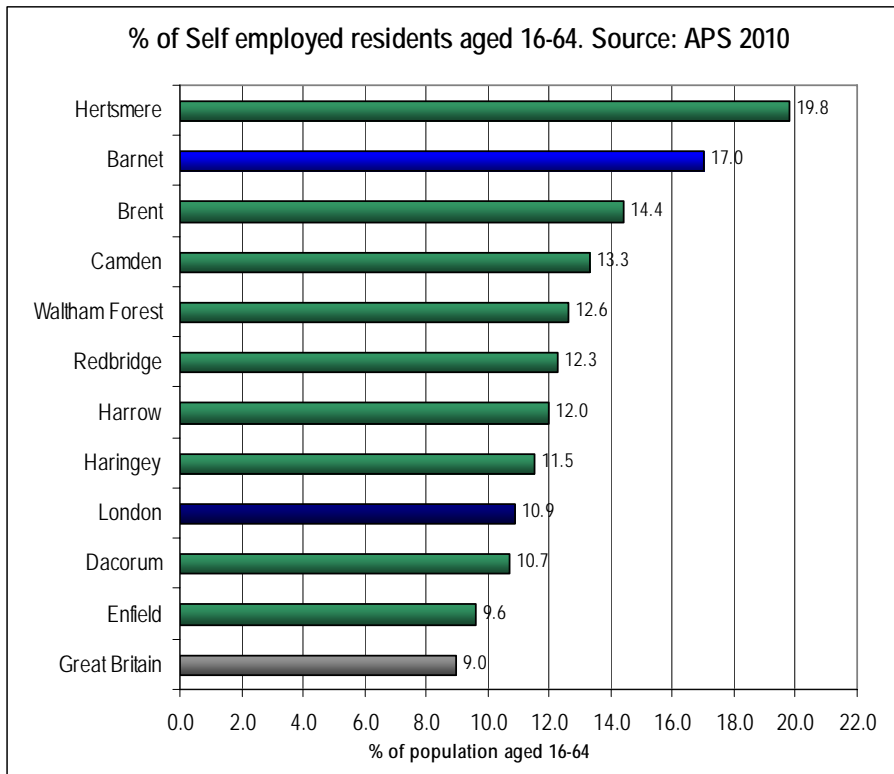


Source: Annual Population Survey (APS 2010) nomis - official labour market statistics

Self- Employment

2.4.8 In 2009-10, 49.6% of Barnet residents aged 16-64 were employees, a fairly low proportion for London, however this is countered by the 17% of people who are self employed. This is the highest level of self employment in London by 1.4%, and considerably higher than the average for the region (10.9%). In the wider sub-region however, Hertsmere does have an even higher proportion of nearly 20%- as can be seen in figure 3.

Figure 3: Percentage of self employed residents in Barnet.



Source: Annual Population Survey (APS 2010) nomis - official labour market statistics

Earnings

2.4.9 Despite recent job market uncertainties and economic downturn, the gross weekly pay for both full time males and females in Barnet remains higher than the London and national average as shown in table 8.

Table 8 – Earnings by residence

Earnings by residence 09	Barnet (£s)	London (£s)	Great Britain (£s)
Gross weekly pay			
Full-time workers	622.9	598.6	491.0
Male full-time workers	651.7	642.0	534.4
Female full-time workers	597.9	551.0	426.6
Hourly pay			
Full-time workers	16.40	15.60	12.47
Male full-time workers	16.67	16.27	13.16
Female full-time workers	16.13	14.86	11.45

Source: ONS annual survey of hours and earnings - residence analysis
 Note: Median earnings in pounds for employees living in the area.

Education and qualifications

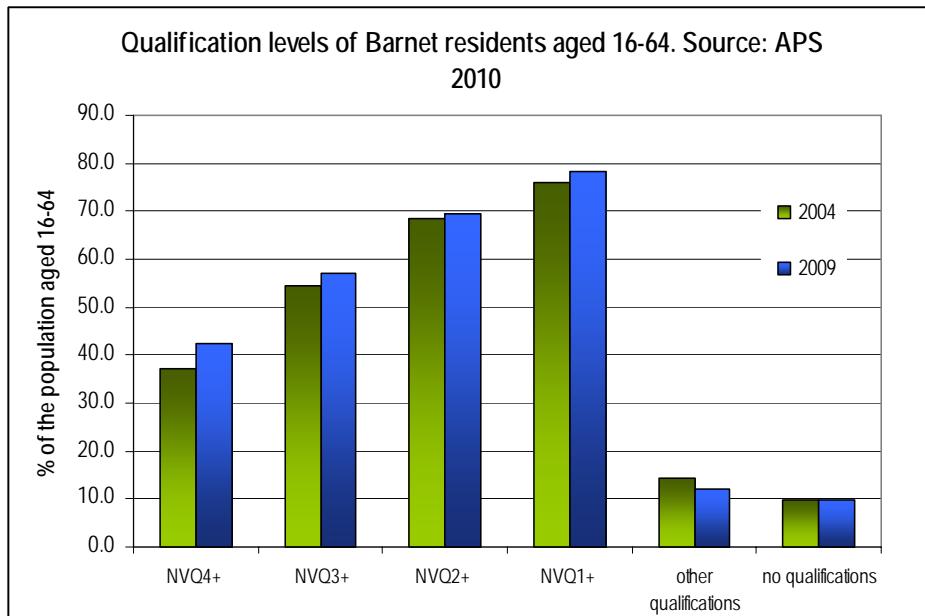
2.4.10 Barnet has some of the best performing primary and secondary schools in the country and it is widely acknowledged people move here because of the schools.

2.4.11 Pupils attending schools in Barnet achieve better results at GCSE and equivalent examinations than in either London or the rest of the country. In 2010, 66% of pupils achieved 5 or more A*-C grades GCSEs, including English and mathematics; this is

a 4% increase on 2009. A total of 82% pupils achieved five or more A* to C this was an increase of 6% on 2009.

- 2.4.12 For A level results, in 2010, 18% of students achieved 3 or more A*-A grades this placed Barnet in the top LAs nationally. This was an increase of 1% on 2009. Barnet was also in the top 6 LAs nationally for the average points score per entry, this was an increase of 2% on 2009.
- 2.4.13 Barnet has an above average proportion of working age residents with level 4 qualifications or higher, 42.4 % compared to 39.7% for London1. Conversely, the number with no qualifications is also lower than London overall, representing only 9.9% of the population aged 16-64 in 2009, just under 2% lower than the average for the capital.
- 2.4.14 Similarly to the trends seen throughout London and the UK, qualification levels in the borough have been rising steadily over time as can be seen in figure 4 as successive governments' policies and initiatives have encourage a larger uptake of higher education. The proportion of residents with no qualifications has remained steady at around 20,000 people.

Figure 4: Qualifications levels of Barnet residents.



Source: Annual Population Survey (APS 2010) nomis - official labour market statistics

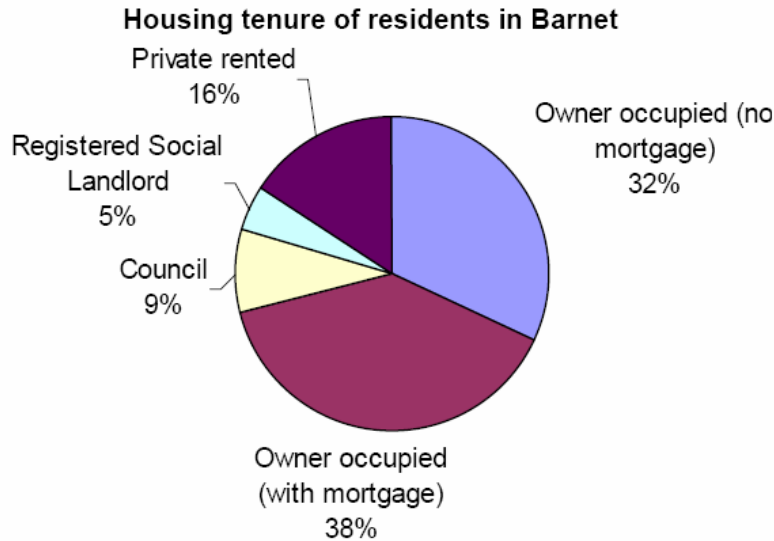
2.5 Barnet’s key environmental assets

- 2.5.1 Barnet comprises a variety of townscapes, many attractive and reflecting the long history of settlements, influenced by topography and the pattern of transport routes. Large parts of the borough are designated as Conservation Areas (18 in total) in order to reflect their special character and value. Much of the borough has been developed as low density suburbs with the average density of 36 persons per hectare, the 8th lowest in London.
- 2.5.2 Barnet is rich in green spaces and biodiversity containing 68 Sites of Importance for Nature Conservation, including seven of which are local nature reserves. The Brent Reservoir, (also known as the Welsh Harp) which lies partly in the borough, is a Site of Special Scientific Interest. There are three landscape character types in Barnet - the Barnet Plateau, Finchley Ridge and Hampstead Ridge each with their own natural signatures.

2.6 Housing and built environment

- 2.6.1 Barnet has a high level of home ownership as shown in figure 5. 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.

Figure 5 – Housing tenure



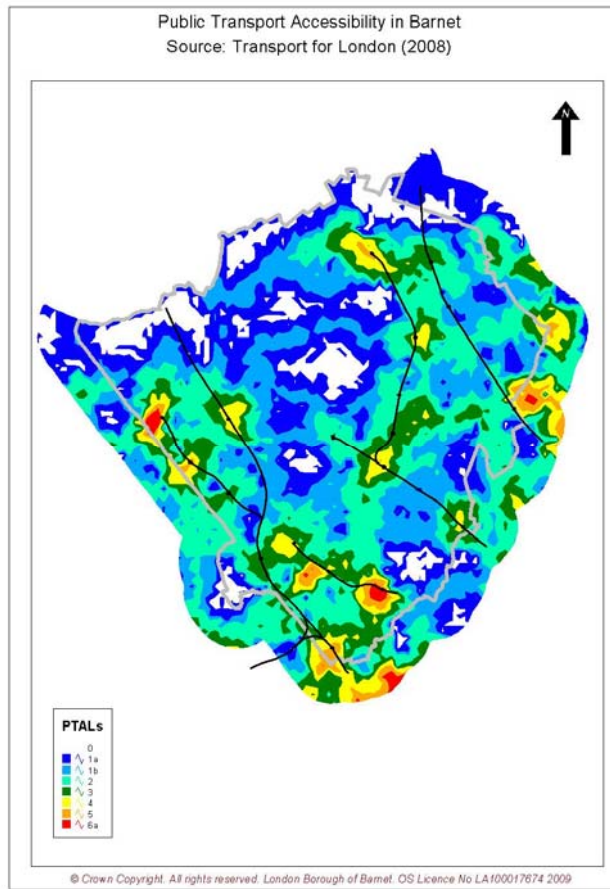
Source: 2006 Housing Needs Assessment, March 2006, Fordham Research for Barnet Council

- 2.6.2 The economic downturn has had a marked impact on the housing market in Barnet. During 2009, the average house price in the borough was £381k compared to £389k in 2008. The lower quartile house price in 2009 fell slightly from £220K in 2008 to £218k in 2009.
- 2.6.3 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.

2.7 Transport and spatial connectivity

- 2.7.1 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.
- 2.7.2 Transport links north-south (radial) are good, but east-west (orbital) are poor. Barnet has 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.

Map 2: Public Transport Activity in Barnet 2008

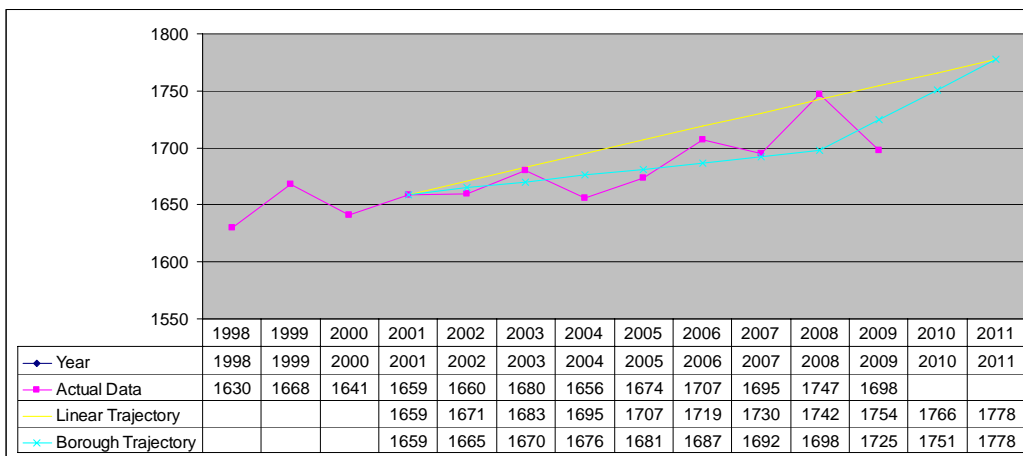


Source: Transport for London, 2008.

National road traffic survey

2.7.3 The Department of Transport's National Road Traffic Survey 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 continues to be upwards as shown in figure 2.

Figure 6 – National road traffic survey.



Source: Department for transport.

3 Monitoring Barnet's local development scheme

- 3.1.1 In September 2010, the Cabinet approved the draft Local Development Scheme. The draft version has not yet been published but effectively replaces the LDS published in June 2007. In the financial year of 2009/2010, the following milestones have been met:
- On May 13, 2009 the Secretary of State issued a direction to save 183 out of 234 policies in Barnet's adopted Unitary Development Plan (2006).
 - The North London Waste Plan on 27 November 2009 completed a period of public consultation on its 'preferred options' stage.
 - The Core Strategy on 11 January 2010 completed a period of public consultation on its 'direction of travel' previously known as 'preferred options'.
 - The Colindale Area Action Plan was adopted on 2 March 2010.
 - As a part of pre-production stage two rounds of Call for Sites were undertaken for Site Allocations Development Plan Document from February 2010 until May 2010.
 - Joint consultation on the Core Strategy Publication Stage (pre-submission) and Development Management Policies DPD Preferred Approach Stage were completed on 25 November 2010 (over 8 weeks period).
 - The SPD on Contributions to Health Facilities was adopted on 30 July 2009.
 - An addendum to S106 SPDs was produced in order to respond to the economic downturn called Responding to the Recession – Section 106 Agreements and a four week consultation was completed on 27 July 2009.
- 3.1.2 Table 9 provides information on the council's performance so far on meeting the timetable and milestones set in the LDS 2010.

Table 9: Local Development Scheme timetable 2010

Activity	Timetable 2010	Progress	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 Milestone met
Colindale Area Action Plan	Submission Feb 09 Examination in Public Oct 08 Adoption Mar 10	Completed Completed completed	August 2009 October 2009 Milestone met
North London Waste Plan DPD	Preferred Options Oct 09 Publication Apr 11 Submission Jun 11 Adoption Apr 11	Completed Progressing Not started Not started	October 2009 Milestone will be met Not started Not started
Core Strategy DPD	Direction of Travel Nov 09 Publication Sept 10 Submission Jun 11 Adoption Dec 11	Completed Completed Progressing Not started	November 2009 September 2010 Working towards Not started
Development	Preferred Approach Sept10	Completed	September 2010

Activity	Timetable 2010	Progress	Comments
Management Policies DPD	Publication Mar 11	Progressing	Working towards
	Submission Jun 11	Not started	Not started
	Adoption Dec 11	Not started	Not started
Site Allocations DPD	Preferred Approach Nov10	Progressing	Milestone not met
	Publication Mar 11	Not started	Not started
	Submission Jun 11	Not started	Not started
	Adoption Dec 11	Not started	Not started

Source: London Borough of Barnet.

4 Business development and town centres

4.1.1 This section sets out the monitoring of council's planning policies for employment, business, industry, town centre floorspace, vacancies and frontages.

4.2 Business development

4.2.1 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 business rather than attracting "in-coming" occupiers. Barnet has around 76ha of gross employment land and 17ha of net employment land. The majority of employment land is of a good or average quality. There is a good mix of B1, B2 and B8 employment sites.

4.3 Brent Cross Cricklewood planning approval

4.3.1 In March 2008 the Brent Cross Cricklewood (BXC) Development Partners submitted an outline planning application for the comprehensive regeneration of the Brent Cross Cricklewood Area. The vision of the proposal is to "create a new gateway for London and a vibrant new urban area". Planning permission was approved 19th November 2009 for the extension of Brent Cross and creation of the new town centre.

4.3.2 The scheme aims to create a new town centre, uniting the north and south of the A406. This will create a sustainable town centre comprising attractive residential environments, a major commercial core, an expanded and improved shopping centre and an attractive retail environment in the new High Street along with green spaces. This new town will be the catalyst for further economic growth in the surrounding area. In total the scheme covers 151 ha and will generate 7,500 new homes and up to 27,000 new jobs. It will be supported by extensive infrastructure works including new bridges, a new railway station and a replacement bus station.

4.3.3 The permission will have a significant impact on business and retail development in the borough. Table 10 sets out the indicative phasing relating to retail, B Use development, leisure and hotel.

Table 10: Phased development for Brent Cross Cricklewood

Land Use m ²	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	TOTAL m ²
Retail Uses	61201	44200	557	140	2090	1626	1437	111251
Office		9205	2322	5574	36416	196391	145389	395297
Hotel & Conference	31722					29542		61264
Leisure Uses (Sports, Cinema)	17253	6038			929	1858		30258
Industrial Uses	24619			29263				53882
Total	420295	59443	2879	34977	39435	229417	146826	621694

Source: London Borough of Barnet.

4.4 Barnet's industrial land

4.4.1 Barnet's industrial stock is focused on the designated industrial estates. Industrial 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. In June 2010 URS Corporation Ltd in association with DTZ prepared a report

entitled London's Industrial Land Baseline for the London Development Agency and Greater London Authority. Table 11 shows Barnet's total occupied industrial and vacant land (ha).

Table 11: Total Occupied Industrial and Vacant Land for Barnet June 2010.

Core Industrial uses	Area (Ha)
Industry	35.1
Warehouse	47.4
Vacant land	9.8
Wider industrial uses	22.9
Total	115.1

Source: URS Corporation London's Industrial Land Baseline Report June 2010

Core output indicator BD1: Total amount of additional floorspace on previously developed land – by type

- 4.4.2 This indicator shows the amount and type of completed employment floorspace in 2009/10. 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).
- 4.4.3 Table 12 shows that four large schemes resulted in nearly 4000m² of new B Use Class floorspace which was completed 2009/2010. This is a contrast to results for the figures in 08/09 where only one large B Use Class scheme was implemented.

Table 12: Completed development for B1, B2 and B8

Address	Development	Total Gross Floor-space (m ²)	Use Class B1-B2	Use Class B8
Unit 9 Friern Bridge Retail Park Pegasus Way London N11 3PW (N13258B/05)	Installation of a 552 sq. m mezzanine floor for storage purposes only and sub-division of existing unit.	552		B8
Tudor Court R/O Llanvanor Road London NW2 2AN (C01209H/02)	Refurbishment of Tudor House 14 commercial units (Class B1) and 13 No. self-contained residential units	2500	B1	
Former Royal Oak Public House 1117 Finchley Road London NW110QB (C02905AS/08)	Partial demolition of existing building and conversion of front of building to form 9 No. self contained flats, and B1 and A2 accommodation at ground and basement. Erection of part single storey, part 2-storey building to rear car park for office use with parking.	901	B1	
Total		3953		

Source: London Development Database, planning approvals over a threshold of 100m².

- 4.4.4 The completed schemes show the predominant uses developed are for light industrial with a small proportion for B8 Storage and Distribution. The implemented permissions have resulted in some net loss of B Use Class floorspace amounting to 1376 m² (B1a – 374 m² and B1c 670 m²). Most of the gains and losses in B Use Class floorspace have been outside of designated employment locations. There was also the loss of upper floor B1 office floorspace (4,170 m²) to provide 15 residential flats at 11-17 Cricklewood Lane (LPA ref. C02437Q/99).

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

- 4.4.5 The implemented permissions were all on brownfield sites (Therefore 100% of the B Use Class employment type redevelopment).

Core output indicator BD3: Employment land available - by type

- 4.4.6 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).
- 4.4.7 Table 13 shows employment sites, amounting to an additional 3.4ha have been identified as having potential for safeguarding in the LDF. These potential new sites are in addition to the designated ones in the UDP and have been identified as part of the emerging Development Management Policies document. Quantifying the amount of employment land (in terms of site area) outside of these designated areas can be difficult as much of the new pipeline development is part of a mixed use scheme, and are multi storey.

Table 13: Additional employment sites identified for Barnet

Sites	Area (Ha)
Oakleigh Road South	1.7
Regents Park Road employment cluster	0.7
Squires Lane	0.5
Hadley Manor Trading Estate	0.4
Redrose Trading Centre	0.1
Total	3.4

Source: The Employment Land Review for Barnet, June 2009

Pipeline Development 1 – B use class sites for which planning permission has been granted - Over 100 m² area

- 4.4.8 In 2009/10 there were 33 approved B Use Class planning permissions including one recent completion. The vast majority (25) involve complete new build as opposed to change of use (6 of the total). There were two permissions for mezzanine floors for storage purposes creating 595m² and 504m² of additional floorspace and subdivision into 2 units. As shown in table 14, the approved schemes if implemented would result in 37,152 m² of B Use Class floorspace.
- 4.4.9 In addition there is one application nearing completion for a scheme creating about 100 m². This approval is for a new 6 storey building for a mixed use scheme at Spalding Hall, 2-4 Victoria Road (LPA ref: H/0035/09) comprising residential units, gym and an ancillary office element. This development is on non designated site.

Table 14: Employment sites with approved planning permissions 2009/10

B Use Class Permission	Total floorspace (m ²)
B1	29,512
B2	6,521
B8	1,119
Total	37,152

Source: London Development database (over 100m²).

4.5 Town centres

- 4.5.1 The Council's overall land use objective and strategy for shopping and town centres is: to support the existing hierarchy of provision; to locate major new retail and

leisure facilities within the existing Major and District Town Centres; to promote the vitality and viability of the Major and District Town Centres by protecting a core of retail uses, encouraging diversity including the evening economy; to manage change in the smaller shopping centres and parades so that they have a viable future; improving the environment, maintaining low vacancy rate and implementing regeneration and town centre strategies

Core output indicator BD4: Total amount of floorspace for town centre uses

4.5.2 This indicator shows the amount of completed floorspace for town centre uses within:

- i) town centre areas and ii) the local authority area. The LDD database information referred to captures permissions relating to permissions for town centre uses over 100m². There are three completed A Use Class permissions within district town centre locations.
- ii) Change of use from A2 (financial and professional service) to A1 (retail) creating 120m² of retail floorspace. This scheme is located at 48a Hendon Lane within the Finchley Church End Town Centre and conservation area (LPA ref: C00502E/04).
- iii) Change of use of upper floors, located at the edge of the District Centre of Temple Fortune, 7-12 Monkville Road, and Finchley comprises the provision of six flats on the upper floors. This application was allowed on appeal. The main issues were relating to parking and refuse storage provision. The resulting implemented approval has resulted in the loss of 192m² of floorspace (LPA ref: C15746B/06).
- iv) Redevelopment of the Former Royal Oak Public House at 1117 Finchley Road NW11 within Temple Fortune District Centre has been redevelopment into a mixed use scheme with residential, B1 office and A2 financial and professional uses. The net increase of A2 Use floorspace is 445m² (LPA ref: C/02905/AS/08).

Town centre boundaries

4.5.3 The town centre boundaries have been drawn as part of the emerging Development Management policies DPD to include the main town centre uses (retail, leisure, entertainment facilities, more intensive sport and recreation uses, offices and arts, culture and tourism development).

4.5.4 Defining the boundaries will clearly delineate town and hinterland residential suburb and enable a clear definition of an edge of centre site. They are identified for the 14 District Centres and one Major town centre in the borough and the development of main town centre uses outside the town centre boundaries will be monitored. At the same time the vacancy rate has also been monitored and shows some interesting results below.

Vacancy rates within town centres

4.5.5 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.

4.5.6 The impact of the recession in 2008 caused several units to close down. Many of these units have now been re-occupied. There have been changes in the individual town centres. The average vacancy rate for 2010 across Barnet district centres is set out in the table 15.

Table 15: Trend of town centres vacancy rates in Barnet

Year	Average vacancy rate (%)
2003	6
2006	6.2
2008	5.1
2010	5.9

Source: Barnet town centre surveys, August 2010

4.5.7 With four surveys carried out over the last decade trends can be identified. The bar graph in figure 7 presents the data which helps to identify the trends over the period 2003 - 2010. Table 16 summaries the current direction of these trends.

Table 16: Current direction of town centre vacancy rates in Barnet.

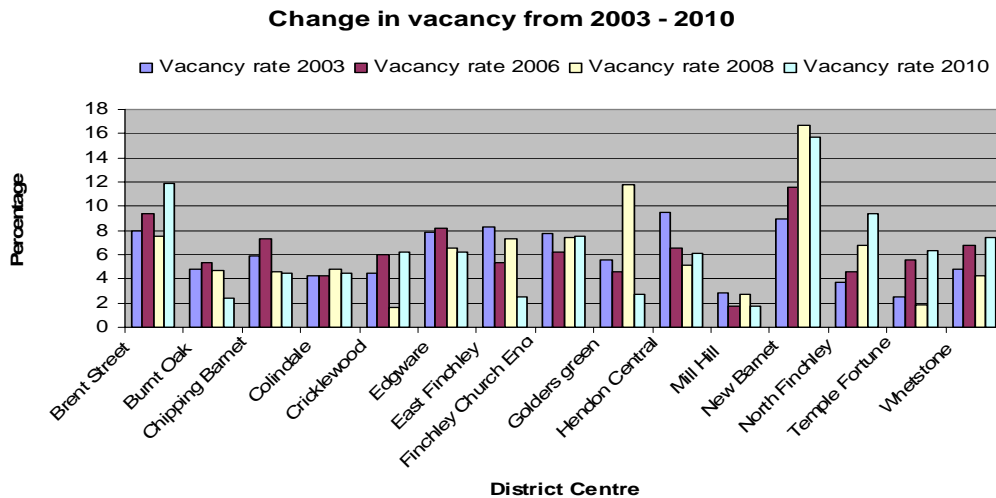
Rising Vacancy trend	Falling Vacancy trend	No trend
Brent Street	Burnt Oak	Chipping Barnet
New Barnet	Edgware	Cricklewood
North Finchley	East Finchley	Finchley Church End
Temple Fortune	Golders Green	Hendon Central
Whetstone		Mill Hill
		Colindale

Source: Barnet town centre survey analysis, August 2010

4.5.8 Brent Street and New Barnet raise the most concern as both these centres vacancy levels have been consistently higher than the average and appear to be rising. There are well known development pressures in New Barnet with the landowner of a number of the vacant sites but this does not explain all of the vacant units in the centre.

4.5.9 North Finchley is of less concern given that the total number of units has increased with the development of the Arts Depot. Some of these new units don't appear to have tenants yet. In both Temple Fortune and Whetstone the trend is less distinct and below the average. A very low level of vacancy in both district centres was recorded in 2008. This could suggest that the centres are not actually deteriorating and this years result is an anomaly. Next years data will clarify this further.

Figure 7: Change in vacancy from 2003 – 2010



Source: Barnet town centre survey analysis, August 2010

Primary and secondary frontages

- 4.5.10 Figure 8 sets out the percentage of each A use class (A1-A5) on the primary frontage for each district town centre in the borough. Table 17 shows how the total numbers of units within primary and secondary frontages have changed over the from 2008 to 2010. In line with planning policy the more A1 retail uses the more successful the town centre. It should be noted that the use class A1 retail can cover many different types of shop.
- 4.5.11 Policy TCR10 in the UDP identifies that at least 75% of units in the primary frontage should be A1. There are two town centres achieving over 75% of A1 plus vacant units in the primary frontage and four over 70%. Burnt Oak and Golders Green both achieve 77% and Chipping Barnet and North Finchley are both over 70%.
- 4.5.12 The worst performing centres for the proportion of A1 uses are, Cricklewood, East Finchley and Hendon Central. In these centres other use classes are dominating. In East Finchley the evening economy uses - A3 cafes/restaurants, A4 pubs/bars and A5 takeaways are dominating more than in the other centres accounting for a quarter of the frontage. In Hendon Central and Temple Fortune there are a higher number of A2 professional services than in other centres – nearly a fifth. In Cricklewood nearly a fifth of the frontage is A5 takeaways. This is almost three times the number of takeaways in most other district centres.
- 4.5.13 The figures for New Barnet and Whetstone are lower but interestingly not the lowest because they have never had primary and secondary frontages defined by policy. Therefore all the units in the town centre are included which dilutes the percentage of A1 uses. A popular destination Whetstone has nearly a quarter of frontage as evening economy uses such as A3 cafes/restaurants, A4 pubs/bars and A5 take aways. New Barnet also has a high proportion of takeaways but the level of vacancy is very apparent when compared to the other centres and inflates the A1 percentage figure.

Figure 8: Percentage of each A use class on District Town Centres Primary Frontage

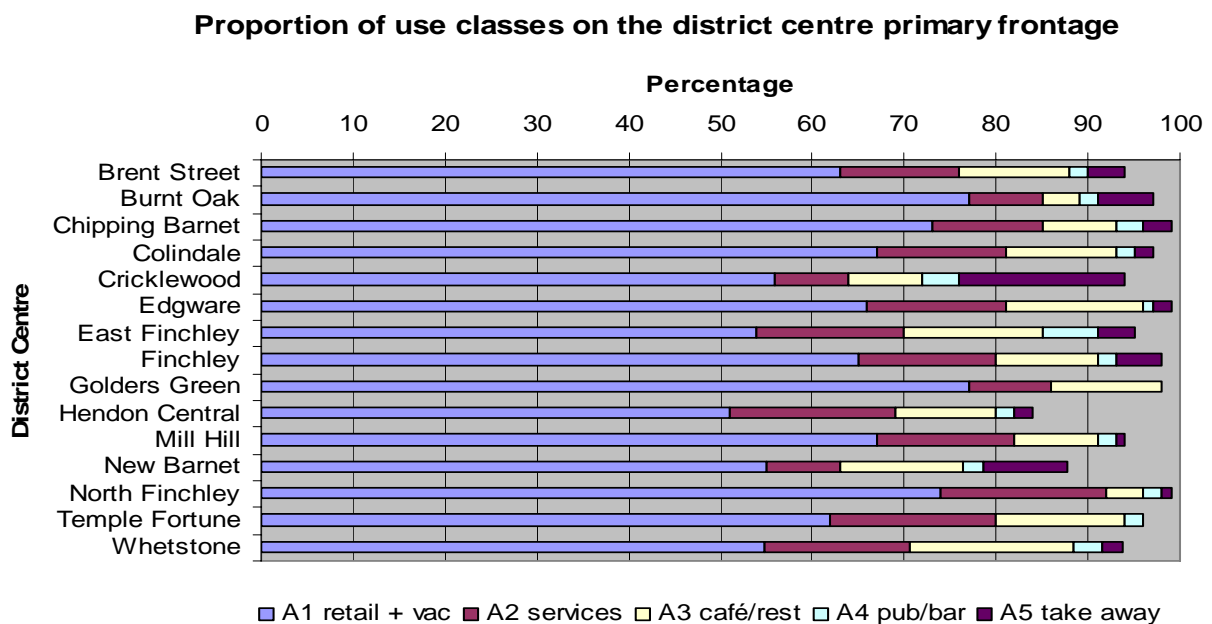


Table 17: Summary table of change in Barnet district town centre retail frontages from 2008 to 2010

Town Centre	Total No. of units (changed between 08 and 10)	No. of Vacant Units (change between 08 and 10)	No. of Primary A1 units (changed between 08 and 10)	No. of Secondary A1 units (changed between 08 and 10)	No. of A1 + vacant units as a percent of total primary frontage	No. of A1 units + vacant units as a percent of total secondary frontage	Comments specific to centre
Brent Street	177 (+4 units)	21 (+8 units)	40 (- 6 units)	39 (-2 units)	63%	48%	An issue particular to Brent Street more than anywhere in the borough is the subdivision of shop units originally designed as one. Four units in the town centre have been split to create eight 'half' units.
Burnt Oak	93 (no change)	3 (-3 units)	77 (-1 unit)	17 (-1 unit)	77%	73%	Of concern are the two new adult amusement arcades that have opened which means there are now three in the centre. The centre also has 18 grocers/convenience stores which is a very high number compared to other centres.
Chipping Barnet	247 (+ 7 units)	11 (no change)	109 (- 9 units)	42 (+ 4 units)	73%	52%	The change in total unit numbers (an additional seven units) can be accounted for by the three units being created out of the Tally Ho discount and a number of units being split into two eg number 51 the High Street. Other important changes include both Tescos and Sainsburies stores opening on the High Street.
Colindale	42 (- 2 units)	0 (no change)	24 (no change)	18 (- 2 units)	67%	50%	Merger of three units to create a small Costcutter supermarket.
Cricklewood	65 (+1 unit)	4 (+3 units)	27 (-4 units)	8 (-1 unit)	56%	73%	There are now 12 A5 take away uses in the town centre. This represents 18% of the primary frontage and 20% of the secondary frontage. This is a very high proportion compared to other centres in the borough where low single digit percentages are the norm.
Edgware	242 (- 6 units)	15 (-1 unit)	86 (+ 3 units)	56 (- 2 units)	66%	64%	A significant change has been the increase in A3 uses in the town centre, in particular on the primary frontage. Cafes and restaurants have increased by eight units to a total 35 units since 2008.
East Finchley	118 (- 5 units)	3 (- 6 units)	35 (+ 1 units)	34 (no change)	54%	70%	The big change in East Finchley is the loss of the Lincoln Parade which accounts for the drop in the total number of retail units and drop in vacant units in the period. Also note the anomaly that there are far more A1uses on the secondary than primary frontage.
Finchley	240		62	56	65%	50%	The primary frontage has seen an increase in A2 financial

Church End		18 (no change)	(-2 units)	(-6 units)			service units. These new uses include a pawnbrokers, a betting shop and an estate agent. There are now 17 estate agents in Church End, a higher proportion than anywhere else in the borough.
Golders Green	188 (no change)	5 (- 10 units)	56 (+ 5 units)	49 (no change)	77%	46%	A low level of change in this large centre. Highlights include Sainsbury's local have moved in and three national chains have moved out: Thorntons, Blockbuster and Pizza Express. The centre has a large number of bakeries serving the Jewish community.
Hendon Central	148 (no change)	9 (+1 unit)	33 (-2 units)	34 (-3 units)	51%	41%	There have been 44 changes of unit (not all needing planning permission) up to October 2010 which is a high number for this medium sized district centre. Three new convenience stores have opened.
Mill Hill	112 (no change)	2 (- 1 unit)	52 (+ 2 units)	17 (- 1 unit)	67%	55%	A low level of change in this centre. Major changes include Iceland replacing Woolworths and the Yorkshire Building Society closing.
New Barnet	88 (+ 4 units)	14 (no change)	No primary frontage	No secondary frontage	n/a	n/a	Vacancy is an issue in New Barnet with a particular concentration of vacant units existing to the west of the railway bridge on East Barnet Road.
North Finchley	254 (+ 4 units)	24 (+ 7 units)	60 (+ 3 units)	71 (- 5 units)	74%	55%	There has been little change on the primary frontage but on the secondary frontage the big issue is the vacancy rate with almost double the number of vacant units. Seven of the units in Grand Arcade are now vacant, compared to five in 2008 and zero in 2006. Also Foxtons the estate agents has replaced Iceland and an Aldi store has opened.
Temple Fortune	160 (+1 units)	10 (+7 units)	29 (-5 units)	70 (+ 2 units)	62%	71%	The secondary frontages have been strengthened and reinforced the anomaly that Temple Fortune has more A1uses on the secondary than the primary frontage.
Whetstone	94 (+1 unit)	5 (+1 unit)	No primary frontage	No secondary frontage	n/a	n/a	Whetstone still has a relatively high proportion of A3 café/restaurant eg the I bar has opened to replace the Bull and Butcher. Also the Nationwide building society has closed.

Source: London Borough of Barnet, planning policy team.

5 Housing

- 5.1.1 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 over the next 15 years within the lifetime of Barnet's Core Strategy. The trajectory draws upon information gathered from the GLA's London Development Database, the emerging programmes for the strategic regeneration areas in the borough: Brent Cross/Cricklewood; Colindale; and Mill Hill East as well as strategic housing developments on the priority estates: Dollis Valley Grahame Park, Granville Road, Stonegrove and Spur Road, and West Hendon.
- 5.1.2 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 2017/18 and is expected to take at least 20 years to complete the regeneration of the area.

5.2 Barnet's existing housing target

- 5.2.1 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 Strategic Allocation.
- 5.2.2 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 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.

5.3 Barnet's future housing target

- 5.3.1 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).
- 5.3.2 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 draft replacement London Plan. The draft replacement plan sets Barnet a ten year target between (2011-2021) of 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 draft replacement London Plan is adopted in mid 2011.

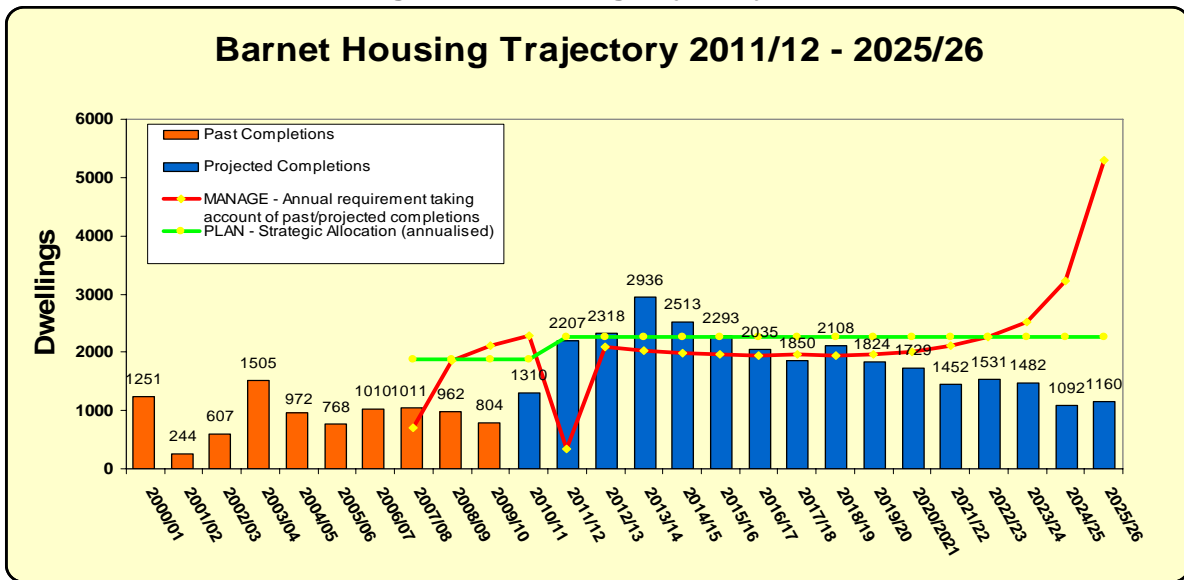
5.4 Barnet's housing trajectory

- 5.4.1 Barnet's housing trajectory shows:
- net additional dwellings since 2000/01;

- net additional dwellings for 2009/10;
- 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);
- Annual average number of net additional dwellings needed to meet overall housing requirements, with regards to the previous year’s performance (MONITOR) as shown in figure 10.

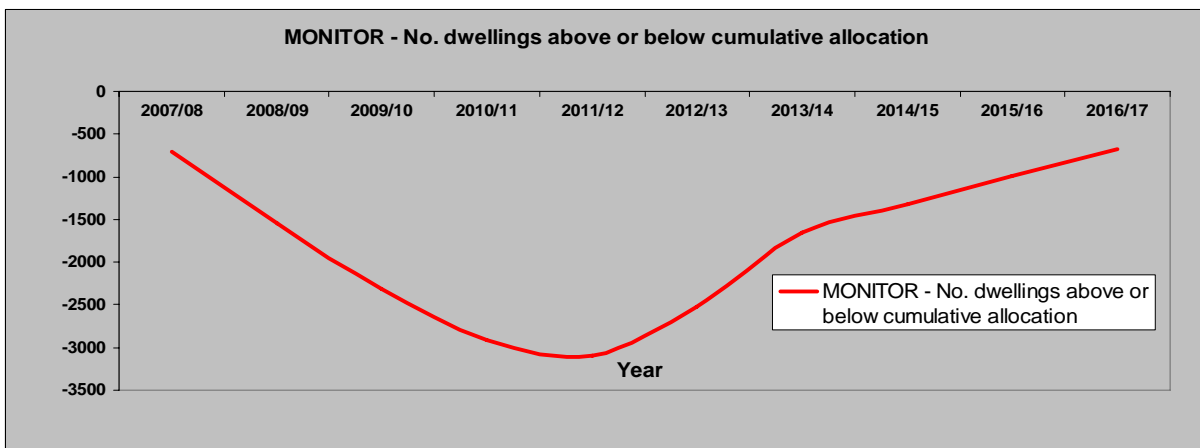
5.4.2 According to our housing trajectory Barnet expects to deliver 28,500 new homes by 2026. As shown by Figure 9 Barnet expects 2013/14 to be a year when nearly 3,000 new homes are completed mainly due to housing growth at Colindale.

Figure 9 – Housing trajectory 2009/10



Source: London Borough of Barnet.

Figure 10 – Cumulative allocation



Source: London Borough of Barnet.

5.5 Empty properties in Barnet

5.5.1 Vacant dwellings being brought back into use make a contribution to housing delivery in Barnet. About 2.4% of the total housing stock (137,684) is vacant, equating to 3,300 empty homes in Barnet in March 2010. 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 with regard to council tax. According to Barnet’s council tax records there were 1,900 (down from 2,300 in March 2009) empty properties in Barnet in March 2010, this equates to 1.38% of housing stock. Over 1,618 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.

5.6 Supply of ready to develop housing sites

5.6.1 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 2011 to March 2016 and covers allocated sites such as those highlighted in the UDP, London Plan and Area Action Plans, planning briefs as well as sites with planning permission. 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 2017/18. 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 in table 18.

Five year land supply 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 = 10113 Y = 9,430 units (annual target = 1,886 units per annum)</p> <p>NI 159= 107.2 %</p>

Table 18: Five year supply of deliverable land for housing 2011/12 to 2015/16								
Five Year Forecast For Allocated Sites				Period				
	Ward	Planning reference	Site Name	2011/12	2012/13	2013/14	2014/15	2015/16
ALLOCATED SITES- Major sites designated in UDP or Planning Briefs	BRUNSWICK PARK	Planning Brief	North London Business Park	0	0	50	50	50
	CHILDS HILL	Planning Brief	Granville Road housing estate	0	0	0	63	64
	EAST BARNET	UDP	Albert Road Gasworks	0	40	40	40	60
	EDGEWARE	UDP	Edgware Forumside	0	0	80	80	80
			Totals	0	40	170	233	254
ALLOCATED SITES- Major sites/Areas designated in London Plan and adopted Colindale and Mill Hill East Area Action Plans								
	Ward	Planning reference	Site Name					
	COLINDALE	LP/AAP (Adopted March 2010)	Peel Centre West	0	0	0	85	85
	COLINDALE	LP/AAP (Adopted March 2010)	Middlesex University	0	0	66	66	66
	COLINDALE	LP/AAP (Adopted March 2010)	Barnet College	0	0	0	107	107
	COLINDALE	LP/AAP (Adopted March 2010)	British Library	0	0	69	69	69
	COLINDALE	LP/AAP (Adopted March 2010)	Brent Works	0	55	50	0	0
	COLINDALE	LP/AAP (Adopted March 2010)	Land between Brent Works & British Library	0	0	0	30	0
	COLINDALE	LP/AAP (Adopted March 2010)	McDonalds site, Edgware road	0	0	0	33	33
	COLINDALE	LP/AAP (Adopted March 2010)	Burger King/Eyeland site	0	0	0	0	50
	COLINDALE	LP/AAP (Adopted March 2010)	Beaufort Park Phase 4 (Blocks C1-C2)	69	124	124	124	0
	COLINDALE	LP/AAP (Adopted March 2010)	Beaufort Park Phase 6 (Blocks E1-E8)	147	0	0	0	0
COLINDALE	LP/AAP (Adopted March 2010)	Beaufort Park Phase 7 (Block F)	231	231	231	231	231	
MILL HILL	LP/AAP (Adopted Jan. 2009)	Mill Hill East	0	200	200	200	200	
			Totals	447	610	740	945	841
Allocated sites-Major	Ward	Planning reference	Site Name					
	MILL HILL	W01708X	Ridgemont Annington Homes Phases 2 & 3	64	64	0	0	0

sites under construction in 2011/12			Totals	64	64	0	0	0	
ALLOCATED SITES - Barnet, Strategic Development-Dollis Valley, Grahame Park, Stonegrove and West Hendon	Ward	Planning reference	Site Name						
	COLINDALE	W01731JS/04	Grahame Park	336	115	410	124	124	
	EDGWARE	W/13582E/07	Stonegrove	163	21	37	37	37	
	UNDERHILL		Dollis Valley	0	0	50	50	60	
	WEST HENDON	W13937/04	West Hendon Estate	124	0	236	239	244	
			Totals	623	136	733	450	465	
ALLOCATED SITES- Major sites with live planning permission	Ward	Planning reference	Site Name						
	BRUNSWICK PARK	B/03481/10	The Turrets, 43 Friern Barnet Road, N11 1ND	0	12	24	0	0	
	BRUNSWICK PARK	MINORS	WARD SUMMARY	11	11	11	0	0	
	BURNT OAK	MINORS	WARD SUMMARY	4	4	3	0	0	
	CHILDS HILL	MINORS	WARD SUMMARY	74	74	74	0	0	
	CHILDS HILL	C10363B/06	St. Michaels Court, The Riding, NW11 8HN	0	0	12	0	0	
	CHILDS HILL	F/00629/09	713 Finchley Road, London, NW11 8DH	0	0	31	0	0	
	COLINDALE	H/00342/09	Colindale Hospital, Colindale Avenue, London, NW9 5HS	0	143	143	143	143	
	COLINDALE	W00407AZ/07	Green Point, The Hyde, London NW9 5AR	0	0	0	86	0	
	COLINDALE	H/01862/10	Zenith House, The Hyde, London NW9 6EW	0	0	54	54	54	
	COLINDALE	MINORS	WARD SUMMARY	3	3	2	0	0	
	COPPETTS	MINORS	WARD SUMMARY	9	9	9	0	0	
				Totals	101	256	363	283	197
	Ward	Planning reference	Site Name						
	EAST BARNET	B/03086/09	1-5 Byre Road & 1 Farm Road, London, N14 4PQ	10	0	0	0	0	
	EAST BARNET	MINORS	WARD SUMMARY	13	13	13	0	0	
	EAST FINCHLEY	C07080J/05	Land adjoining 60 Lankaster Gardens London N2 9AJ	27	27	28	0	0	
EAST FINCHLEY	MINORS	WARD SUMMARY	12	12	11	0	0		
EDGWARE	W03127K/07	52-58 Glendale Avenue, Edgware Middlesex HA8 8HH	5	5	0	0	0		
EDGWARE	H/00523/09	Burnt Oak service station, 1a Deansbrook Road, Edgware, Middlesex HA8 9BE	14	13	0	0	0		

	EDGWARE	H/00892/10	58-70 Stonegrove, Edgware, Middlesex, HA8 7UB	0	15	0	0	0
	EDGWARE	MINORS	WARD SUMMARY	27	27	26	0	0
	FINCHLEY CHURCH END	F/04631/09	185-189 GREAT NORTH WAY, London NW4 1PP	8	8	7	6	0
	FINCHLEY CHURCH END	F/02614/09	3-7 East End Road,N3 3QE	0	12	0	0	0
	FINCHLEY CHURCH END	MINORS	WARD SUMMARY	45	45	45	0	0
	GARDEN SUBURB	C06012AD/05	Land rear of 698 Finchley Rd NW11 7NG	10	0	0	0	0
	GARDEN SUBURB	MINORS	WARD SUMMARY	29	29	29	0	0
	GOLDERS GREEN	F/00247/08	290-294 Golders Green Road, NW11 9PY	21	0	0	0	0
	GOLDERS GREEN	C16913/06	1-12 Brent Court, NW11 9TX	16	0	0	0	0
	GOLDERS GREEN	C01011AK/04	Hendon Football Club, NW2 1AE	0	50	50	50	0
	GOLDERS GREEN	F/03926/09	Temple Fortune Petrol Filling Station,1285 Finchley Road,NW11 0BH	11	0	0	0	0
	GOLDERS GREEN	F/01579/09	Carmelite Monastery,119 Bridge Lane, London, NW11 9JT	9	9	9	0	0
	GOLDERS GREEN	MINORS	WARD SUMMARY	25	25	25	0	0
	HALE	MINORS	WARD SUMMARY	17	17	17	0	0
	HENDON	W/00076R/02	44-46 Watford Way, NW4 3AL	0	11	10	0	0
	HENDON	MINORS	WARD SUMMARY	59	59	58	0	0
			Totals	358	377	328	56	0
	Ward	Planning reference	Site Name					
	HIGH BARNET	N00410N/02	Land to the rear of 128-140, Tapster Street, EN5 5XR	0	16	0	0	0
	HIGH BARNET	N14947F/07	Barnet Trading Estate & 45-47 Park Road	35	0	0	0	0
	HIGH BARNET	N01070CK/06	Elmbank site,Wellhouse Lane,Barnet,EN5 3DJ	0	51	50	0	0
	HIGH BARNET	N12197C/05	Barnet Market site 5, St. Albans Road, EN5 4LN	0	14	0	0	0
	HIGH BARNET	MINORS	WARD SUMMARY	17	18	18	0	0
	MILL HILL	H/04296/08	Hartley Hall and Broadway Service Station, Flower Lane, NW7 2JA	0	14	14	0	0

MILL HILL	H/02670/09	The Union Church, 581-583 Watford Way, NW7 4RT	0	10	10	0	0
MILL HILL	H/04300/08	Bedford House, Nursing Home, Hammers Lane, London, NW7 4DR	10	18	0	0	0
MILL HILL	H/03543/09	Littleberries, The Ridgeway, London, NW7 1EH	17	0	0	0	0
MILL HILL	MINORS	WARD SUMMARY	33	33	32	0	0
OAKLEIGH	MINORS	WARD SUMMARY	12	13	13	0	0
TOTTERIDGE	B/00598/08	1-6 Station Close, Station Approach, London, N12 7EG	0	12	0	0	0
TOTTERIDGE	N01078X/06	1230-1232 High Road, N20 0LH	0	28	0	0	0
TOTTERIDGE	B/02684/09	Land rear of Marian House, Holden Avenue, London, N12 8HY	15	0	0	0	0
TOTTERIDGE	MINORS	WARD SUMMARY	17	17	18	0	0
UNDERHILL	N01070CD/05	Barnet hospital site (Land adjacent to), 110 BELLS HILL, EN5 3DN	16	16	0	0	0
UNDERHILL	N02493U/04	17 High Street EN5 5UJ	0	11	0	0	0
UNDERHILL	MINORS	WARD SUMMARY	12	12	12	0	0
WEST FINCHLEY	C02195BA/06	St. Michaels, Nether Street, N12 7NJ	0	0	12	0	0
WEST FINCHLEY	C09391B/05	135 - 139 Long Lane N3 2HY	11	0	0	0	0
WEST FINCHLEY	MINORS	WARD SUMMARY	35	35	34	0	0
WEST HENDON	MINORS	WARD SUMMARY	42	42	42	0	0
WOODHOUSE	C07986D/05	118-120 Friern Park, N12 9LN	6	6	0	0	0
WOODHOUSE	MINORS	WARD SUMMARY	27	27	26	0	0
		Totals	305	393	281	0	0
		TOTAL ALLOCATED SITES	1898	1876	2615	1967	1757
		BARNET'S ANNUAL TARGET	1886	1886	1886	1886	1886

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

- 5.6.2 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>

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

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

- 5.6.4 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

5.6.5 The calculation is therefore:

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

5.6.6 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).

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

5.6.7 This indicator outlines the proportion of gross new dwellings built on previously developed land. In 2009/10 (Figures obtained from The London Plan Annual Monitoring Report, published February 2010), show that 100% of new homes in Barnet were built on previously developed land.

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

5.6.8 This indicator shows the number of Gypsy and Traveller pitches delivered. No pitches were delivered in Barnet in 2009/10.

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

5.6.9 The London Development Database (LDD) provides density information on a sample of planning permissions. The sample is made up of 111 schemes completed in 2009/10.

Table 19 – 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	25	50	678	750
	% of total units	3.2	6.8	90	100%
	Site area	2.16	0.95	3.104	6.024
	Schemes	19	13	79	111

Source: GLA London Development Database 2010

5.6.10 Densities of new housing appear to be reducing in Barnet. The completions by density table 19 shows that the over 50 units per hectare category is the dominant category in terms of the density range. Table 19 shows that 90% of the units contained in the study were built in this density range. This compares with a figure of 93.8 in the same category in the 2008/09 AMR. In terms of the 30-50 units per hectare category, the completions by density table highlights that 6.8% of the units in the study were built in this density range. This compares to the 2008/09 table which outlines that in the same category 3.8% of units were built in this density range.

Delivery of affordable homes delivered (gross)

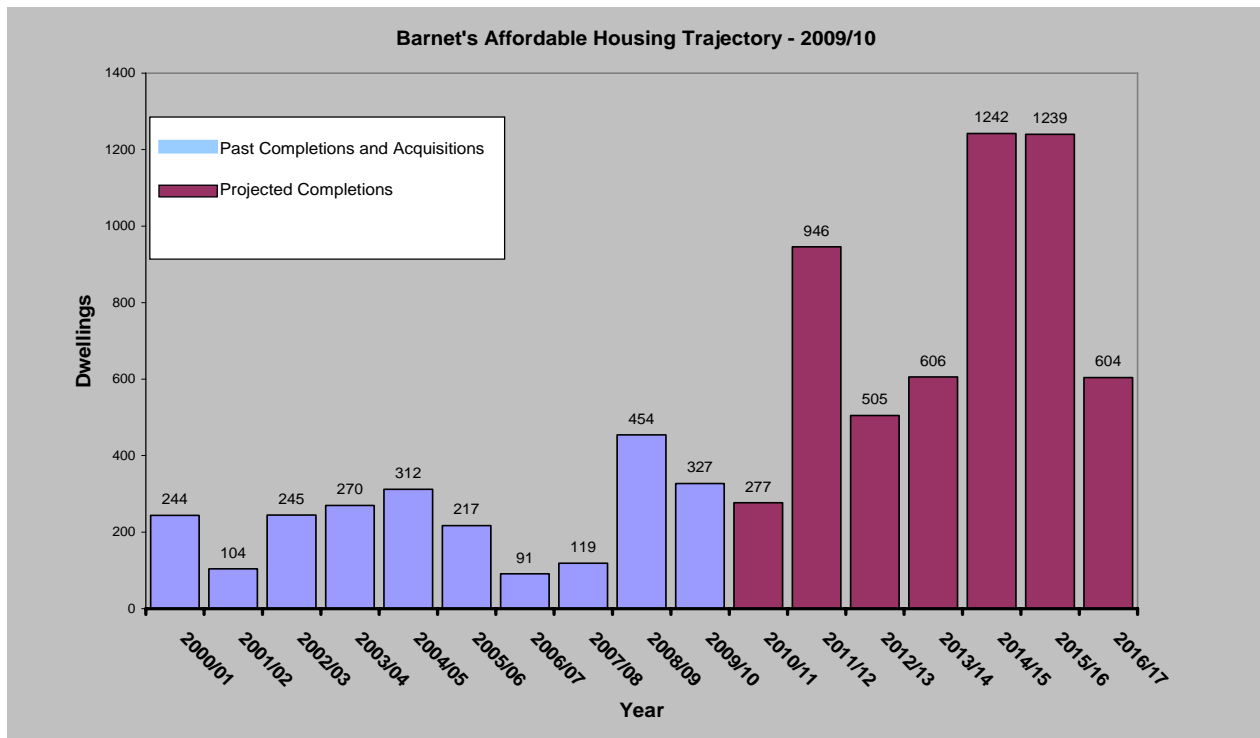
5.6.11 In Barnet access to affordable housing (both for rent and for low cost or shared home ownership) is a significant concern for low income households, first time buyers and those providing key services who live in the borough.

5.6.12 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.

- 5.6.13 Barnet has embarked on a major programme to regenerate five priority housing estates (Granville Road, Grahame Park, Stonegrove & Spur Road, West Hendon and Dollis Valley) and transform them into thriving mixed tenure neighbourhoods. Further details on these priority estates is provided at section 8 of the AMR.
- 5.6.14 Figure 11 shows that the delivery of affordable homes is set to exceed previous years. Based on evidence from the North London Strategic Housing Market Assessment we have set a target of 366 new affordable homes per annum. This target has been set in order to meet our identified housing requirements.

Figure 11 – Affordable housing trajectory



Source: London Borough of Barnet.

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

- 5.7.1 Our ongoing assessment of house building in Barnet has highlighted that:
 - Over 1,100 new houses have been built since 2004
 - Nearly 5,000 new flats have been built since 2004
 - Housing supply is skewed towards flatted development, over 80% of new homes are flats
 - Few flats have potential for family accommodation, less than 10% of new flats have three or more bedrooms

Residential completions – source of supply

- 5.7.2 Table 20 shows that between 2004-2009 over 6000 units have been completed. The main source of supply is new build, 74% of new residential units in Barnet have been developed on cleared sites. Around 18% were derived from conversions of flats and houses and 5% came from conversions of non-residential uses such as offices.

- 5.7.3 In Barnet small units dominate our housing growth, nearly 75% of new build housing is of this size. New build developments contribute 74% of Barnet's housing supply. Conversions (i.e. from houses to flats), change of use (i.e. office or retail space to residential) and extensions to properties, are more likely to produce smaller residential units than new build units as they utilise the existing building stock. The majority of conversions generate one bedroom flats (just under 50%). Family homes (i.e. homes containing two or more bedrooms), are more likely to be provided by newbuilds than any other source of supply.

Table 20 - Residential completions 2004 – 2009 source of supply

Source of supply	Number of bedrooms										Total	%
	1	%	2	%	3	%	4	%	5+	%		
Conversion	541	50	454	42	64	6	14	1	16	1	1089	18
New build	1023	23	2219	50	811	18	311	7	84	2	4448	74
Change of use	152	56	89	33	23	8	6	2	3	1	273	5
Extension	134	62	77	35	6	3	0	0	0	0	217	3
Total units	1850		2839		904		331		103		6027	100

Source: GLA London Development Database 2010

Residential completions - breakdown by housing type

- 5.7.4 Table 21 shows that flats have provided 81% of additional housing stock from over the five year period of 2004-2009. Two bedroom flats are the most widespread flatted development providing 55% of the total stock. With regards to houses, 3 bedroom houses represent the dominant housing supply accounting for 43% of all new houses. Less than 10% of new flats have three or more bedrooms. New houses are more likely to have 3 or more bedrooms (nearly 80%).
- 5.7.5 Very few flats exceed more than five bedrooms whereas the range of bedrooms for houses extends from one bed to more than six beds and therefore show a greater variety of units being delivered.

Table 21 - Residential completions 2004 to 2009 – breakdown by housing type

Unit Type	Number of bedrooms										Total	%
	1	%	2	%	3	%	4	%	5+	%		
Flats	1758	36	2694	55	414	8	28	0.5	2	0.5	4896	81
Houses	93	8	145	13	490	43	302	27	101	9	1131	19
Total number of units	1790		2839		904		330		103		6027	100

Source: GLA London Development Database 2010

Residential completions - breakdown by size of unit

- 5.7.6 In total in the five year period from 2004-2009 an additional 5,981 bedrooms have been delivered as a result of the 6027 new units completed. From table 22 it is difficult to identify any noticeable trends other than a fall in the number of one bedroom properties and a slight rise in family accommodation. This would not be unexpected in a time of recession. In terms of an analysis of planning permissions we have found that 67% of the development pipeline is for 2 bed plus units.

Table 22- Residential completions 2004-2009 breakdown by size of unit

Year	Bedrooms											
	1	%	2	%	3	%	4	%	5+	%	Total	%
2004	185	19	492	49	223	22	74	7	20	3	994	17
2005	371	29	629	49	196	15	56	4	20	3	1272	21
2006	192	33	282	49	82	14	21	3	3	1	580	9
2007	365	30	619	50	131	11	85	7	25	2	1225	20
2008	473	39	495	41	196	16	27	2	16	2	1207	20
2009	218	31	322	46	76	11	68	9	19	3	703	13
Total Bedrooms	1804		2839		904		331		103		5981	100

Source: GLA London Development Database 2010

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

5.7.7 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

5.7.8 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. In August 2010 the Beaufort Park development was awarded Building for Life Silver Standard and was commended for delivering a vision of new urban quality with high quality public realm within a varied context.

6 Environmental quality

6.1.1 This section of the AMR reviews planning performance on policies relating to the Environment. It covers implementation of policies relating to:

- waste
- renewable energy
- living roofs
- ecological and carbon footprints
- flood protection and Water quality
- open space and Biodiversity
- minerals

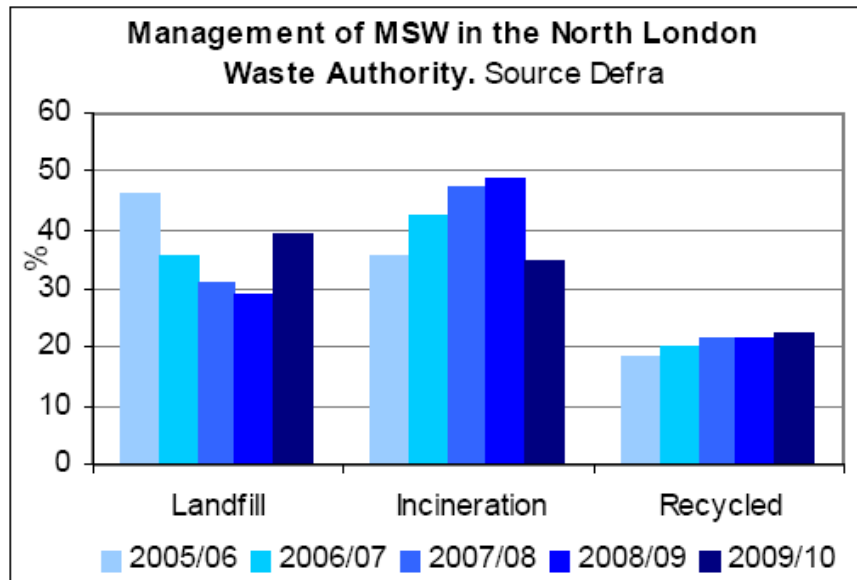
6.2 Waste

6.2.1 Waste in the borough is collected by London Borough of Barnet and is disposed of by the North London Waste Authority (NLWA) which also disposes of the waste produced in Enfield, Camden, Hackney, Haringey, Islington and Waltham Forest. The primary type of waste facility in Barnet is transfer stations, of which there are 7 licensed sites – 6 active and 1 non-operational.

Municipal solid waste from North London Waste Authority Area

6.2.2 Municipal solid waste (MSW) is defined as household waste and any other waste under the control of district, county or borough Councils or their agents acting on their behalf. The total municipal waste arising for the NLWA in 2009/10 are 892,130 tonnes, a reduction of just over 20,000 tonnes from the 912,463 tonnes produced in 2008/09. Figure 12 shows that there was an overall reduction in the amount of waste sent to landfill from the NLWA between 2005/06 and 2008/09; however it has increased from 29% in 2008/09 to 39% in 2009/10. This is due to a reduction in the amount being incinerated, which has declined from 49% to 35%.

Figure 12: The amount of waste sent to landfill from the NLWA



Source: Borough fact sheet, Environment Agency 2010

6.2.3 Landfill and incineration are the main disposal methods for MSW in the North London Waste Authority, although the recycled and composted has improved from 18% in 2005/06 to 23% in 2009/10.

6.2.4 The term residual waste relates to waste left from household sources containing materials that have not been separated out or sent for reprocessing. Table 23 shows that the targets for 2008/09 and 2009/10 are being missed because households are generating too much waste.

Table 23: Amount of residual household waste

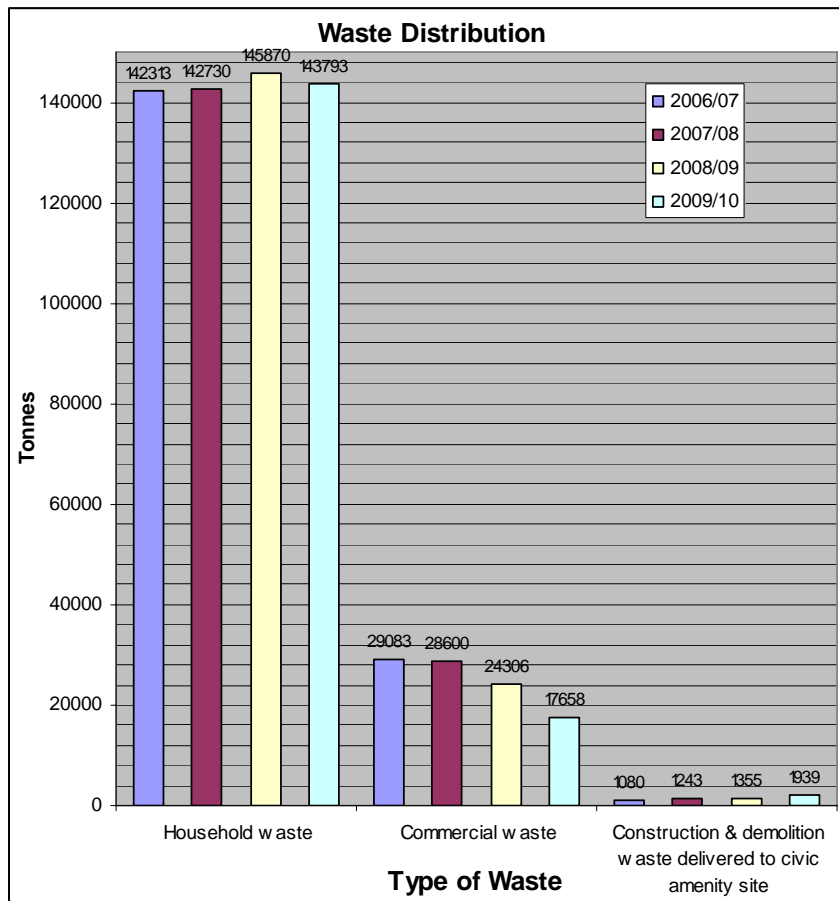
Year	Target (kg per household)	Actual (kg per household)
2008/09	690	733
2009/10	662	699
2010/11	625	-

Source: Borough fact sheet, Environment Agency 2010

Municipal solid waste from Barnet

6.2.5 The total amount of household waste in figure 13 shows a reduction for the first time in 4 years. Hopefully this signifies the start of a positive trend. Household waste has decreased by 2077 tonnes since 2008/09, representing a decrease of 1.42%. Commercial waste has continued to decrease as well and has done so since 2006/07. This years figure for commercial waste is 6,648 tonnes which is less than last years reported figures and represents a decrease of 27.3%.

Figure 13: Municipal solid waste from Barnet



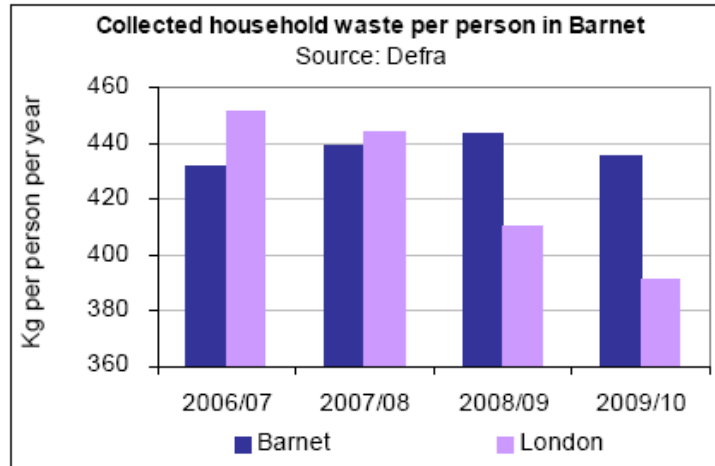
Source: LB Barnet – Waste and Sustainability Team 2010

Household solid waste collected per person in Barnet

6.2.6 The household waste collected per person in Barnet was lower than the average for London in 2006/07 and 2007/08 as shown in figure 14. However, as the amount of waste produced continued to rise in Barnet, the London average fell by 8%. The

amount of waste collected per person in Barnet was approximately 10% higher than the figure for London in 2009/10.

Figure 14: Collected household waste per person in Barnet.



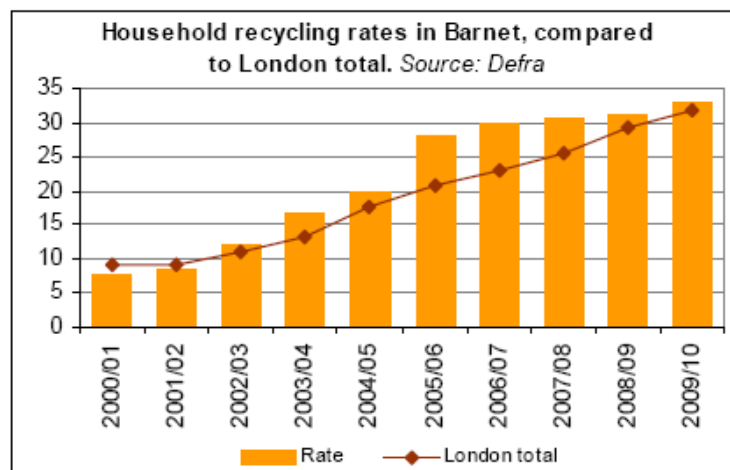
Source: Environment Agency Borough fact sheet for Barnet 2010

Recycling and composting

6.2.7 Barnet is amongst one of the top ranking boroughs in London for high recycling rates. Figure 15 shows that the overall household recycling and composting rate in Barnet has improved dramatically since 2000/01 from 7.6% to 33.07% in 2009/10. This figure includes all collected recycling and composting waste. The current recycling and composting rate (2009/10) is higher than the London rate of 31.8% and the NLWA rate of 28.85%.

6.2.8 The overall rate has shown a steady increase over time generally. The introduction of a composting facility at the Edmonton Eco-Park in London Borough of Enfield has contributed to increased levels of recycling and composting. This may be due to garden waste.

Figure 15: Household recycling rates in Barnet



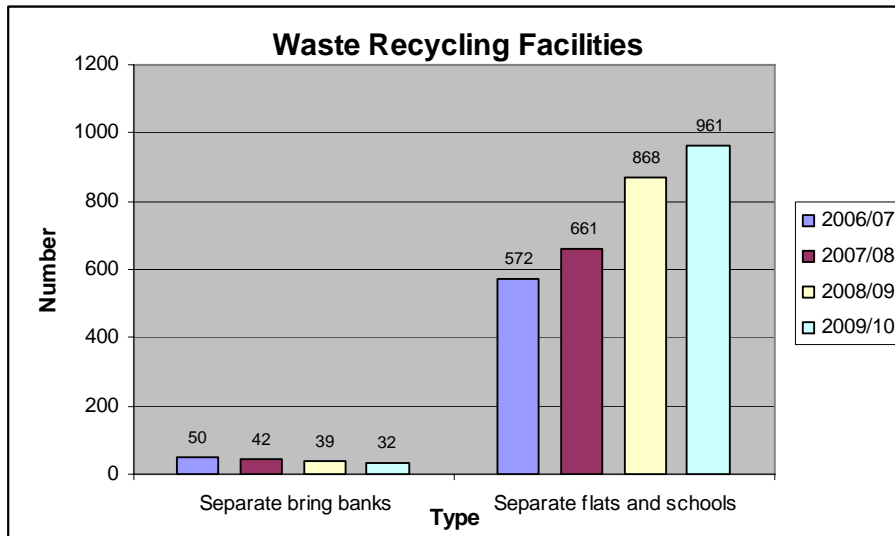
Source: Borough fact sheet, Environment Agency 2010

Waste recycling facilities in Barnet

6.2.9 Numbers of recycling facilities throughout the borough are continuing to increase as they have for the past four years as shown in figure 16. The number of separate bring banks has fallen by 7 facilities in the last financial period. However, the number of facilities at schools and flats has increased significantly to 961 for the period

2009/10. These figures show an overall and significant increase in recycling facilities in the borough. This is a positive trend which has continued since 2006/07 resulting in a 68% increase.

Figure 16: Waste recycling facilities in Barnet.

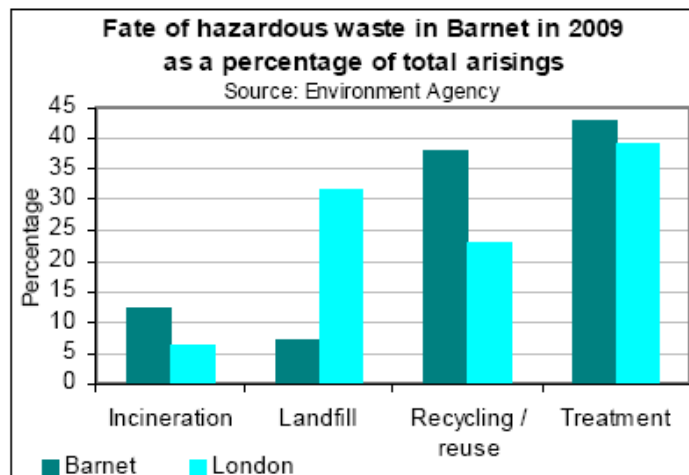


Source: LB Barnet – Waste and Sustainability Team 2010

Hazardous waste

- 6.2.10 Hazardous waste is waste that may cause particular harm to human health or the environment, either immediately or over an extended period of time. The figures quoted below account for hazardous waste arising from the entire waste stream in the Borough, and not just municipal waste. However, it does exclude hazardous waste transferred outside the Borough.
- 6.2.11 The volume of hazardous waste arising in Barnet in 2009 was 2,347 tonnes. This accounted for one per cent of all hazardous waste arisings in London in 2009. The primary disposal method was treatment, closely followed by recycling and reuse as shown by in figure 17 below. Oil and oil/water mixtures were the main type of hazardous waste produced in Barnet in 2009, giving rise to 37 per cent of the total arisings as shown in figure 19.

Table 17: The volume of hazardous waste in Barnet 2009.



Source: Environment Agency Borough fact sheet for Barnet 2010

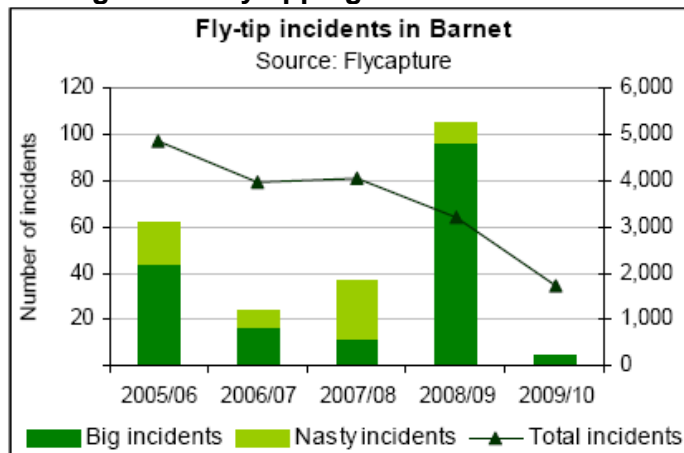
Fly-tipping

6.2.12 Fly-tipping is the illegal dumping of waste. The number of incidents reported annually has fallen over the last five years. In 2009/10 there were only 1,719 incidents reported in Barnet as shown in figure 18. These incidents ranged from as little as a dumped bin bag of rubbish to a large quantity of waste being deposited by truck as shown in figure 20 below. Some of these were big and nasty incidents, and have a greater environmental impact:

- Big incidents are those that involve more than a tipper load of waste. The number of big incidents reported annually has fluctuated in the last five years, as shown by the graph below.
- Nasty incidents refer to incidents where drums of hazardous waste containing chemicals, oil or fuel are dumped. Again the number of nasty incidents has fluctuated over the last five years.

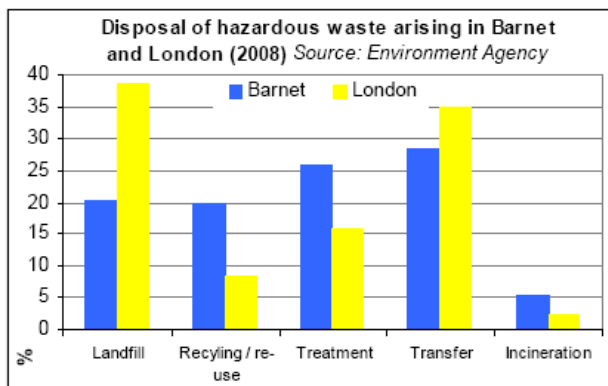
6.2.13 Barnet council has been cited as a beacon of good practise by a Government sponsored project investigating the causes, incentives and solutions for fly tipping. Good use of technology and improved partnership with external agencies has aided the decline in recorded fly tipping incidents.

Figure 18: Fly tipping incidents in Barnet.



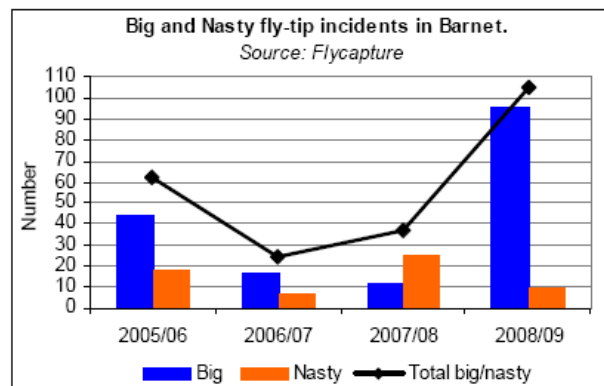
Source: Department for Environment, Food and Rural Affairs (Defra). Flycapture fly-tipping national database 2010

Figure 19: Disposal of hazardous waste arisings in Barnet



Source: Borough fact sheet, Environment Agency 2010

Figure 20: Big and Nasty fly tip incidents in Barnet



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

- 6.2.14 This indicator shows the capacity and operational throughput of new waste management facilities.
- 6.2.15 No new waste facilities were granted planning permission during the period April 2009 to March 2010. No new facilities have become operable during the period April 2009 to March 2010.

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

- 6.2.16 This indicator shows the amount of MSW arising and how it is being managed by type. As shown in table 24, the total amount of MSW arisings for Barnet for the period 2009/10 was recorded as 168,260 tonnes. This figure shows a decrease of 3,183 tonnes from 2008/09 figures and demonstrates a positive trend that has continued since at least 2007 as shown in figure 21.

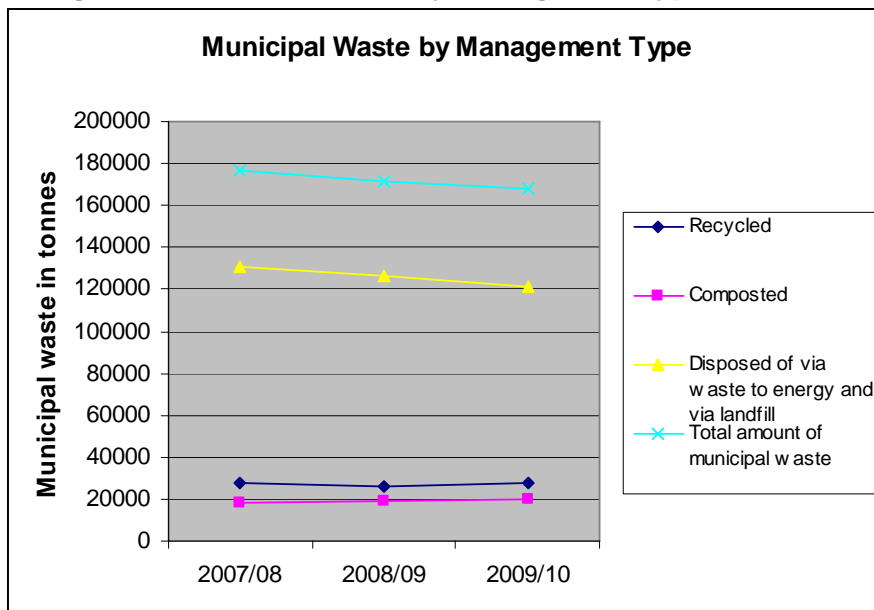
Table 24 – Percentage of MSW by management type - 2009/10

Management type	Amount of MSW (tonnes)	Percentage of MSW
Recycled	27,885.45	16.57%
Composted	19,506.06	11.60%
Disposed of via waste to energy and via landfill	120,869.27	71.83%
Total	168,260.78	100%

Source: London Borough of Barnet 2010

- 6.2.17 Since 2007, the amount of municipal waste that has been recycled or composted has continued to increase slightly each year. However on the other hand, the amount of municipal waste being disposed of via waste to energy and landfill has continued to fall considerably over the same time period.

Figure 21: Trends of MSW by management type in Barnet



Source: London Borough of Barnet 2010

6.3 Renewable energy and living roofs

- 6.3.1 To tackle climate change and formulate sustainable development, it is important for Barnet to undertake carbon offsets, or mitigation of carbon emissions through the development of alternative projects such as solar or wind energy. The Council seeks to encourage energy and natural resource conservation, particularly in new buildings and conversions, which must also comply with Building Regulations and the Council's Sustainable Design and Construction SPD guidelines including the energy policy. Furthermore, opportunities for renewable energy generation, such as proposals for microgeneration technology including solar and wind production, are now permitted development and as such do not require planning permission (see GPDO 2008).
- 6.3.2 It would be beneficial for householders to reduce energy consumption and CO2 emissions by generating their own energy and making their homes more energy efficient. As fuel cost continues to rise, this will become increasingly viable and attractive to householders.

National core output indicator E3 – Renewable energy regeneration

- 6.3.3 This indicator shows the amount of renewable energy generation by installed capacity and type. In Barnet 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).
- 6.3.4 Renewable energy as part of a development can take a variety of forms such as solar water heating, photovoltaic's (PVs) panels, heat pumps, wind turbines, biomass, combined Heat and Power (CHP) and combined cooling heat and power (CCHP). Table 26 lists all applications received over the last financial year which include elements of renewable energy regeneration as part of the development proposal description.
- 6.3.5 As shown in table 25, in total 15 planning applications were approved in Barnet which included an element of renewable energy as part of the development proposal.

Table 25: Planning permissions granted in Barnet for renewable energy 2009/10

Types of Renewable Energy	No. of applications approved
Solar water heating	0
Photovoltaic's (PVs) panels	9
Heat pumps	1
Wind turbines	3
Biomass	1
Combined Heat and Power (CHP)	1
Combined cooling heat and power (CCHP)	0
Total	15

Source: Barnet Acolaid System.

Table 26: Planning permissions granted for renewable energy 2009/10

Location Address	Full Case Ref	Proposal	Decision Date
Former JJB Unit, Staples Corner Retail Park, Edgware Road, London, NW2 6LS	F/01178/09	Erection of a biomass boiler, fencing and landscaping on existing car park.	20/05/2009
Tesco Store, Tilling Road, London, NW2 1LZ	F/04339/09	Installation of a combined heat and power (CHP) unit near Topaz Walk.	12/01/2010
The Sternberg Centre For Judaism, The Lodge, 80 East End Road, London, N3 2SY	F/01523/09	Submission of details of Conditions 16 (drainage) 22 (heath pump) pursuant to planning permission F//00690/08.	25/06/2009
Fairway and Northway Primary School, The Fairway, London, NW7 3HS	H/01051/09	Demolition of existing school and erection of a new split level primary school building comprising of lower and upper ground floor levels, with integrated children's centre, including hydrotherapy pool with photovoltaic cells (solar panels) on the south west sloping roof.	04/06/2009
Ranulf Road, London, NW2 2BT	F/03590/09	Three storey rear extension, including a further single storey extension at lower ground level, together with an enlargement of the main roof. Provision of two side dormer windows and three rear dormer windows together with roof lights and solar panel within crown of roof.	27/11/2009
Tretawn Gardens, London, NW7 4NP	H/04677/09	Demolition and rebuild of existing conservatory. Erection of a single storey rear extension. Alterations to fenestration. Erection of a new first floor level. Installation of solar and photo voltaic panels to roof.	05/02/2010
Beaumont Gardens, London, NW3 7TF	F/01009/09	Single storey front extension to existing garage. Two storey rear extension... New roof light to side elevation of roof and solar panel to rear elevation of roof. Enlargement of existing loft. New basement area.	19/05/2009
Golders Park Close, London, NW11 7QR	F/00613/09	Demolition of existing 2 houses; redevelopment to provide 4 x 4 bedroom housesfront boundary treatment; and solar panels to roof .	03/04/2009
Fortis Green, London, N2 9EL	F/04402/09	Conversion of three flats into five flats following formation of front and rear light wells at basement level and alterations to roof including two rear dormers to facilitate a loft conversion. Installation of solar panels to rear and front roof slope.	09/02/2010
Harmsworth Way, London, N20 8JT	B/02007/09	Two storey side and rear extensions. Single storey front extension and single storey extension to conservatory...single storey rear extension and formation of solar panels to rear elevation on main roof.	11/08/2009
Friern Barnet Lane, London, N11 3NB	B/02054/09	Part single, part two storey front extension. Extension of existing balcony at rear. Alterations to existing windows and doors, insertion of solar panels to rear roof slope.	04/08/2009
St Marys Primary School, Dollis Park, London, N3 1BT	F/02069/09	Installation of solar panels on the south west facing roof of school.	29/10/2009
Tesco Store, Coppetts Centre, North Circular Road, London, N12 0SH	B/01410/09	Erection of 3No. micro wind turbines.	17/06/2009
The Hyde School, Hyde Crescent, London, Nw9 7ey	H/01496/08	Submission of details of conditions 3 (materials) ...20 (wind turbine report), 22(screen walls/fences details), 24 (Surface Water) and 25 (Surface Water Control) of planning permission W04515B/07 dated 19/07/07.	25/01/2010
Parkfield JMI School, St Davids Place, London, NW4 3UB	H/00140/09	Submission of details of conditions 10 (Hard and soft landscaping) ...22 (Wind turbines), 24 (Screen walls/fences), 26 (Surface water drainage) pursuant to planning permission W02475K/07 dated 04.07.07.	25/01/2010

Living Roofs

- 6.3.6 A living roof can be green or brown. Incorporation of green roofs in new development can help to mitigate flood risk by mimicking natural green spaces which reduces run-off rates and allows for absorption of rainwater into soil. It is likely that with future development, this type of feature will become more popular as a means of addressing flood risk. More information regarding green roofs is available in Barnet's

SPD on Sustainable Design and Construction. Brown roofs also known as biodiverse roofs can partly mitigate loss of habitat by covering the flat roofs of new developments with a layer of locally sourced material. Construction techniques for brown roofs are typically similar to those used to create flat green roofs, the main difference being the choice of growing medium (usually locally sourced rubble, gravel, spoil etc) to meet a specific biodiversity objective.

- 6.3.7 As shown in table 27 for the period April 2009 to March 2010, 3 applications were approved which incorporated some form of green roof as a part of the development proposal.

Table 27: Planning permissions granted for Living Roofs in Barnet.

Location Address	Full Case Ref	Proposal	Decision Date
65 Brent Way, London, N3 1AR	F/03511/09	Single storey rear extension including flat green roof.	11/11/2009
Seafield House, Partingdale Lane, London, NW7 1NS	H/03708/09	Retention of built indoor pool at basement level (Amendment to previous planning permission W12513R/07 including tiled roof terrace instead of green roof, raised roof lights and associated hard landscaping).	23/12/2009
Rayane House, 3 Sunny Place, London, NW4 1RS	H/04122/09	Creation of a new first floor level and new green roof. Alterations to fenestration. Installation of staircase to rear elevation.	15/03/2010

Source: Barnet's Acolaid system.

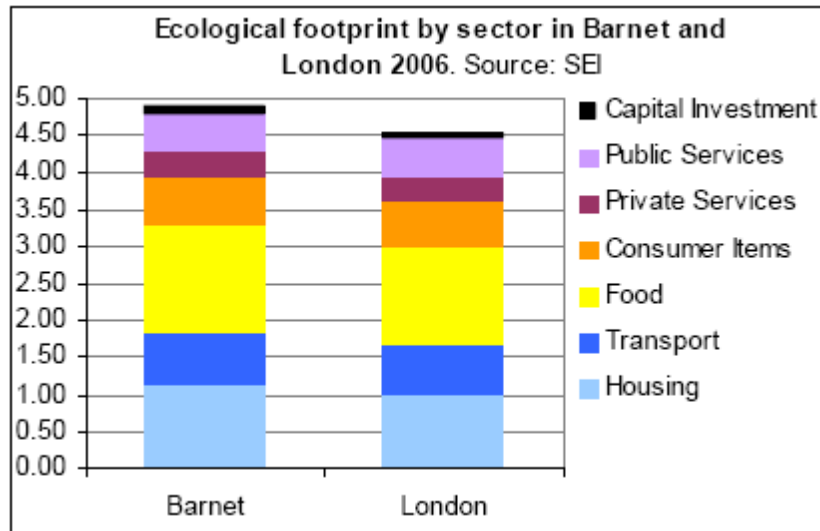
6.4 Ecological and carbon footprints

- 6.4.1 The ecological footprint in Barnet is 4.901 global hectares per capita (2006), one of the highest in London. This footprint is higher than the overall London footprint of 4.54, and the UK footprint of 4.64. The primary contributors to the ecological footprint in Barnet are food (1.43 gha/capita or 29%) and housing (1.14 gha/capita or 23%) – this trend is consistent with the London and England figures².
- 6.4.2 The carbon footprint in Barnet is 12.221 tonnes CO₂ per capita (2006) which would cost £324 if valued using the shadow price of carbon (2009). This represents the cost to society of the damage caused by a tonne of carbon emitted into the atmosphere. The sector with the highest contribution to this footprint is housing, and more specifically the electricity, gas and other fuels used in the home. This carbon footprint is higher than the London average of 11.28 tonnes CO₂ per capita and the UK average of 12.10 CO₂ per capita as shown in figure 22.

¹ [REAP data release](#): Published by SEI - BRIO Model v2 May 2009

² [REAP data release](#): Published by SEI - BRIO Model v2 May 2009

Figure 22: Ecological Footprint in Barnet

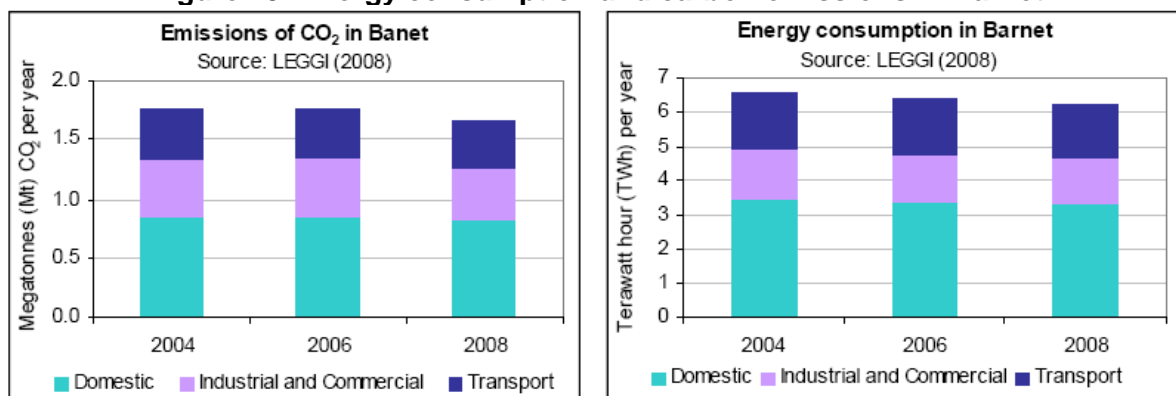


Source: Borough fact sheet, Environment Agency 2010

Carbon emissions and energy consumption

- 6.4.3 The London Emissions and Greenhouse Gas Inventory (LEGGI)³ identifies the emissions arising in London. It shows that nearly 3.7 per cent of all the CO₂ emitted across the capital are from the Borough of Barnet. This is one of the highest in London, ranking fifth out of 33. As shown in figure 23, the domestic sector is responsible for the highest proportion of emissions in the Borough, emitting half of the Borough's CO₂. This is above the London average for this sector of 36 per cent.
- 6.4.4 The domestic sector consumed the most energy in 2008, with 53 per cent of all the energy consumed in the Borough being used by households. Energy consumption in this Borough is the amongst the highest in London, ranking third out of the 33 London Boroughs – the same position it gained in 2005.

Figure 23: Energy consumption and carbon emissions in Barnet



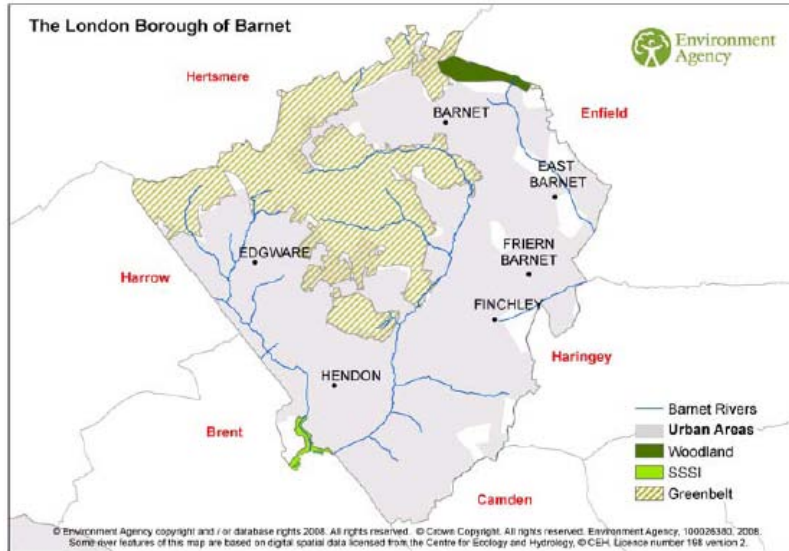
Source: Borough fact sheet, Environment Agency 2010

6.5 Flood protection and water quality

- 6.5.1 Barnet lies in the Brent River catchment which flows in the Thames at Brentford. As indicated in map 3, there are 14,080 metres of watercourses in the borough, including the river Brent (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 and an area of outstanding natural beauty; the Welsh Harp (Brent Reservoir).

Map 3: Watercourses in Barnet

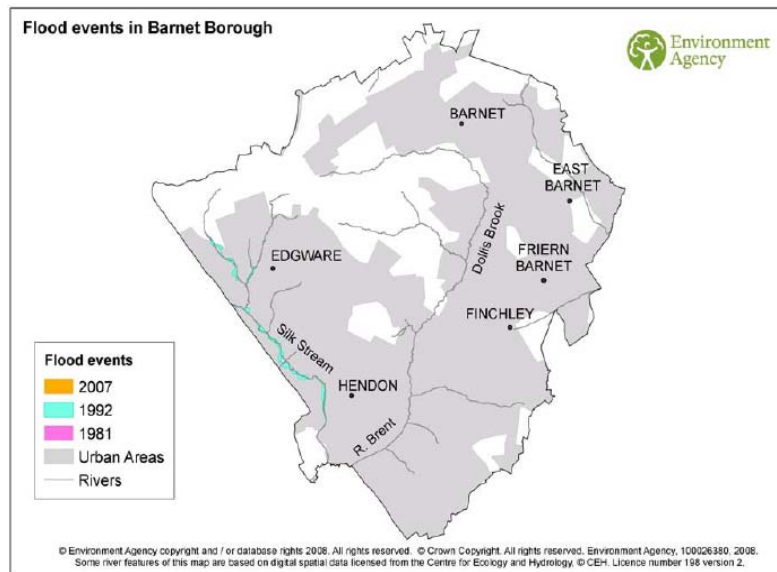


Source: Borough fact sheet, Environment Agency 2010

Flood zones

- 6.5.2 As shown in map 4 and 5, 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%). This system allows us to apply the sequential test as prescribed in Planning Policy Statement 25.
- 6.5.3 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.

Map 4: Flood events in Barnet

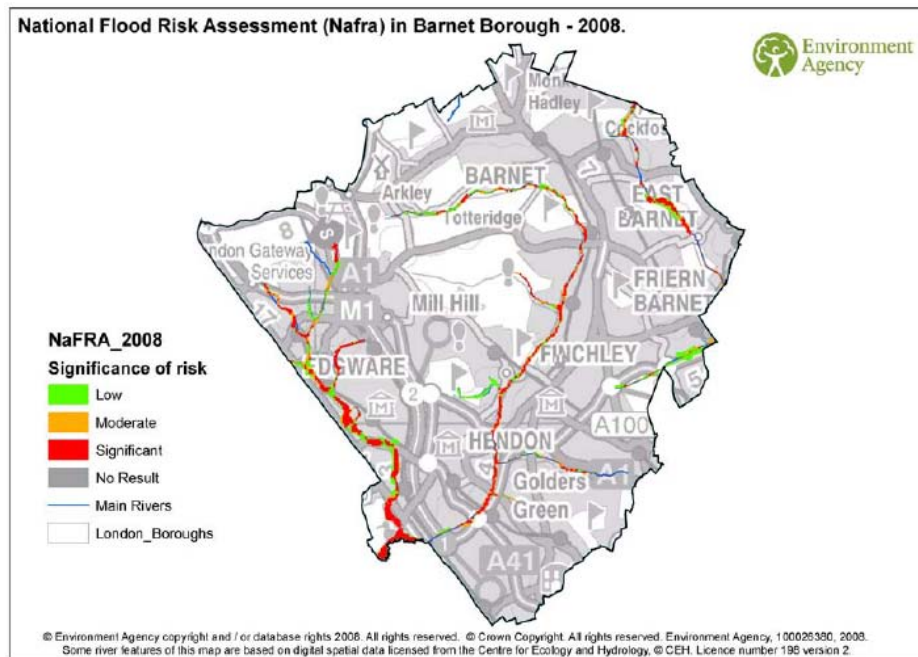


Source: Borough fact sheet, Environment Agency 2010

Fluvial (river) flood events

- 6.5.4 There are just over 3,000 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. Map 5 shows that 38% of these properties are classified as having a significant likelihood of flooding and 43% are classified as having a low likelihood of flooding.

Map 5: National Flood Risk Assessment in Barnet.



Source: Borough fact sheet, Environment Agency 2010

Flood warning and flood risk

- 6.5.5 In the Borough of Barnet there were 1,859 properties registered to receive flood warnings as of June 2010. Of these 549 properties were identified by the Environment Agency as being in areas of flood risk.

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

- 6.5.6 As mentioned in table 28, for the period 2009/2010 the Environment Agency objected to 8 major planning applications based on the grounds of flood defence only. Two of these applications were refused, two were withdrawn, 3 were granted conditional approval (subject to submission of a satisfactory flood risk assessment) and one application was granted temporary approval, allowing development to exist for 18 months only.

Table 28 - Major Planning Applications where the Environment Agency has an outstanding objection made between 1 April 2009 and 1 March 2010 on Flood Risk grounds

Site Address	Proposed Major Development	Reason For Objection	Outcome
East Barnet Gas Works, Albert Road, New Barnet	Demolition Of Existing Buildings And Erection Of A Mixed Use Development Comprising 211 Residential Units, Supermarket (10,526 m ² Gross Floor Space) And Additional 1893 m ² Gross Non-Residential Floor Space Comprising A1 (Shops), A2 (Financial And Professional Services), A3 (Restaurants And Cafes) And D1 (Non Residential Uses), Public Space, Car Parking, Access And Related Highways Works And Associated Works. B/00200/09	Unsatisfactory FRA/FCA submitted (Surface Water)	Application withdrawn
The Fairway, London, NW7 3HS	Erection Of A Temporary School Building. H/01052/09	PPS25/TAN15 - Request for FRA/FCA	Approval granted allowing development to exist for 18 months only
Old Stationers Playing Fields, Barnet Lane, Barnet, EN5 2DN	Construction Of New Pavilion With Refuse Store To Replace Existing. Formation Of 2 Grass Pitches And An Artificial Turf Pitch With 8 Associated Flood Lights And Mesh Fencing. New Perimeter Security Fence, All In Connection With Use Of Site As A Football Training Ground. B/01802/09	Unsatisfactory FRA/FCA submitted (Surface Water)	Conditional approval – request for sufficient FRA
Kingsgate House, Amberden Avenue, London N3 3DG	The Redevelopment Of Kingsgate House To Allow The Construction, For Residential Purposes (Use Class C3) Of 4 To 7 Storey Building Comprising 123 Apartments And 22 Mews Houses, Ancillary Facilities Including Amenity Space, New Access From Amberden Avenue, Refuse Stores And Car/Motorcycle/ Cycle Parking And Servicing. F/00245/08	Unsatisfactory FRA/FCA submitted (Surface Water)	Application withdrawn
The Hyde Primary School, Hyde Crescent West Hendon, London, NW9 7EY.	Discharge Of Planning Conditions 24 And 25 Of Planning Permission Reference W04515B/07 Dated 19/07/07 W04515B/07	Unsatisfactory FRA/FCA Submitted	Conditions discharged after receiving extra info to support application.
Littleberries Estate, The Ridgeway, London NW7 1EH	Conversion Of The Main House (Formerly Provincial House) And Chapel To Accommodate 8 Residential Units Involving Partial Demolition, Alterations And Extensions. Creation Of Additional Car Parking. Alterations And Extensions To The West And East Lodges, The Croft, The Laundry And The School House And Use Of The Resulting Buildings As 5 Dwelling houses. Erection Of 4 Semi-Detached Houses. Creation Of Basement Car Park Accessed Via St Vincent's Lane. Associated Landscape Work. H/02116/09	Unsatisfactory FRA/FCA submitted (Surface Water)	Application refused
Finchley Memorial Hospital, Grenville Road, London N12 0JE	Construction Of A New Part Two, Part Three Storey Hospital (Plus Part Lower Ground Floor), With Ancillary Facilities Including A Cafe And Retail. Construction Of An Energy Centre. Associated Parking And Servicing Areas, New Vehicular Access Off Granville Road To Service Construction Traffic. Demolition Of Existing Hospital Buildings (With The Exception Of Bullimore House). F/03573/09	Unsatisfactory FRA/FCA submitted (Surface Water)	Conditional approval – request for satisfactory FRA
Woodfield Nursery, Cool Oak Lane, London NW9 7NB	Demolition Of The Existing Buildings On Site And The Erection Of 90 Residential Units (Use Class C3) And Provision Of Amenity Space. Application For Outline Planning Permission With All Matters Other Than Access Reserved. H/03560/09	Unsatisfactory FRA/FCA submitted (Surface Water)	Application refused – inadequate FRA and other reasons.

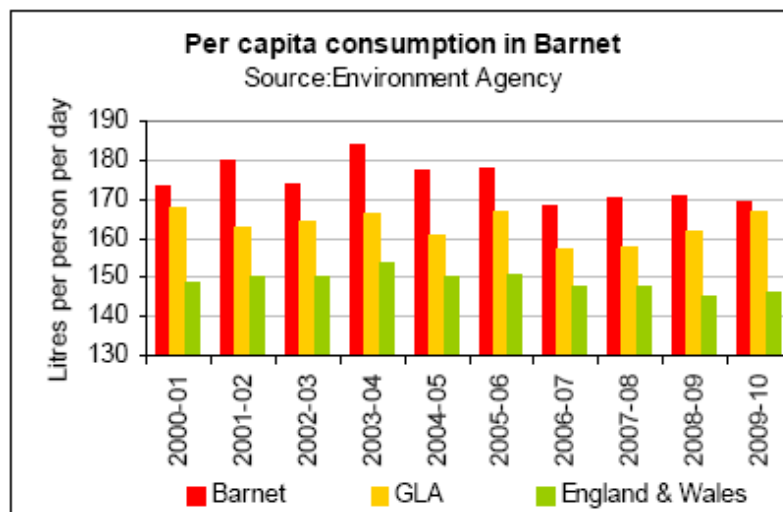
6.5.7 Barnet ranks 25th out of 4,215 settlements in England (DEFRA), with 10,800 properties at risk from surface water flooding. Local authorities are now being urged from a national level to produce Surface Water Management Plans in order to reduce the risk associated with this type of flooding with regards to new development.

Water quality and water resources

6.5.8 Barnet is predominantly within the Brent catchment, but also covers part of the Lower Lee catchment in the north-east and the Colne catchment in the north-west.

6.5.9 The average consumption of water by households in 2009-10 was 170 litres per person per day. This compares to the five year average for the Borough of 171.5 litres consumed per person per day between 2005/06 and 2009/10. Figure 24 indicates the trend in per capita consumption in the Borough between 2000 and 2010.

Figure 24: Per capita consumption in Barnet



Source: Borough fact sheet, Environment Agency 2010

6.5.10 In order that Barnet households achieve the Government target of 130 litres per person per day, water conservation needs to be addressed in new development. Incorporation of grey water systems, rainwater collection and water metering would significantly contribute to a reduction in water consumption in the borough. All these water conservation measures are discussed in Barnet’s SPD on Sustainable Design and Construction.

6.6 Open space and biodiversity

6.6.1 There is one Site of Special Scientific Interest (SSSI) in Barnet - the Brent Reservoir. This site extends across the boundary between Barnet and the neighbouring Borough of Brent. Natural England conducts assessments on the condition of each SSSI and this site was classified as favourable in the latest assessment which was carried out in 2008. This status was achieved due to a good assemblage of breeding birds on both the open water and the lowland fens. The condition has remained as favourable since the previous assessment which took place in 2001.

River restoration projects

6.6.2 There are three river restoration projects which have been completed in Barnet in recent years. Reducing the risk from flooding by creating flood storage areas was the primary reason for two of these projects. One of these projects was completed

on the Silk Stream in 2008, the other took place on the River Brent at Edgwarebury Park. A project at Oak Hill Park on the Pymmes Brook is currently at the early preparation stage. When complete the site will benefit from improved access for the public and new habitats for wildlife. There is one project on the River Brent at Brent Cross, which is currently at the planned and design stage, and is just waiting for work to begin.

Open spaces

- 6.6.3 There have been several open space projects on non designated open spaces. Two play areas were implemented at Lyndhurst Park, Mill Hill, opened June 2010 and Brookside Walk Hendon which was originally completed and finally opened in November 2010. In addition to new play areas, a designation for Quinta Public Open Space (also known as the Quinta Field) off Mays Lane Barnet which was approved 20th October 2010.

Biodiversity

- 6.6.4 The Environment Agency is currently working with external partners to map the spread of invasive non-native species along the rivers in London. The work should be completed in 2010.

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

- 6.6.5 This indicator shows changes to biodiversity habitat.
- 6.6.6 As shown in table 29, according to Greenspace Information for Greater London (GiGL), there has been no change to areas of designated biodiversity importance.
- 6.6.7 However there has been one planning permission approval that has been implemented which results in the loss of 0.169ha of open space (non designated). The proposal relates to a new sports hall and housing at St. Michaels Catholic Grammar school, N12 which was completed in June 2009 (LPA ref:CO2195BB/06).

Table 29: Sites of Importance for Nature Conservation in Barnet.

SINC GRADE 2009	Total SINC area 2009 (ha)	Count SINC 2009	% of Borough 2009	Total SINC area 2010 (ha)	Count SINC 2010	% of borough 2010	Change count	Change % of borough
1	239.30	16	2.77	239.30	16	2.77	0	0.00
2	446.56	26	5.16	446.56	26	5.16	0	0.00
L	164.41	24	1.90	164.41	24	1.90	0	0.00
M	309.63	9	3.58	309.63	9	3.58	0	0.00

Source: GiGL 2010

6.7 Minerals

- 6.7.1 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.

National core output indicator M1 – Production of primary won aggregates

- 6.7.2 Nil return

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

- 6.7.3 Nil return

7 Transport

7.1.1 Taking a comprehensive approach to tackling the school run remains a key part of measures Barnet is taking to reduce traffic congestion in the borough. The school run accounts for 30% of the trips by Barnet residents in the morning peak hours.

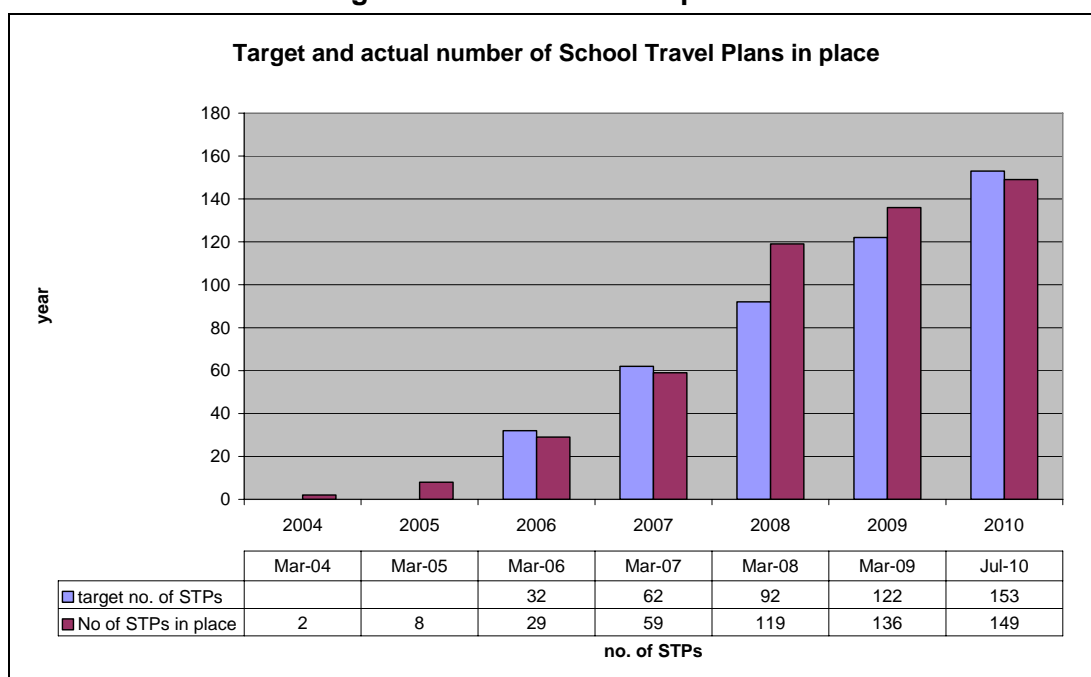
7.1.2 To date Barnet has been very successful in starting to address this major issue, achieving a 12% reduction in the numbers of pupils driven to school. It is important to note that Barnet is a comparatively safe borough and parents and guardians concerns about child safety are largely unfounded (nearly 2% of accidents in London, which involved the death or serious injury of a child, happened in Barnet in 2009). However, much more remains to be done and some STPs are only partly adhered so Barnet will prioritise this area of work.

7.2 School travel plans (STPs)

Local core output indicator T1 - Travel modes for school journeys

7.2.1 As indicated in figure 25 there continues to be a downturn in the use of cars which reflects the high proportion of schools with transport plans. As of July 2010 there are 149 out of 153 (97%) schools with a travel plan.

Figure 25 – School travel plans in Barnet

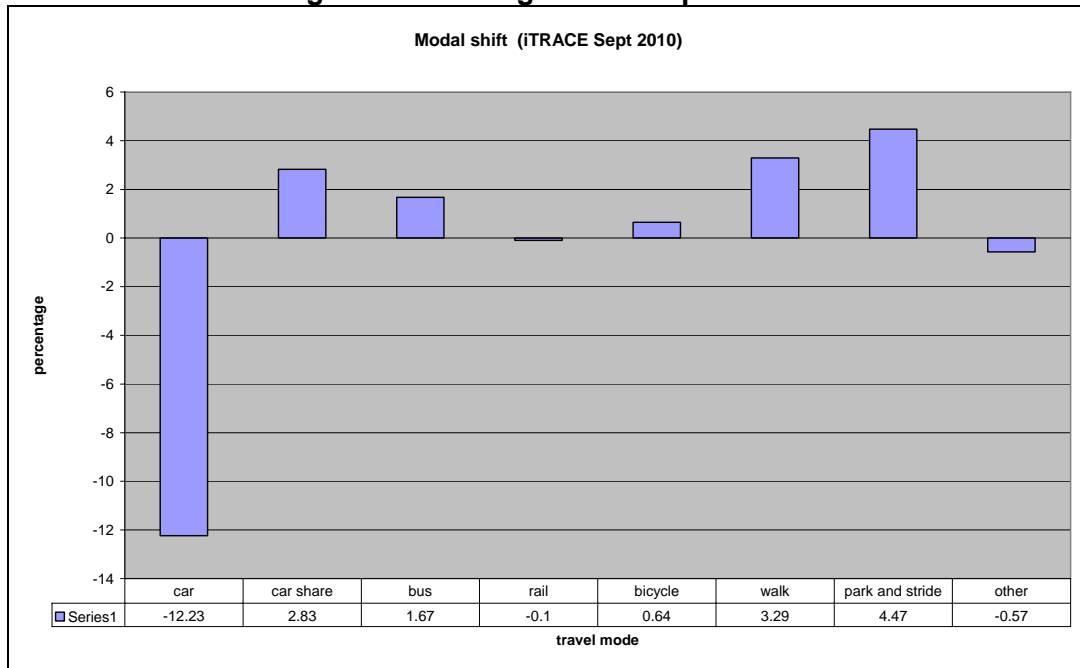


Source: London Borough of Barnet.

Local core output indicator T2 - Schools with transport travel plans

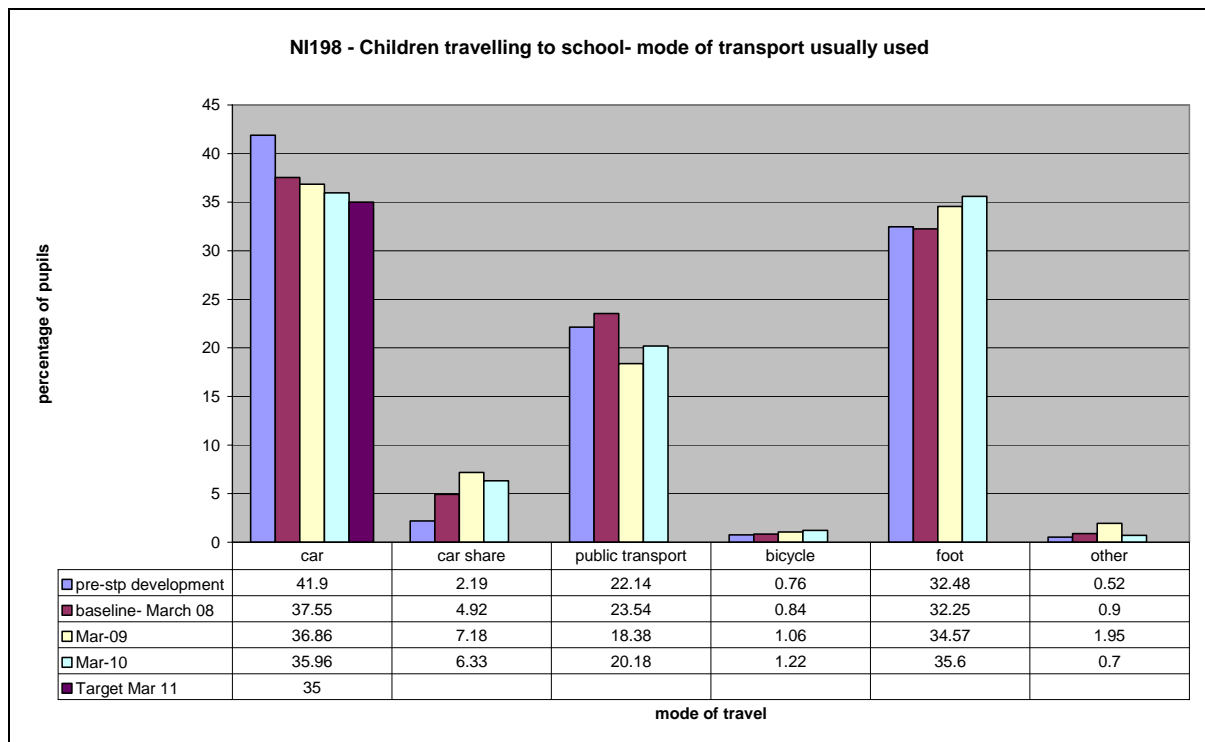
7.2.2 As of September 2010, the average reduction in single household cars on the school run for Barnet schools is 12.23%, nearly double the London-wide average of 6.5%. Across Barnet there has been an average 7.76% increase in walking all or part of the way to school (see figures 26 and 27).

Figure 26 – Changes in transport mode



Source: London Borough of Barnet.

Figure 27: NI 198 Children travelling to school – mode of transport usually used



Source: London Borough of Barnet.

8 Monitoring of development management

8.1.1 This section of the AMR covers, monitoring of:

- Planning applications performance
- Appeal performance
- Enforcement performance
- S106 performance
- Town centre frameworks
- Major regeneration and planning schemes

8.1.2 Planning policies and practices shape development proposals for the physical and economic regeneration of the borough. They cover everything from large redevelopment schemes to small housing developments, changes of use of commercial property and residential extensions. Barnet's Planning Service covers planning policy and housing strategy, development management and heritage and conservation.

8.2 Planning applications performance

8.2.1 The 2009-10 monitoring year has seen substantial low activity in relation to planning when compared to 2007-08. A total of 3,977 planning applications for town planning, advertisement and tree related matters were lodged with the Council during the monitoring year of 2009-10. This was a slight decline on the last monitoring period (08/09) of 9.1%. This monitoring year may reflect the change in the economic climate as the construction and house building industries have been particularly hard hit. Similarly, there has been a minor drop in pre-app requests received as shown in table 30.

Table 30: Total number of planning applications

Total No. of Planning Applications	Barnet (Numbers)
Planning applications received	
April 2007 – March 2008	5,511
April 2008 – March 2009	4,321
April 2009 – March 2010	3,977
Pre-applications received	
April 2007 – March 2008	132
April 2008 – March 2009	109
April 2009 – March 2010	107

Source: London Borough of Barnet Acolaid System.

8.2.2 In response to the current economic downturn in October 2009, a new provision "extension to the limits for implementing planning permissions" was introduced in order to extend the life of planning permissions.

8.2.3 This procedure allows applicants to apply to their LPA for a new planning permission to replace an existing permission which is in danger of lapsing, in order to obtain a longer period in which to begin the development. It is an extension of time for the implementation of a planning permission by grant of a new permission for the development authorised by the original permission. So far Barnet has received a total number of 90 requests for the provision as shown in table 31 below.

Table 31: The extension to time limit requests in Barnet

The extension to time limit	Barnet (Numbers)
1 st Oct 09 – 31 st Dec 2010	13
1 st Jan 10 – 8 th Nov 2010	77

Source: Barnet Acolaid System.

8.3 Appeal performance

- 8.3.1 Appeal decisions are a way of assessing the performance of saved UDP policies. If few appeals are allowed and policies are being upheld by Planning Inspectors, it means the planning policies are successful. If large numbers of appeals are being allowed because a policy is being criticised by Planning Inspectors regularly, revision of the failing policy is needed.
- 8.3.2 Local planning authority performance on planning appeals is monitored by the Government and is generally recognised as a measure of the quality and robustness of planning decisions made by local planning authorities. As shown in table 32, the appeal performance success rate in Barnet during the monitoring year is about 71% (out of 203 planning applications).

Table 32: Planning Appeal Performance Mar 2009 – Apr 2010

Type	Allowed	Partly Allowed / Dismissed	Dismissed	Total
Planning appeals against refusal	54	5	144	203
Non-determination planning appeals	3	0	2	5
Planning appeals against conditions	0	0	0	0
Total	57	5	146	208
Enforcement appeals	12	1	23	46
Advertisement consent appeals	1	0	11	14
Lawful development certificate appeals	3	0	4	7
Tree appeals	0	0	7	7
Householder appeals	11	1	16	28
Listed building/conservation appeals	2	0	3	5
Listed building/conservation area enforcement appeals	0	0	0	0
Grand Total	86	7	210	315

Source: The Planning Inspectorate Statistical Report (England) 2009/10

- 8.3.3 In table 33, the trend shows increased success over the years in terms of appeals dismissed in Barnet. Most London Local Authorities percentages of appeals dismissed (success rate) are within the range of 60-70% with an exception of Tower Hamlets and Wandsworth ranging between 80-90%.

Table 33: Planning Appeal decisions analysis over the years for Barnet

Barnet	Allowed	Split	% allowed	Dismissed	% Dismissed	Decided
06/07	95	2	41.45%	137	58.55%	234
07/08	77	0	35%	140	65%	217
08/09	79	0	36%	138	64%	217
09/10	54	5	29%	144	71%	203

Source: The Planning Inspectorate Statistical Report (England) 2009/10

8.4 Enforcement performance

- 8.4.1 The Council has powers granted under the Town and Country Planning Acts to take action when development is started without planning permission, if conditions attached to permission are not complied with, or when other breaches of planning control have been committed.
- 8.4.2 Section 215 of the Town & Country Planning Act 1990 provides a local planning authority (LPA) with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area.

- 8.4.3 In table 34, the trend shows that the number of enforcement notices served for planning contraventions have dramatically increased during 2009/10 whereas both for tree preservation orders and breach of conditions they have decreased by almost fifty percent.

Table 34: Enforcement performance in Barnet 2006 - 2010

Type	2007-08	2008-09	2009-10
Enforcement notices served	-	90	65
Stop notices served	-	3	1
Planning contravention notices served	-	5	59
Breach of condition notice served	6	18	8
Section 215 notice served	14	15	16
Tree preservation orders served	6	12	8
Injunctions	-	0	2

Source: London Borough of Barnet, Acolaid system.

8.5 S106 agreement performance (planning obligations)

- 8.5.1 In exercising its planning powers, the borough has secured significant benefits from developers over the calendar years from 2007-2010 for community facilities and programmes as shown in table 35. 220 Section 106 Agreements were signed in the year 2009 from Jan-Dec. This secured 86 affordable and social rent housing units.

Table 35: S106 performance trend in Barnet

	2006	2007	2008	2009	2010	Grand Total
Number of agreements	-	45	119	220	78	462
Affordable Housing Units	73	24	892	76	5	1,070
Social Rent Housing Units	10	10	142	10	21	193

Source: London Borough of Barnet.

- 8.5.2 Contributions negotiated for affordable housing during each financial year in table 36 shows a substantial decline in amount received since 2007/08 by 42%. This may reflect the change in the economic market as the construction and house building industries have been severely affected.

Table 36: Trend in affordable housing contributions in Barnet

	2007-08	2008-09	2009-2010
Affordable Housing Contributions	£4,475,208	£1,588,837	£1,768,184

Source: London Borough of Barnet.

8.6 Town centre frameworks performance

- 8.6.1 Barnet's Sustainable Town Centres Strategy (May 2008) identified a number of the town centres which required the preparation of town centre frameworks for a few town centres to guide development pressures and manage change. So far significant progress has been made in developing town centre strategies for the area shown in table 37 below.

Table 37: Town centre frameworks timetable

Town Centres	Status (at present)	Indicative adoption date
New Barnet	Adopted	November 2010
Chipping Barnet	Consultation draft	March 2011
Edgware	Consultation draft	March 2011
Finchley Church End	Consultation draft	March 2011
North Finchley	tbc	tbc

Source: London Borough of Barnet, Planning Strategy update.

8.7 Major regeneration and planning schemes

- 8.7.1 Most of the major housing development in Barnet for the next 15 years is either already planned, pipeline approved or granted planning permission. Much of this development is located on the west side of the borough as part of the North West London – Luton Co-ordination Corridor. This area forms the focus for housing and employment growth.
- 8.7.2 The regeneration and development areas of Brent Cross-Cricklewood, Colindale and Mill Hill East will make the greatest contribution to housing delivery over the next 15 years providing in the range of 17,000 new homes by 2026. A progress report on these three areas is set out below, followed by priority housing estates.

Brent Cross Cricklewood regeneration

- 8.7.3 The Brent Cross Cricklewood scheme is one of the most ambitious and challenging developments proposed in the UK at the present time. Once started, it will take approximately 20 years to build out the scheme. Further details are available in table 38.

Table 38: Brent Cross Cricklewood Development Framework

Planning Framework	Brent Cross Cricklewood Development Framework 2005
Vision	Major focus for new jobs and homes, building upon the area's strategic location and its key rail facilities. All new development will be built to the highest standards of design as well as to the highest environmental standards. A new town centre will be fully integrated into the regeneration scheme.
Number of new homes being built	7,500
New jobs created	Approx. 27,000
Infrastructure works include	New and improved open spaces
	Re-provision of primary schools and leisure centre
	New primary care centre
	New library
	New Waste Handling Facility and Combined Heat and Power Plant
	Accessibility improvements to Brent Cross and Cricklewood stations
	New Thames link railway station at Staples Corner
	New Temple of Bridge and A406 Pedestrian Bridge
	New Brent Cross Bus Station
Improvements to A41 / A406	

Source: London Borough of Barnet.

Progress

- 8.7.4 Outline Planning Consent was issued by the Local Planning Authority on 28 October 2010. The planning conditions require that Phase 1 should commence no later than 7 years from grant of consent. It is envisaged that the scheme will commence on site in late 2014 / early 2015.

Monitoring

- 8.7.5 A list of indicators is set out in the Core Strategy (Appendix B) specifically to monitor progress towards implementation of the consent for Brent Cross – Cricklewood.

Mill Hill East Area Action Plan development area

8.7.6 Details for Mill Hill East Area Action Plan development area (AAP) are shown in table 39.

Table 39: Mill Hill East AAP proposal

Planning Framework	Mill Hill East Area Action Plan - 2009
Vision	Mill Hill East represents a major regeneration and development opportunity in the heart of Barnet. Within 15 years the Mill Hill East area will have been transformed through one of the highest quality sustainable developments in North London. Within a green suburban context it will provide new homes and business opportunities with high quality community services, transport and access to open space and leisure facilities.
Number of new homes being built	2,000
New jobs created	Approx. 500
Infrastructure works include	New public open space including children's play facilities, formal sports provision and natural areas.
	New mixed use high street
	New primary school
	New local healthcare facility

Source: London Borough of Barnet.

Progress

8.7.7 The Area Action Plan (AAP) for Mill Hill East was adopted in January 2009.

Monitoring

8.7.8 Progress against the AAP monitoring indicators is set out in Appendix 1.

Colindale Regeneration Area

8.7.9 Details for Colindale Area Action Plan (AAP) regeneration area are shown in table 40.

Table 40: Colindale AAP

Planning Framework	Colindale Area Action Plan - 2010
Vision	Colindale will by 2021 be a vibrant successful and diverse neighbourhood where people will want to live, work and visit. It will accommodate high quality sustainable developments within four 'Corridors of Change' and a new neighbourhood centre. Colindale will become a successful suburb in North London, providing existing and new communities with high quality local services, improved transport and access to enhanced green space and leisure facilities.
Number of new homes being built	10,000
New jobs created	Approx. 1,000
Infrastructure works include	New public piazza and transport interchange at Colindale Avenue
	New and improved open spaces
	New primary schools
	New Combined Heat and Power system

Source: London Borough of Barnet.

Progress

- 8.7.10 The Area Action Plan (AAP) for Colindale was adopted in March 2010.

Monitoring

- 8.7.11 Progress against the AAP monitoring indicators is set out in Appendix 2.

8.8 Priority Housing Estates

- 8.8.1 The priority housing estates of Dollis Valley, Grahame Park, Granville Road, Stonegrove / Spur Road and West Hendon are the focus of regeneration in order to meet the Decent Homes Standard and deliver a greater range and variety of accommodation. Progress reports on these schemes are set out below.

Dollis Valley

- 8.8.2 The objective of the regeneration of the Dollis Valley Estate is to establish a new revitalised neighbourhood. Around 400 homes on the Estate will be demolished and replaced by between 600 and 850 new homes. A development partner to take forward the proposal should be identified by Spring 2011. New homes are expected to be delivered from 2015/16.

Grahame Park

- 8.8.3 The regeneration proposals for Grahame Park aim to transform the estate into a thriving, 3,440-home mixed tenure community with major infrastructure improvements, improved transport links and community health facilities. Around 1,300 homes will be demolished and 460 retained. The regeneration is to be taken forward in two stages. Stage A will comprise 962 new homes and Stage B will comprise 2,015 new homes.
- 8.8.4 The first homes of Stage A - 319 new homes (155 of which are private sale and 164 affordable) are under construction and due for occupation early 2011. Detailed planning application for rest of first phase expected by Council is in late 2010. This includes up to 572 new homes which are expected to be completed in 2013. Community facilities comprising of library, housing office and community centre are expected to be completed in 2016. Stage B is expected to be delivered between 2015 and 2026.

Granville Road

- 8.8.5 The Granville Road Estate is in need of capital investment to refurbish the tower blocks and also to improve the estate environment and integrate it with the surrounding community. Within the estate there are some surplus lands and these offer the opportunity to build some additional homes for private sale, the intermediate market and possibly for private rent, thus creating a mixed tenure community.
- 8.8.6 The regeneration of the estate will be in two phases. The first phase will be the refurbishment of the tower blocks and the second phase will be the building of new homes. In November 2010, the Council awarded planning permission for the first phase for the refurbishment of the tower blocks. A start on site is expected in January 2011. The improvement works are to take approximately 18 months.
- 8.8.7 The Council are beginning the process of seeking a development partner for the second phase which is to build new homes and improve the estate environment. It is expected that between 100 to 150 new homes will be built. New homes are expected to be delivered by 2016.

Stonegrove

- 8.8.8 The Regeneration Scheme will create a revitalised neighbourhood at the site of the existing Stonegrove and Spur Road Estates in Edgware. It will deliver 999 new homes, a new Academy, a new community hall and Trust, improved parking provision, new open spaces and a new church.
- 8.8.9 Around 603 homes will be demolished. Phase 1 (stage 1) of 116 new homes (65 for social rent, 13 intermediate and 38 for private sale) was completed in July 2010. Phase 2 will deliver 98 new homes (45 for social rent, 17 intermediate and 36 for private sale) and is under construction, due for completion in 2011. Phase 3 is due to commence by the end of 2010 and will deliver 67 new homes for private sale. Future phases depend upon financial viability testing by Barratt Homes and may be delayed if the housing market does not recover. Current estimate of final scheme completion is 2017.

West Hendon

- 8.8.10 The Council's objective is to deliver an exemplar regeneration scheme that addresses the social, economic, environmental and physical factors, and that will contribute to the creation of a vibrant and sustainable mixed tenure neighbourhood. The location and special nature of this regeneration project has made it a particularly high profile scheme in the Borough.
- 8.8.11 The West Hendon regeneration proposals includes 2171 new homes, including 548 affordable rented homes and 132 intermediate homes, 1491 private homes for sale. A new public realm including a new civic square to provide a focus for the commercial / retail activity on the Broadway is proposed. Re-configuration of the road network, widening the main A5 Edgware Road to improve traffic flow is also proposed. A new substantial electricity distribution centre to increase the capacity to serve the wider local area.
- 8.8.12 Works have started on the Initial Phase of 186 new homes (35 affordable and 151 private). Development partners and Council are reviewing the masterplan for the scheme. A new indicative phasing plan will be made available to residents in Spring 2011. Current estimate of final scheme completion is 2024.

9 Appendix 1

MILL HILL EAST AAP MONITORING FRAMEWORK			
Indicator Number	Indicator	Targets	Progress 2010
MHE-MF1	Housing trajectory	Delivery of approximately 2,000 additional homes by 2016.	Longer time frame for delivery of units. Last phase of development 2020 – 2023.
MHE-MF2	Housing densities in Barnet	Achieve varied housing densities across the site from 35dph to 145 dph, relative to the character area in which the housing is located and the area's predominantly suburban character. Net overall density across the site should be around 85dph	Application for mixed use development of 2,174 units not yet determined
MHE-MF3	Affordable housing completions	Target provision of 50% affordable housing, including around 70% social housing and 30% intermediate provision. Delivery of a minimum of 30% affordable housing provision required if upper target proves unviable.	Ridgemount development of 360 units – (27% affordable housing). Phase 1 completed and Phase 2 under construction. Phase 1 provided 30 units for social rent. Phase 2 will provide 35 units for social rent and 5 units for shared ownership. Phase 3 not yet started
MHE –MF4	Lifetime Homes	Delivery of 100% Lifetime Homes and 10% wheelchair accessible homes.	Condition will be applied to planning consents.
MHE-MF5	Employment land supply by type	Provide for approximately 1 ha of employment land over the AAP period.	To be provided as part of mixed use development
MHE – MF6	Amount of completed retail, service, office and indoor leisure development	Provision of approximately 1,000 m ² of retail floorspace and 500 m ² for a GP practice / health centre at the Local High Street over the plan period. Delivery of other employment uses to create 500 jobs through Officers' Mess re-use, school and community facilities, High Street uses and homeworking over the plan period.	Comprehensive redevelopment of the site for residential led mixed use development involving the demolition of all existing buildings (excluding the officers mess) and ground re-profiling works to provide 2,174 dwellings, a primary school, GP surgery, 1,100 m ² of high street (A1/2/3/4/5) uses, 3,470 m ² of employment (B1) uses, a district energy centre (sui generis) and associated open space, means of access, car parking and infrastructure.
MHE-MF7	Proximity of new housing to local facilities	Provision of community facilities centrally.	To be provided as part of mixed use development
MHE-MF8	Renewable energy capacity installed by type	Provision of 0.5ha of land for sustainable infrastructure, such as Combined Heat and Power, recycling facilities or other related uses by the end of the plan period. Monitor energy efficiency and renewable energy production against targets	To be provided as part of mixed use development
MHE-MF9	Amount of land developed for public open space	Provision of around 5.5ha of public open space including sports pitches and natural areas over the plan period, including: Up to four new local public parks: Retention of woodland to the north of the Green Belt; and Sports pitches for primary school / community use.	To be provided as part of mixed use development Provision of LEAPs as part of Ridgemount
MHE-MF10	Sustainable development	Minimum Level 4 of the Government's Code for Sustainable Homes for residential development. Level 6 of the Code for Sustainable Homes by 2014. Commercial and community buildings to achieve BREEAM excellent rating. Incorporation of SUDS in line with guidance from the EA and Thames Water. Development being within a 5 minute walking distance of public transport. Review requirements of new legislation and update standards accordingly.	The application for Ridgemount predated the Cod. Solar Panels have been installed in all new houses.
MHE-MF11	On-site movement and transport	Delivery of the following on site by the end of the plan period: A new east-west street across the site linking Bittacy Hill and Frith Lane, suitable as a bus route; A local high street running south from the east-west street to Mill Hill East Underground station, suitable for use as a bus route.	To be provided as part of mixed use development
MHE-MF12	Off-site movement and transport	Provision for any necessary off-site highway improvements, including (but not limited to): Frith Lane / Bittacy Hill	Enhancements to junction at Morpheau Road / Frith Lane

		<p>Holders Hill Circus</p> <p>By the end of the plan period: Incorporation of a bus route between Bittacy Hill and Frith Lane will be promoted. Improvements to Mill Hill East Underground station, including DDA compliant step free access and better interchange with buses (subject to funding being made available). Provision of direct and safe walking and cycling routes across the development and cycle storage facilities. Homes to be within five minutes walking distance of a public transport stop. By end of plan period, an increased use of public transport and a reduction in car use in comparison with the borough average. Provision of Travel Plans for development.</p>	
MHE – MF13	Sustainable transport		To be provided as part of mixed use development

Source: London Borough of Barnet 2010

10 Appendix 2

COLINDALE AAP MONITORING FRAMEWORK			
Indicat or Number	Indicator	Targets	Progress 2010
3A	Improving connectivity in Colindale	Package 1 in Phases 1 and 2 (2007-2012) Package 2 in Phase 2 (2012-2016) Package 3 in Phase 3 (2017-2021)	Aerodrome Road / A41 junction improvements Feasibility complete, scheme currently being designed, Consultation on proposals due by the end of Mar 2011. Montrose Ave / A5 junction improvements No direct funding for this junction secured to date. Colindale Avenue / A5 junction improvements Feasibility stage. Design due to be completed by the end of Mar 2011
3B	Walking and Cycling	Joined up network of attractive, direct and safe pedestrian routes broadly in accordance with Figure 3.5. Joined up network of attractive, direct and safe cycle routes broadly in accordance with Figure 3.6. Cycle parking at key destinations. Cycle storage in all new developments. Progressive mode shift for cycling and walking.	New pedestrian routes incorporated into Grahame Park open space. Landscaping works completed and public access expected Spring 2011. New cycle path through Colindale Hospital Spine Road in 2011. Colindale Hospital – provision of 714 cycle spaces
3C	Bus routes	New and improved bus routes and greater frequency of buses broadly in accordance with Figure 3.7. Increased bus use in Colindale.	The 186 bus route (Northwick Park Hospital – Brent Cross shopping centre) has been running through Grahame Park and Aerodrome Road since 2009. The 324 bus route was introduced in October 2010 and runs from Stanmore to Brent Cross (Shopping Centre and Tesco) via Colindeep Lane.
3D	Public transport interchange	New public transport interchange, incorporating facilities identified in Policy 3.4, by end of Phase 2.	Demolition of Station House expected in early 2011 as part of works for Piazza / interchange which is expected to be completed in 2012
3E	Parking	Maximum provision of 1 space per unit, minimum provision of 0.7 space per unit.	0.7 spaces per unit applied to Colindale Hospital and Brent Works proposals
3F	Travel Plans	Travel plans and Transport assessments submitted as part of planning applications. Electric car recharging points. Car sharing schemes and car clubs.	TfL feasibility study 2010 for Step Free Access at Colindale Station Car recharging points in Colindale Hospital and Zenith House. 50 charging points in Colindale Hospital
5A	Building for Life Criteria	Score of 16 or above for each development to provide high quality homes within a high quality sustainable environment	In August 2010 Beaufort Park was awarded Building for Life silver standard for scoring 15.5 out of the 20 Building for Life criteria.
5B	Lifetime Homes	Delivery of 100% Lifetime Homes and 10% wheelchair accessible homes	Colindale Hospital is conditioned to meet Lifetime Homes. All units designed to meet these standards. Brent Works will also meet Lifetime Homes standards.
5C	Densities	Densities not to exceed 200 dw/ha in Edgware Road Corridor of Change Densities not to exceed 150 dw/ha in Colindale Avenue Corridor of Change Densities not to exceed 120-150 dw/ha in Aerodrome Road Corridor of Change Densities not to exceed 100-120 dw/ha in Grahame Park Way Corridor of Change	Zenith House. New application for 309 units which equates to a density 281 dwellings per hectare. This density is only considered acceptable because all of the units will exceed the Council's size standards and will meet the draft replacement London Plan and London Housing Design Guide Standards. Approvals for Colindale Hospital (165 dw/ha) and Brent Works (158 dw/ha) Beaufort Park has planning approval for a total of 2,990 units at a density of 280 dwellings per hectare. This was in place at the time that the Colindale AAP was being prepared. The overall regeneration of Grahame Park will provide 3,440 units in total (taking into account the flats that will be demolished and the units that will be retained). This equates to 98 dwellings per hectare. Phase 1A which is currently under construction is approximately 76 dwellings per hectare but this is because this phase includes Grahame Park Open Space. Reserved matters application for Grahame Park Phase 1B expected end January 2011.

5D	New public piazza and transport interchange	New hard-landscaped public piazzas both sides of Colindale Avenue within Phase 2 (2012-2016) of development.	Demolition of Station House expected in Jan 2011 as part of works for Piazza / interchange which is expected to be completed in 2012
5E	Aerodrome Park	Aerodrome Park – new exemplary designed local park of approximately 5ha with new recreation, leisure and youth facilities on Peel Centre delivered in Phase 3 (2017-2021)	This is not due to be delivered until final phase of AAP – 2017 - 2021
5F	Improvements to Montrose Park	Improvements to Montrose Park in Phases 1 and 2 (2007-2011 and 2012-2016) including new youth and sports facilities and new and improved pedestrian and cycle links. Regular maintenance of Montrose Park.	Works have not yet commenced
5G	Improved biodiversity and access to Silk Stream	This will be monitored through statutory consultations with the Environment Agency associated with planning applications in the AAP area.	Increased range of environments (including wetlands and meadows) with opportunities for biodiversity as part of newly landscaped public open space at Grahame Park – due to open 2011. Colindale Hospital development will feature biodiversity features including green walls, gabion (soil retention) walls, brown and green roofs. Includes 209 new trees to replace 111 existing trees.
5H	Children's play space	Delivery of 10 square metres of well designed play and recreation space for every child	Play areas incorporated into Colindale Hospital and Grahame Park. Colindale Hospital will provide three locally equipped areas of play within three courtyards, totalling 180m ² . A 400m ² local area of play will be located within south west corner of development.
6A	Energy hierarchy	Meet criteria set out in the London Plan	Colindale Hospital includes a single Energy Centre in accordance with London Plan requirements for renewable energy. The Energy Centre will be located at the end of Block A and will use a Combined Heat and Power (CHP) facility to generate heat and electricity on site in a highly sustainable way. This will be distributed to all of the buildings in the development through a community district heat and power network.
6B	CHP and district-heating system	Energy Centres on the Peel Centre West and Colindale Hospital sites within Phase 2 (2012-2016) All development to be able to link in to and support Colindale-wide CHP and district-heating system	Energy Centre at Colindale Hospital under construction and expected to be operational by Spring 2011. Energy Centre capable of serving residential, Aparthotel and future development of Colindale Avenue Corridor
6C	Code for Sustainable Homes	Residential development to achieve a minimum of Level 4 as set out in the Code for Sustainable Homes, (subject to development viability) and thereafter will keep pace with the government's timetable for development Commercial and community buildings required to achieve a BREEAM Excellent rating	Due to viability Code 3 attached to residential development at Colindale Hospital and Brent Works BREEAM rating dependent on fit-out
6D	Flood risk	Flood Risk Assessment submitted with planning application	Environment Agency have approved FRAs for Brent Works and Colindale Hospital
6E	Surface water run off	SUDS incorporated in all development. Planning conditions or S106 agreement relating to maintenance of SUDS.	Conditions applied to Colindale Hospital and Brent Works in accordance with FRA. Grahame Park Open Space includes SUDS as part of new landscaping.
6F	Waste management	Household waste and recycling facility on the land between the railway lines. Waste and recycling storage facilities in all developments in accordance with the Council's guidance ('Information for Developers and Architects – provision of domestic and organic waste collection services, and recycling facilities')	HWRF at this site no longer required by NLWA. Conditions applied to Brent Works and Colindale Hospital
7a	Housing delivery	3185 units by 2011 7601 units by 2016 9806 units by 2021	4859 between 2011 and 2016 3311 between 2016 and 2021 376 beyond 2021
7b	Affordable housing	Target of 50% affordable housing; 70% social housing, 30% intermediate (though with the potential of 60% social housing and 40% intermediate).	Colindale Hospital - 193 units of affordable housing (from total of 726 (27%)) comprising 136 social rented and 57 shared ownership. Expected handover by Summer 2013. Brent Works – 21 units (from total of 105 (20%)), all social rented. Expected handover by Spring 2012.

7c	Health facilities	Health facilities in Colindale Avenue Corridor of Change and Grahame Park Estate	Health facility in Colindale Hospital no longer required by NHS Barnet. Facility in Grahame Park to be delivered post 2016.
7d	Retail facilities	Around 5,000 m2 excluding community facilities provided within Colindale Avenue Corridor of Change in Phase 2 (2012-2016).	Station House to be cleared early 2011 to enable construction of 293 bed Aparthotel will provide 369 m2 of A3 uses and 780 m2 of A1/A2/A3.
7e	Job delivery	Provide for jobs broadly in accordance with Figure 7.6.	Land Between Railways South Side Of Aerodrome Road – Planning consent for 996 m2 of B1 / B2 industrial accommodation across 8 individual units. Creates 16 jobs.
7f	Primary schools	New/relocated primary school on Barnet College site within Phase 2 of the AAP (2011-2016) New primary school on Peel Centre East site (if required) within Phase 3 of the AAP (2016-2021)	Ongoing discussions about primary school on Barnet College site Not required until Phase 3
7g	Barnet College relocation	Barnet College relocated to Colindale Hospital Site within Phase 2 of the AAP (2012-2016)	Ongoing discussions linked to identifying funding for re-location
7h	Middlesex University student accommodation	New student village for Middlesex University in Aerodrome Road Corridor of Change within Phase 2 (2012-2016)	Middlesex University re-examining options

Source: London Borough of Barnet 2010

Barnet's AMR 2009/2010



Barnet Local Development Framework

Copies of this document can be viewed at the planning reception which is located at
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