



London Borough of Barnet

Annual Monitoring Report

December 2006

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1. Introduction

1.1 Background

The Planning and Compulsory Purchase Act 2004 (the Act) introduced a new planning system in which the Local Development Framework will replace the adopted Unitary Development Plan as the statutory development plan for the borough. The main elements of the new LDF system are:

- the adoption of a spatial planning approach to ensure the most efficient use of land by balancing competing local demands. This spatial approach is not just concerned with physical aspects of locations but also with economic, social and environmental matters; and
- a planning system which updates the replacement of planning documents, ensuring they are constantly up-to-date.

The statutory development plan for the borough will be the starting point in the consideration of planning applications for the development or use of land.

1.2 The purpose of the Annual Monitoring Report (AMR)

The Act requires local planning authorities to produce an AMR to assess the implementation of the Local Development Scheme and the extent to which policies in the local development plan documents are being achieved. This reflects the government's commitment to the 'plan, monitor and manage' approach to the planning system. PPS12 – Local Development Frameworks states that by identifying outputs and trends, reviewing and monitoring will enable local planning authorities to build a comprehensive evidence base against which local development documents and implementation mechanisms can be assessed.

1.3 The contents of Barnet's AMR

The AMR covers the period from 1 April 2005 to 31 March 2006 and contains the following sections:

- an introduction, setting out the vision and principles for development in the borough contained in the adopted UDP and Sustainable Community Strategy;
- monitoring the implementation of the Local Development Scheme (April 2005); and
- monitoring the implementation of the adopted UDP including an analysis of policy performance and effects, focussing on the achievement of sustainable development. Where performance is not meeting targets, the report briefly provides reasons and the steps to be taken to address these concerns.

The AMR makes use of a framework of indicators of different types that suit specific purposes. Contextual indicators are used to describe and understand the wider context of the UDP and other strategies relating to the borough, the first section. Process targets

monitor the delivery of the LDS, the second section. Output indicators assess the performance of policies in the UDP, the third section.

Contextual indicators – these take account of the social, economic and environmental aspects of the borough and the wider region and provide the context against which the UDP policies can be assessed. They make use of already available data and cover six areas that the Egan review considered relevant for monitoring sustainable communities. (The Egan review – skills for sustainable communities, ODPM, April 2004).

Demographic structure: population size, household types, ethnic composition and social groups.

Socio-economic issues: crime rates, unemployment levels and deprivation.

Economy: economic activity rates, household income, house price level, productivity and employment.

Environment: key assets in the natural environment.

Housing and built environment: housing stock conditions and quality and assets of the built environment.

Transport and spatial connectivity: transport accessibility, regional hub, spatial inequality/uneven distribution of activities.

Process monitoring: information on the achievement of the timetable and milestones for LDF document preparation compared with those set out in the LDS (2004).

Output indicators: measure quantifiable physical activities that are directly related to and the consequence of the implementation of planning policies. These comprise two groups of indicators:

- Core output indicators: these are defined by the Department of Communities and Local Government and all local planning authorities must publish their results in the AMR. They will feed into the Mayor's annual monitoring report published in February 2007. Of particular significance nationally, regionally and locally is housing delivery and one of the core output indicators is the housing trajectory.
- Local output indicators: these are chosen locally to reflect issues of local importance.

2. The vision and key development principles for Barnet

2.1 Community Plan for Barnet 2003 – 2006 and Sustainable Communities Strategy 2006 - 2016

The five priorities identified in Barnet's Community Plan for the period 2003 - 2006 are:

- a secure a supportive and caring community,
- a healthy and caring community,
- a learning community,
- an environmentally responsive community, and
- fostering an enterprising community.

Barnet's Local Strategic Partnership (LSP) has developed the Sustainable Community Strategy 2006 to 2016 which contains the following vision for the borough in 2016:

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

The Strategy comprises four main themes: investing in children and young people; safer, stronger and cleaner Barnet; growing successfully; and healthier Barnet (including older people). Each of the four themes includes a number of ambitions that have associated key measures of success. In order to achieve this vision, an Action Plan is being prepared and measurement of success will be regularly reviewed and reported to the LSP and the public. This monitoring will be reported in next year's AMR.

2.2 The UDP's guiding principles

The adopted UDP contains the following six guiding principles:

i) To plan for sustainable development:

- to ensure that planning decisions are made in accordance with the principles of sustainable development.

ii) To enhance the quality of the built and natural environment:

- ensuring that new development improves the quality of life for all Barnet's residents;
- Barnet will play its part in meeting the needs for London as a whole where this does not compromise the need to protect Barnet's natural and built environment.

iii) To sustain local communities:

- new housing will be provided which meets local needs;

- new housing must be accessible and there must be provision of housing that is affordable;
 - adequate provision of education, health and welfare services will be needed to meet the requirements of Barnet's diverse communities; and
 - ensure Barnet's town centres are places that are attractive and safe, providing for local needs and where job opportunities are created.
- iv) To improve education and employment opportunities:
- the council will encourage inward investment; and
 - opportunities will be created to help local people access local jobs.
- v) To maintain and improve Barnet's transport network systems:
- integrate land use and transport planning in Barnet;
 - improve access to employment and services; and
 - increase choice of available modes of transport by locating new development near existing public transport routes and by maintaining and enhancing these routes.
- vi) To promote the regeneration of the Cricklewood/Brent Cross and West Hendon area:
- to create a new sustainable urban place in keeping with its strategic position in London;
 - providing opportunities for major improvement to public transport, job creation and economic development;
 - a quality residential environment; and
 - a range of social provision for all parts of the community.

2.3 Contextual indicators

Demographic structure

Barnet is the fourth largest London borough in terms of area. It has boundaries with five other London boroughs: Camden, Brent, Haringey, Harrow and Enfield, and also adjoins Hertsmere in Hertfordshire. About a third of Barnet lies within the metropolitan green belt and metropolitan open land. The largest town centres are Edgware in the north west of the borough, Chipping Barnet in the north east and North Finchley in the centre with a further 17 smaller town centres.

Barnet has the second largest population of London boroughs. The 2001 Census resident population was 314,000 and in common with many other London boroughs, has a higher than average proportion of 20 – 40 year olds than the UK. Census data from 1991 and 2001 show a population increase of 7.1% but subsequent adjustments by the Office of National Statistics to the 1991 population figure suggests that the actual change was lower, at 5.7%. Recent figures have suggested that the borough's population is rising steadily, from 319,500 in 2003 to 329,700 in 2005. The mid year estimate for 2005 is 329,681.

Socio/economic issues

Barnet is the 20th most ethnically diverse local authority in England. It has the highest proportion of Jewish residents (14.6%) and Chinese residents (2%) of any English local authority. Table 1 show the ethnic origin of Barnet residents.

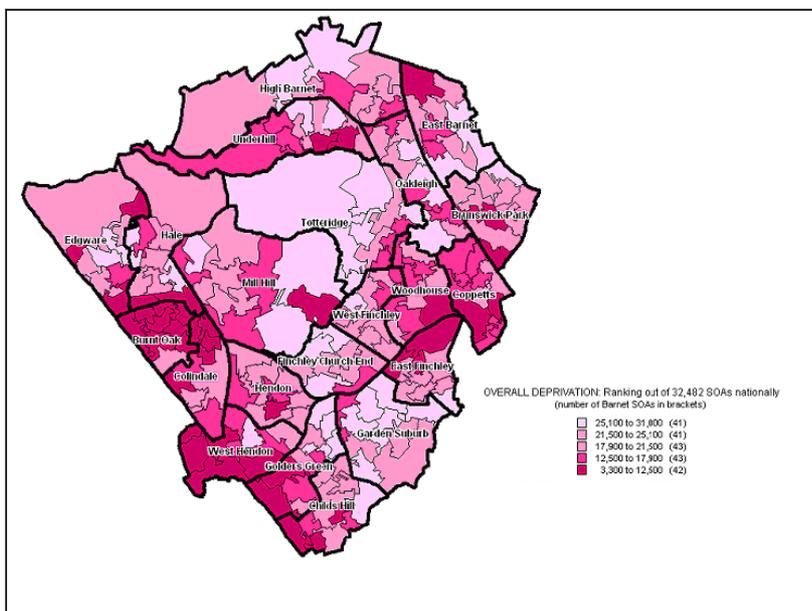
Table 1: Ethnic origin of Barnet residents (source – 2001 Census)

Ethnicity	Barnet	Outer London	Greater London	England
White	74%	74.6%	71.2%	90.9%
Mixed	3%	2.7%	3.2%	1.3%
Asian or Asian British	12.3%	13.0%	12.1%	4.6%
Black or Black British	6%	7.5%	10.9%	2.1%
Chinese	2%	0.9%	1.1%	0.4%
Other	2.6%	1.3%	1.6%	0.4%

Barnet was ranked 193 out of 354 local authorities in England in the government commissioned 2004 Indices of Multiple Deprivation where rank 1 is the most and 354 the least deprived. This masks significant pockets of deprivation in the borough with some areas only just outside the most deprived 10% in the country. Map 1 shows the areas of Multiple Deprivation in Barnet.

There is an average of 36 persons per hectare in Barnet, putting Barnet 26th out of 33 London boroughs for population density. At ward level this varies between only 16 persons per hectare in Totteridge and Mill Hill, to 74 persons per hectare in Burnt Oak. There is an average of 2.48 persons per household in Barnet (including residents of communal establishments) and this varies from 2.25 in East Finchley ward to 2.83 in Golders Green ward.

Map 1 – Map of multiple deprivation in Barnet



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

Economy

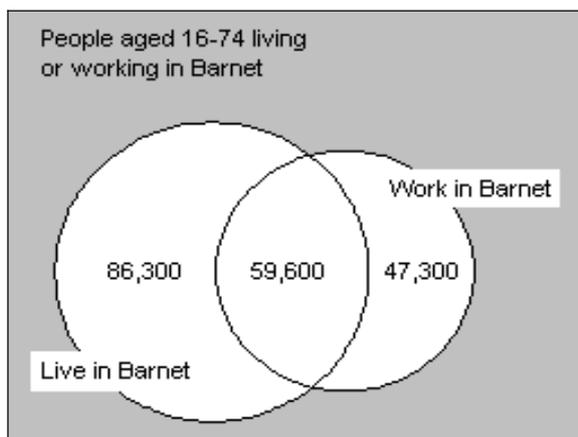
Barnet is a prosperous borough with a thriving economy. Table 2 shows the economic activity of Barnet compared to the rest of London, England and Wales. Unemployment is relatively low, and 12% of the population are self-employed, the highest level of any London borough.

Table 2: Economic activity of Barnet residents (source – 2001 census)

% of resident population aged 16 to 74	Barnet	Outer London	Greater London	England & Wales
Employed	61.6	62.1	60.2	60.6
Unemployed	3.4	3.6	4.4	3.4
Economically active full time students	2.8	2.8	3.0	2.6
Retired	10.1	11.1	9.8	13.6
Economically inactive students	7.4	5.4	6.5	4.7
Looking after home/family	7.5	7.2	7.2	6.5
Permanently sick or disabled	3.4	4.0	4.5	5.5
Economically inactive (other)	3.7	3.5	4.3	3.1

Out of the 228,123 residents aged between 16 and 74, 145,920 are employed either full or part time. In total, 106,906 people work within the borough, about 59,900 borough residents and 47,300 who commute into the borough, but 86,000 residents work elsewhere. These statistics are displayed in Figure 1 below.

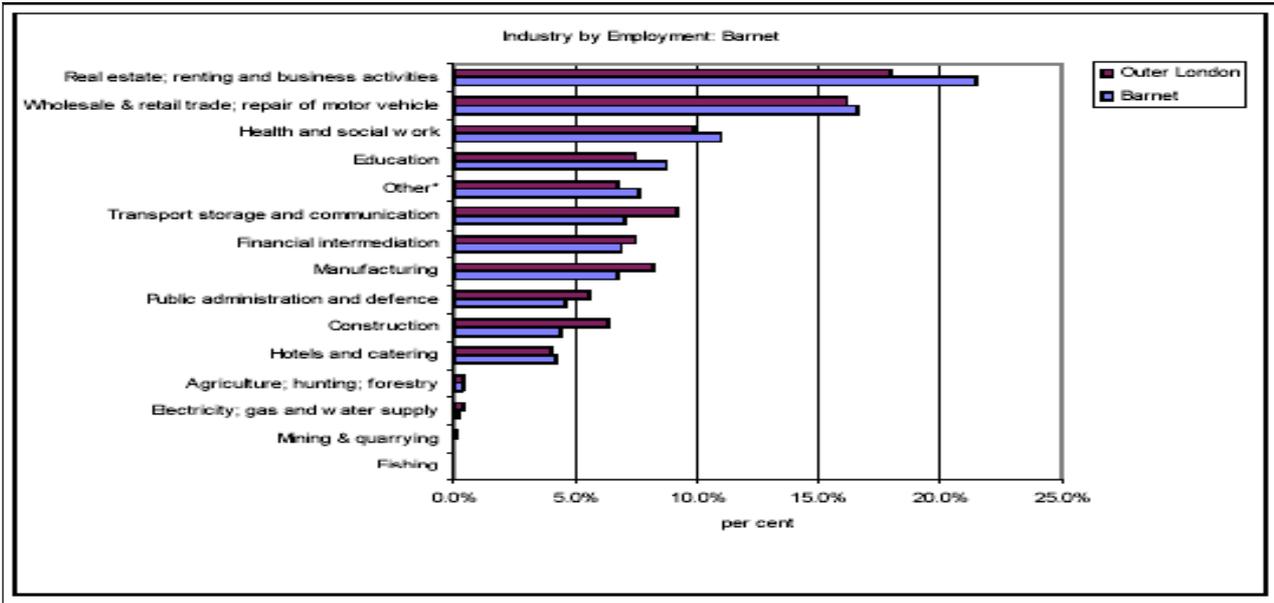
Figure 1: People aged 16-17 living and working in Barnet



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

The 2001 Census indicates that Barnet residents work in a range of employment sectors that are typical of Outer London. There are, however, a higher proportion of residents working in real estate and business, wholesale and retail trades, health and social work and education. These are the four largest employment sectors, see figure 2 below.

Figure 2: Employment of Barnet Residents

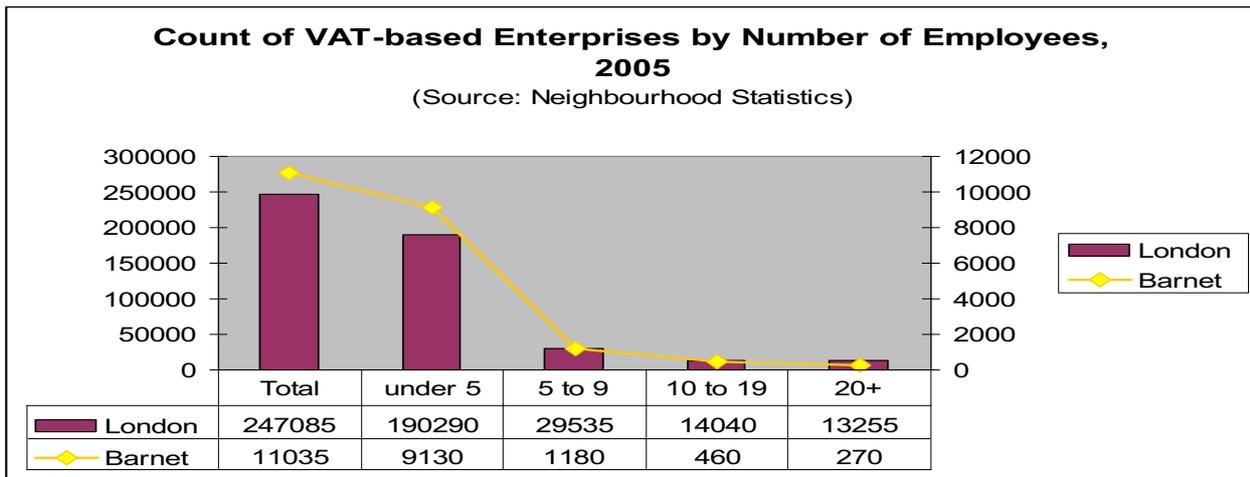


Source: Local Implementation Plan 2005/06 -2010/11, London Borough of Barnet.

Employee jobs within the borough, based on the Office of National Statistics Annual Business Inquiry Employee Analysis (2004), show that Barnet has higher than average jobs in distribution, hotels and restaurants, and in public administration compared with London or the country as a whole.

The local economy is dominated by small (under 5 employees) and medium sized enterprises similar to the overall picture for London. See figure 3 below:-

Figure 3: Count of VAT – based Enterprises by Number of Employees 2005



Source: (Annual Business Inquiry 2005)

Barnet’s working age population is amongst the most qualified in the country: only 14 local authorities have a more qualified population, of which 11 are also in London. Eighty nine percent of 16 and 17 year olds are in education, the second highest proportion in London,

and the borough has a high proportion of students generally. Table 3 compares the wards with the most and least qualified residents in Barnet (Garden Suburb and Burnt Oak) with the whole borough, London and England and Wales.

Table 3: Percentage of people living in Barnet with qualifications (source – 2001 census)

	None	Level 1	Level 2	Level 3	Level4/5	Other
Barnet	19.6	11.2	18.0	10.8	35.5	4.9
Garden Suburb	9.0	6.1	15.4	12.1	54.6	2.8
Burnt Oak	30.8	15.2	18.5	8.6	20.9	6.1
Outer London	24.4	15.1	19.2	9.4	26.0	6.0
Greater London	23.7	13.0	17.1	9.8	31.0	5.4
England & Wales	29.1	16.6	19.6	8.3	19.8	6.9

None: no formal qualification held;

Level 1: fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent;

Level 2: 5 or more GCSEs at grade A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent;

Level 3: 2 or more A levels, advanced GNVQ, NVQ 3, 2 or more higher or advanced higher national qualifications (Scotland) or equivalent;

Level 4: HND, degree and higher degree level qualification or equivalent;

Other: includes foreign qualifications and some professional qualifications.

Housing

Barnet contains high quality residential areas, many typical of the classic outer London suburb. The council's Three Strands Approach to protecting and enhancing the best of Barnet Suburbia provides strong policy protection for preserving the character and openness of lower density suburbs and conservation areas.

Barnet's population is expected to increase due to incremental growth and from large scale regeneration. Population projections suggest the population will reach 365,703 by 2021, an increase of 14.5% over 20 years. The strategic growth areas of Barnet will provide high quality housing and create new sustainable communities.

The household characteristics of Barnet are quite distinct from the remainder of London. Households in Barnet are more likely to be owner occupiers with a mortgage and are less likely to live in the social rented sector; are less likely to be single non-pensioner households and are more likely to contain older people; and are more likely to be under-occupied than other households in London. Households are also more likely to have been residents in their home for at least 10 years, although households in Barnet are more likely to have migrated into the borough in their last move.

In total 61.6% of households in Barnet live in houses or bungalows, whilst 38.4% live in flats. The main house type in the Borough is semi-detached followed by purpose built flats. Household living in rented housing are more likely to live in flats whilst those in owner occupation are more likely to live in detached and semi-detached houses than other

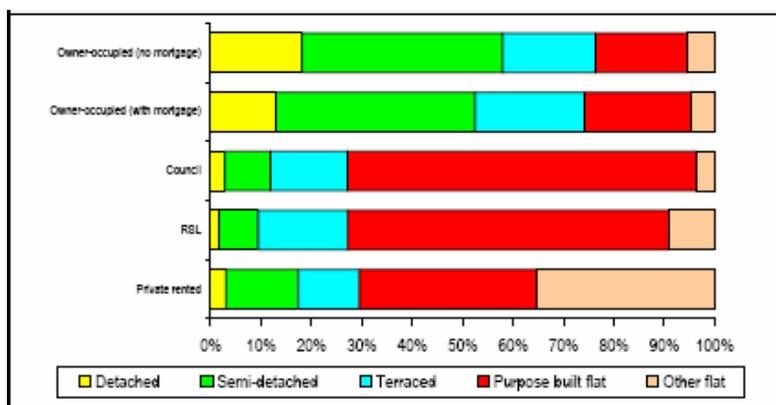
tenures. Table 4 shows current accommodation types in Barnet and figure 4 shows the trends between dwelling type and tenure in the borough

Table 4: Dwelling Type

Dwelling Type	Number of Households	% of Households
Detached house/bungalow	14,890	11.7%
Semi-detached house/bungalow	40,217	31.5%
Terraced house/bungalow Purpose-built	23,509	18.4%
flat/maisonette	36,648	28.6%
Other flat/maisonette	12,508	9.8%
Total	127,773	100.0%

Source: Barnet – Housing Needs Assessment (2006)

Figure 4: Dwelling types by tenure



Source: Barnet – Housing Needs Assessment (2006)

In Barnet just over a fifth of households are pensioner only and over a quarter of households contain children. The most common household type is two or more adults with no children. Only 4.1% of households are lone parents.

Environment

Barnet is a classic suburban borough of exceptional quality. The council’s Three Strands Approach to regeneration and development within the borough emphasises the importance of protecting the green belt and open space and protecting and enhancing the best of Barnet’s suburbia. There are 18 conservation areas and over 1,300 nationally listed buildings, as well as many locally listed buildings, three historic parks or gardens and one nationally important battlefield site. The Hampstead Garden Suburb is of world renown but other conservation areas in the borough also contribute to the high quality of the built environment.

The 2,466 hectares of Green Belt and 690 hectares of Metropolitan Open Land lie mainly in the northern and central part of the borough but this is augmented by a network of metropolitan, district and local parks. The green and open character of the borough is further enhanced by open spaces and trees found in allotments, playing fields and private

gardens. The open environment provides a range of habitats for plants and animals and certain areas are of particular importance, including the Site of Special Scientific Interest at Brent Reservoir, 5 local nature reserves and a number of other sites of metropolitan and borough interest, including woodland, cemeteries, pasture and railway land.

The environmental resources within the borough relate to the use, conservation and quality of energy, waste, water, air and land. Almost all energy used in the borough for light, heat and movement is derived from fossil fuels. Each resident of Barnet produces around 477kg of waste every year, which means that each person generates about seven times their body weight in rubbish. The total amount of municipal waste produced in Barnet is 174,817 tonnes a year. In the past the majority of this waste was disposed of in landfill sites outside the borough but waste is now considered to be a resource and each week the Council collects around 3,000 tonnes of waste from over 135,000 households.

Water quality in the borough's water courses has improved according to Environment Agency surveys but demand for water is increasing. The quality of air in Barnet is monitored and the highest levels of air pollution are found close to the major traffic routes including the A1/M1/A412/A5 corridors, the A406 corridor and at High Barnet. Land contamination is not a significant problem in Barnet although there are some sites of former industrial and commercial activity, particularly within the Cricklewood railway lands.

Transport and spatial connectivity

The transport network of Barnet is dominated by radial routes including the M1, A1 and A5 corridors on the western side of Barnet that form the main routes from north London to other parts of the country. Thameslink and the Midland mainline railway also follow this corridor as well as the rail freight route from the sidings at Cricklewood. The East Coast Mainline railway passes through the eastern part of the borough. The main orbital road is the A406, North Circular Road which connects with these radial roads and passes through the southern part of the borough.

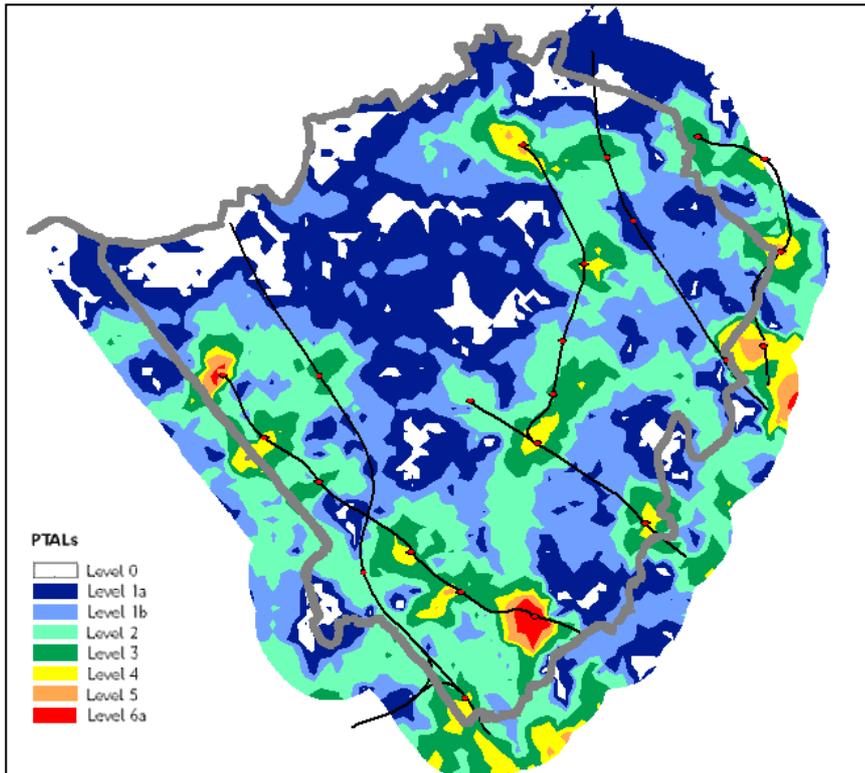
Public transport accessibility in London is measured by the PTAL model and Map 2 shows the pattern of comparatively higher accessibility between town centres, particularly Edgware, West Hendon and Golders Green to the west and south of the borough and Chipping Barnet to East Finchley to the east; these are the routes of the Northern line and also of a number of bus routes.

Around 830,000 trips are made by Barnet residents each day (LATS 2001 Table 5). Fifty five percent of trips are made to destinations within the borough (once trips home have been excluded). Of the other trips made, 20% are to adjoining boroughs (Camden 6%, Brent 5%, Haringey 4%, Enfield 3%, and Harrow 2%); 9% are to Westminster, 2% to the City of London and 2% to Islington; 2% are to other destinations inside the M25 and 3% to other destinations outside the M25.

Trips to Camden, Westminster, the City of London and Islington are more likely to be made by public transport (underground and bus). Bus travel played an important role in trips to Haringey, Brent, Enfield, Harrow and destinations inside the M25, reflecting the more limited public transport alternatives for orbital and out of London travel. Destinations where car use dominated include those to Enfield and Harrow and destinations outside London.

An estimated 630,000 car trips are made each day in or through Barnet. Just over a quarter of these trips are wholly within the borough. Nearly half either start or end in the borough, with the remaining quarter being purely through trips. Car ownership within Barnet is relatively high with 73.3% of households having access to a car and an average number of cars per household of 1.09, compared with 71.4% and 1.04 respectively for Outer London. This also means that over a quarter of households do not have access to a car.

Map 2: Public Transport Accessibility in Barnet



Source: Transport for London (2004)

Table 5: Trips by Barnet residents (source – LATS 2001)

Main mode	Percentage
National rail	1.4
Underground/DLR	9.5
Bus (school / work bus / coach / tram)	10.9
Taxi	0.8
Car driver	36.0
Car passenger	14.2
Van / lorry	1.1
Motorcycle	0.5
Cycle	0.6
Walk	25.1

3. Monitoring Barnet's Local Development Scheme (2005)

3.1 Measuring progress against the LDS timetable and key milestones

The following table 6 provides information of the council's performance on meeting the timetable and milestones set in the LDS.

Table 6: LDS Timetable

Activity	Timetable – LDS April 2005	Progress – December 2006	Commentary
Review UDP	Adopt UDP autumn 2005	UDP adopted May 2006	SoS directed the council to amend policy on affordable housing, delaying adoption.
Colindale Action Area Plan	Commenced Nov 05 – Preferred Options Dec 05	Not commenced	Consultants not yet Appointed
Mill Hill East Action Area Plan	Commenced Nov 05 – Preferred Options Dec 05	Not commenced	Appointed Consultants June 2006

The Council has adopted the UDP after delay caused by the Secretary of State's direction to amend policies on affordable housing and car parking standards.

Policies in the newly adopted UDP, along with the London Plan, provide the up to date development plan for the borough and the council has therefore given priority to preparing the Statement of Community Involvement and Supplementary Planning Documents covering S106 contributions from development and Sustainable Design and Construction. The timetable for the preparation of these documents is included in the LDS (2005) and has generally been met.

The Council had also given priority to preparing Area Action Plans of two regeneration areas, Colindale and Mill Hill East. Having experienced difficulties in procuring suitable consultants for the Mill Hill East AAP at the first attempt, consultants have now been appointed and progress will be reported in the 2006/07 AMR. Progress has been made on preparing the Joint Waste Development Plan Document by agreeing a Memorandum of Understanding between the north London boroughs and jointly appointing a programme manager.

A revised LDS will be prepared and agreed with the Government Office and the Mayor of London by March 2007 setting out a realistic timetable for preparing the core strategy and other Development Plan Documents over the next three years.

4. Monitoring the policies of the adopted UDP

Core Output Indicators

In March 2005, the Local Development Framework Monitoring: Good Practice Guide was published by ODPM and included a set of Core Output Indicators that local authorities were required to address in their AMR. They were duly reported in Barnet's AMR 2004/05. In October 2005 a revised set of Core Output Indicators was published by ODPM that mainly relate to Business Development, Transport and Leisure Services. These revised Indicators are addressed in the current AMR along with local output indicators chosen by the council to monitor locally important trends and targets.

4.1 Business development

Barnet's adopted UDP contains the following strategic guiding principles that relate to employment in the borough:

- iv) To improve education and employment opportunities:
 - the council will encourage inward investment; and
 - opportunities will be created to help local people access local jobs.
- v) To maintain and improve Barnet's transport network systems:
 - integrate land use and transport planning in Barnet;
 - improve access to employment and services; and
 - increase choice of available modes of transport by locating new development near existing public transport routes and by maintaining and enhancing these routes.
- vi) To promote the regeneration of the Cricklewood/Brent Cross and West Hendon area:
 - creating a new sustainable urban place in keeping with its strategic position in London; and
 - providing opportunities for major improvement to public transport, job creation and economic development.

The council's overall objectives, stated in the UDP, for employment are:

- to safeguard Barnet's key employment areas from redevelopment or re-use for other activities and to promote the consolidation of business/industry on such sites;
- to enable the development of premises for small and starter businesses (B1) so as to meet the projected increased demand; and
- to provide appropriate locations for storage and distribution uses (B8).

Government guidance expressed in PPG4 – Industrial, commercial development and small firms, states that development plans should allocate land for employment uses taking account of local needs, transport infrastructure and the benefits of mixed use development. It also advises that development plans should ensure that surplus employment land is re-used for beneficial purposes.

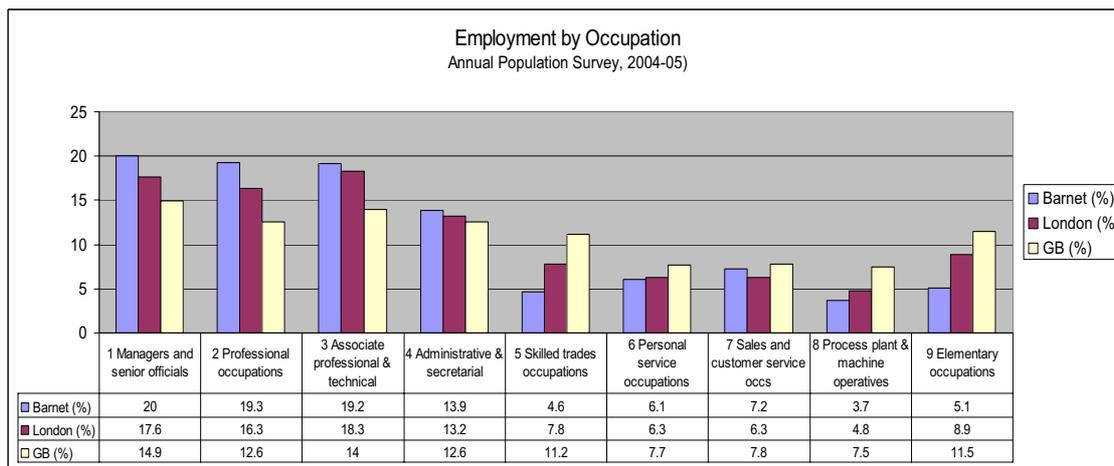
One of the Mayor's London Plan objectives is to make London a more prosperous city with strong and diverse economic growth. The gross growth in jobs in London 2001 to 2016 is projected to increase by a net figure of 636,000 although some sectors, including manufacturing, public administration and utilities, are expected to decline. The overall

strategy sees development in Opportunity Areas, Areas of Intensification and town centres and other locations well served by public transport. This spatial strategy is supported by the integration of policies for significant improvements in access, services and sustainability in suburban areas and the management and promotion of Strategic Employment Locations as reservoirs of London’s industrial capacity.

Section 3B of the London Plan provides the current economic context, compares supply and demand for office floorspace and considers the policy implications, includes policies for manufacturing and warehouse distribution, and examines growth sectors and barriers to employment. Section 5E of the London Plan sets out the strategic priorities for the north London sub-region that comprises the boroughs of Barnet, Enfield, Haringey and Waltham Forest. It notes that economic performance in the sub-region has been varied in recent years with some strong employment growth, principally in Barnet. The Plan proposes around 47,000 additional homes and 26,000 new jobs by 2016 with development focused on Opportunity Areas, including Cricklewood/Brent Cross where 5,000 new jobs are indicated. Other areas planned for new jobs are the two Areas of Intensification at Mill Hill and Colindale with about 500 jobs each.

Barnet’s successful economy is based on service jobs and relatively few jobs are provided on employment sites compared with other boroughs in north London (Figure 5). The UDP identifies the borough’s primary industrial sites and business parks and Policy EMP1 protects them from being redeveloped for other uses. Policy EMP2 also protects employment sites not identified in policy EMP1 from re-development unless certain criteria are met. Changes of use or re-development for uses falling within Classes B1, B2 and B8 or similar uses will be permitted within employment areas. The North London Business Park, identified as a primary industrial park in Policy EMP1 is considered suitable for research and development and hi-tech activities as well as light industry, Classes B1b and B1c, in policy EMP4.

Figure 5: Employment by Occupation



Core Output Indicator 1a - Amount of floorspace developed for employment by type

Core Output Indicator 1b - Amount of floorspace developed for employment by type, in employment or regeneration areas

Core Indicator 1c - Amount of floorspace by employment type, which was on previously developed land.

The above core indicators are represented in a table 7 below:-

Table 7: Completion by B1 and B8 Use Class

Completions by Use Class Order 2005/06	Total gross internal floorspace	Within employment and regeneration areas	Within town centres	Previously developed land
B1 (a)(b) (c)	3,509	1,900	320	3, 509
B8	6,768			6,768
Total	10,277	1,900	320	10,277

Core Output Indicator 1d - Employment land available by type

Primary Industrial Sites and Business Parks defined in the adopted UDP:

Industrial Business Parks

- North London Business Park

Industrial Estates

- Barnet Trading Estate, Park Road, Barnet (16.5 hectares)
- Lancaster Road, Lancaster Road, New Barnet (1.9 hectares)
- Hadley Manor Trading Estate, Moxon Street, Barnet
- Bunns Lane Works, Bunns Lane, Mill Hill
- Bittacy Business Centre , Bittacy Hill, Mill Hill East (4.8 hectares)
- Falkland Road, High Barnet (0.6 hectares)
- Brunswick Industrial Estate, Brunswick Park Road, Brunswick Park (3.6 hectares)
- Queens Road, High Barnet (0.9 hectares)
- Mill Hill Industrial Estate, Flower Lane, Mill Hill (1.7 hectares)
- Pricklers Hill, High Barnet (0.5 hectares)
- Garrick Industrial Estate, Garrick Road, West Hendon (5.5 hectares)
- Connaught Business Centre, The Hyde
- Finchley Industrial Estate, High Road, North Finchley (0.9 hectares)

Business/Technology Parks

- Colindale Business Centre, Colindale Avenue
- Colindale Technology Park, Colindeep Lane
- Grenville Place, The Hale
- Granard Business Centre, Bunns Lane, Mill Hill

The locations within the borough that have planning permission or established use for business uses are found in many of the town centres, particularly Edgware, Whetstone, North Finchley, Finchley Church End and New Barnet. There are also sites outside of town centres including the Medical Research Council at Mill Hill and former railway land on Oakleigh Road South now in employment use.

A planning brief was approved for North London Business Park for a mixed use scheme including offices, light industry, high technology activities and housing. The 2006 Adopted UDP designates this site as an Industrial Business Park.

The adopted UDP policy EMP2 does not allow the loss of employment land outside of the locations allocated through policy EMP1. Exceptions are only made where the land or buildings have been marketed for at least 18 months and the proposal creates a mix of uses including replacement employment.

Core output indicator 1e - Losses of employment land in (i) employment/ regeneration areas and (ii) local authority area.

Table 8

Reference	Existing B1 floorspace (ha)	Existing B2 floorspace (ha)	Existing B8 floorspace (ha)	(i)	(ii)
C01934L/05	0.007				x
N14219/04	0.007			x	
N02082D/04	0.03				x
C02514K/05	0.05			x	
C01788M/04	0.16			x	
C15628A/04	0.21			x	
N00028AG/03			0.21	x	
Total	0.45	0	0.21		

Core output indicator 1f - Amount of employment land lost to residential development.

Table 9

Reference	Existing B1 floorspace (ha)	Existing B8 floorspace (ha)	Proposed Total Residential Units
C01934L/05	0.0074		1
N14219/04	0.007		3
N02082D/04	0.028		4
C02514K/05	0.050		
C01788M/04	0.16		12
C15628A/04	0.21		4
N00028AG/03		0.21	
Total	0.45	0.21	24

Of the 333 appeals submitted within an eighteen month period (January 2005 and May 2006) there were only 11 employment related appeals. The majority were dismissed and four were allowed none of which were within designated employment sites within the Adopted UDP. Three of the four appeals dismissed involved change of use to purely residential.

Planning permission continues to be granted for employment use in Barnet (Table 10). Future monitoring and research will be undertaken to understand the needs of the local economy and the competition for land and sites for other, higher value uses. This is particularly important in relation to the north London suburban office market which has shown signs of declining. In keeping with the London Plan, it will therefore be necessary for planning policies to focus on a few types of key location, such as strategic office centres, business parks and town centre office quarters.

Table 10: B1 to B8 planning decisions and permissions (Not implemented) 2005/06

Reference	Proposed B1 floorspace not started	Proposed B2 floorspace not started	Proposed B8 floorspace not started
N14068A/04	63		
C03565L/05	80		
W13077C/04	90		
C00690L/04	92		
C15768/04	94		
C15210A/04	100		
C00617E/05	130		
C08408F/04	134		
N04174F/05	135		
C06994K/03	225		
N12277A/06	290		
C02856P/04	1,000		
N11683C/05	1,100		
N01845L/05	1,167		
W01017BG/04	1,253		
W02608V/01	1,421		
N04026G/05	1,587		
C01209AH/05	2,500		
W01406CE/00	3,311		
W01156AE	15,554		
C00596K/04		50	
W06480L/04		611	
W01406DB/05		1,340	
W06965M/02		1,372	1,371
N13834A/04			220
N14590/05			504
N13258B/05			552
N14529/05			595
Total	30,326	3,373	3,242

4.2 Housing

Barnet's UDP contains the following guiding principles that relate to housing development in the borough:

- ii) To enhance the quality of the built and natural environment:
 - Barnet will play its part in meeting the needs for London as a whole where this does not compromise the need to protect Barnet's natural and built environment.
- iii) To sustain local communities:
 - new housing will be provided which meets local needs;
 - new housing must be accessible and there must be provision of housing that is affordable;
- vi) To promote the regeneration of the Cricklewood/Brent Cross and West Hendon area:
 - to create a new sustainable urban place in keeping with its strategic position in London;
 - a quality residential environment; and
 - a range of social provision for all parts of the community.

Government guidance contained in PPG 3 – Housing, recommends that councils should ensure that housing needs are met through development plan policies and land allocations, that the needs of particular groups are met, that new housing development is accessible to a choice of means of transport and that it is well designed so as to contribute to sustainable and mixed communities. Housing can be part of mixed use development and the government emphasises the overall target of 60% of new homes being built on previously developed land. More recent guidance relating to the re-use of redundant employment land for housing makes clear that local authorities should undertake employment land reviews before releasing such land for housing or mixed development.

The Council has developed in accordance with best practice a housing trajectory. The trajectory draws upon information supplied to the GLAs London Development Database, the 2004 London Housing Capacity Study, Barnet's Strategic Developments such as Cricklewood, Brent Cross and West Hendon, Colindale and Mill Hill East and emerging housing proposals. The trajectory provides an assessment of the annual rates of housing delivery expected over the remainder of the UDP and the London Plan period i.e. between 2001 and 2016/17. On the basis of this trajectory the Council expects to deliver up to a total of 26,000 housing units between 2001 and 2017.

The London Plan provides the boroughs with minimum targets for housing development. The minimum housing provision in Barnet (as set out in the adopted UDP) for the period between 1997 and 2016 is 17,780 'homes'. This figure has been revised in the Draft Early Alterations to the London Plan approved by the Secretary of State in December 2006. The new London Plan housing provision target for Barnet is 19,600 'homes'.

Barnet's housing trajectory exceeds the UDP conventional capacity figure of 14,781 units which covers net additions to the housing stock i.e. new-build, conversions and changes of use to residential. The London Plan figure combines vacant dwellings and non self contained accommodation, such as hostels, with conventional capacity to produce a target of 17,780 'homes' by 2016. A breakdown of the conventional capacity equates to a figure of

739 units per annum. This is Barnet's Strategic Allocation. It is considered that with the evolution of the London Development Database since 2004 there has been some undercounting in measuring past completions. However the Council considers it is important to focus on future rather than historic trends in housing supply.

The Draft Early Alterations to the London Plan (December 2006) introduces a new strategic housing target of 19,600 'homes'. 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 2007 to 2017 period equates to a figure of 1,886 units per annum i.e. Barnet's new Strategic Allocation. This target applies to the period between 2007/08 and 2016/17. Both the new and old target figures have been incorporated into Barnet's housing trajectory. The trajectory shows that between 2007/08 and 2016/17 there is potential for 25,000 new units in Barnet, therefore exceeding the new London Plan target.

In understanding the trajectory it is important to focus on monitoring and managing the cumulative completions in accordance with the strategic allocation rather than simply highlighting the annualised rates of completions. The housing trajectory shows that Barnet expects, as major schemes are delivered, to exceed its new London Plan allocation after 2009/10.

The London Plan encourages higher density development in locations with good public transport accessibility, such as town centres, and seeks specific housing targets in Opportunity Areas and Areas of Intensification. Within the Cricklewood, Brent Cross and West Hendon Opportunity Area the target is 1000 new homes and in Mill Hill East Area of Intensification, the target is 500.

Barnet provides a very attractive residential environment with a wide range of house types but house prices put homeownership beyond those households with average or lower than average incomes. The UDP policies seek to maintain an adequate provision of housing, resists the loss of housing and seeks a mix of homes to reflect the borough's needs. In terms of providing affordable homes in the borough, policy H5 requires the maximum amount of affordable homes to be sought on residential development of 10 or more. Other policies are specifically aimed at maintaining the supply of Houses in Multiple Occupation, hostels, temporary accommodation and a variety of accommodation to suit the needs of residents with special needs, including gypsies and travellers. All new homes and at least 10% must be designed as 'Lifetime homes' or wheelchair accessible respectively (policies H13 and H14). Standards of residential amenity, including design and layout, the provision of open space and gardens are covered in policies H16 to H20. Residential density varies across the borough but new development should not be lower than 150 habitable rooms per hectare and should be significantly higher in accessible locations (policy H21).

Core Output Indicator 2a - Housing trajectory showing:

- (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
- (ii) net additional dwellings for the current year;

- (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- (iv) the annual net additional dwelling requirement; and
- (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

Table 11 a,b,c: Barnet Housing Trajectory 2005/06 - London Plan Early Alterations 2006

	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Past Completions	1355	250	607	528	691	1040											
Projected Completions							1618	1331	1774	2094	2901	3015	3167	2886	2900	2852	1751
Cumulative Completions		250	857	1385	2076	3116	4734	1331	3105	5199	8100	11115	14282	17168	20068	22920	24671
PLAN - Strategic Allocation (annualised)		739	739	739	739	739	739	1886 ¹	1886	1886	1886	1886	1886	1886	1886	1886	1886
MONITOR - No. dwellings above or below cumulative allocation		-489	-621	-832	-880	-579	300	-555	-667	-459	556	1685	2966	3966	4980	5946	5811
MANAGE - Annual requirement taking account of past/projected completions		296	299	275	254	214	132	1886	1948	1969	1952	1793	1549	1145	564	-604	-4060

¹ New London Plan Strategic Allocation 2007/08 to 2016/17

Table 11b:

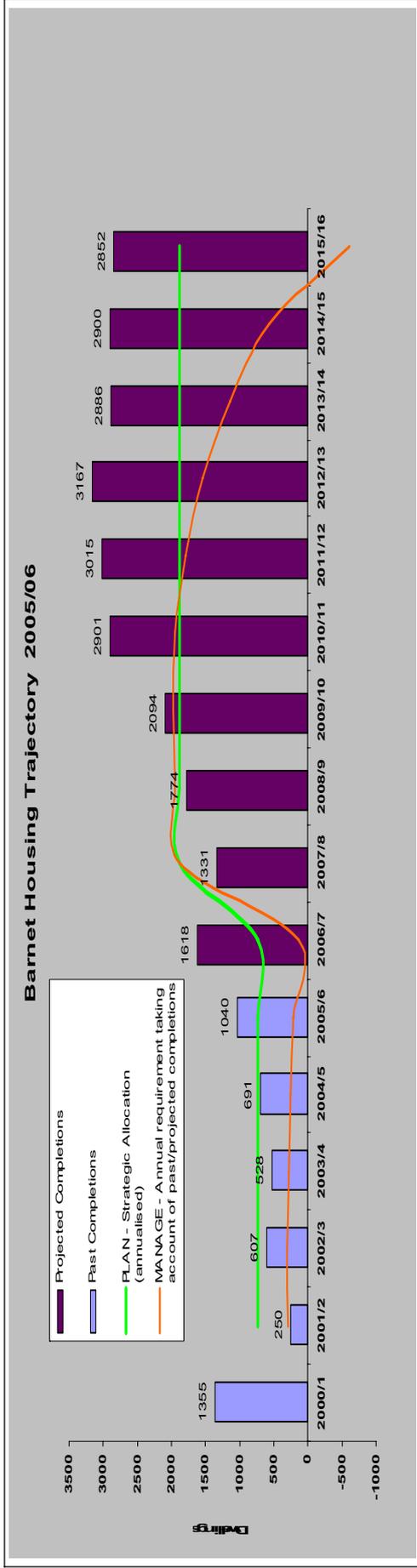
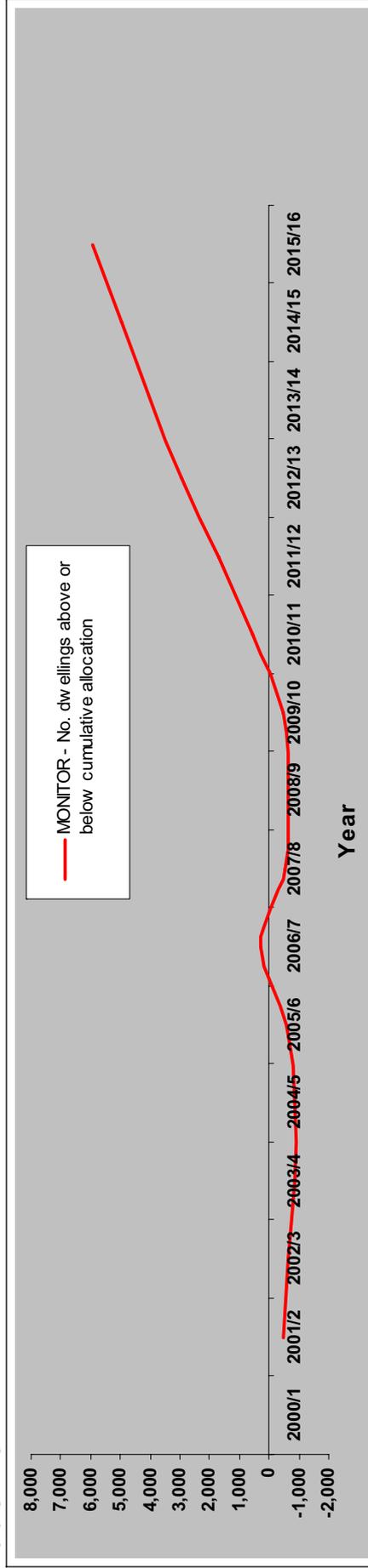


Table 11c:



Core Output Indicator 2b - Percentage of new and converted dwellings on previously developed land.

Almost all (94%) new and converted dwellings in Barnet were built on previously developed land

Core Output Indicator 2c Percentage of new dwellings completed at:

- (i) less than 30 dwellings per hectare;
- (ii) between 30 and 50 dwellings per hectare; and
- (iii) above 50 dwellings per hectare.

Table 12: Completions by density range in Barnet

	Less than 30 units per hectare	From 30 -50 units per hectare	Over 50 units per hectare	Total Units
Units	31	21	451	503
Percentage	6.16	4.17	89.66	

Core Output Indicator 2d - Affordable housing completions.

Recent changes to the UDP affordable housing policy have taken place in 2005/06. Barnet's UDP now contains a new target whereby it will seek 50% affordable housing from all new residential schemes over a threshold of 10 units or over 0.4ha in size. It is important that the 2006/07 AMR examines the effects of the new affordable housing policy as developers become more familiar with the new requirements. The Council produced SPD on Affordable Housing in September 2006 providing a clear and consistent message to developers on Barnet's approach to securing affordable housing.

Historic trends on affordable completions will be reversed with the implementation of the new affordable housing target in the UDP. Barnet has embarked on a major programme to regenerate its four largest estates (Grahame Park, Stonegrove & Spur Road, West Hendon and Dollis Valley) and transform them into thriving mixed tenure neighbourhoods. The regeneration programme will replace 3,500 Council homes with 8,000 new homes – for existing tenants, for shared owners and key workers, and for market sale. The Council will generally seek a proportion of any net gain of units to be affordable housing providing the overall viability of the development is not undermined where there are other social benefits i.e. meeting “decent homes” standards. The calculation on whether there is a loss of affordable accommodation will be made in habitable rooms rather than dwellings, where the redevelopment of an estate is providing a housing mix more appropriate to the needs of existing and future residents.

Table 13 a,b,c : Barnet Affordable Housing Trajectory 2005/06

	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Past Completions	205	52	155	149	245	187											
Projected Completions						237	234	676	783	1160	850	1011	1161	1052	906	537	
Cumulative Completions		52	207	356	601	788	1025	910	1693	2853	3703	4714	5875	6927	7833	8370	
PLAN - Strategic Allocation (annualised)		296	296	296	296	369	369	943 ²	943	943	943	943	943	943	943	943	943
MONITOR - No. dwellings above or below cumulative allocation		-244	-385	-532	-583	-1057	-1189	-709	-976	-1136	-919	-1012	-944	-726	-617	-654	-1060
MANAGE - Annual requirement taking account of past/projected completions		128	134	132	131	120	113	943	1022	1065	1105	1096	1145	1179	1185	1252	1597

² New London Plan Strategic Allocation 2007/2008 to 2016/17

Table 13b:

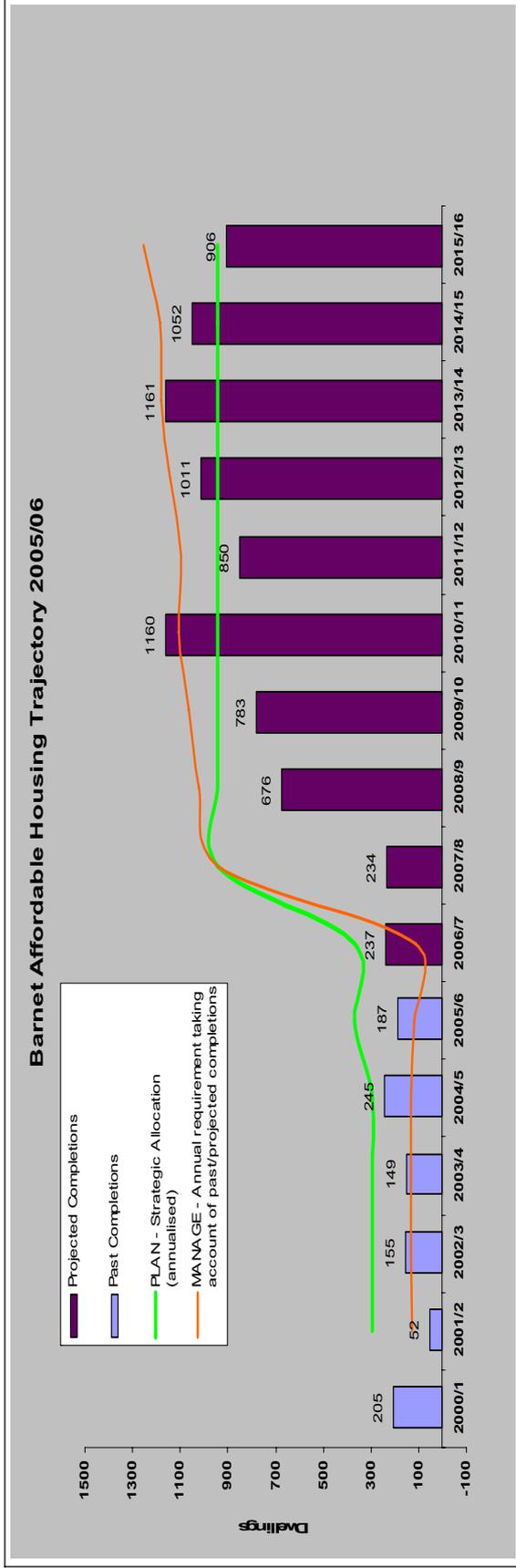
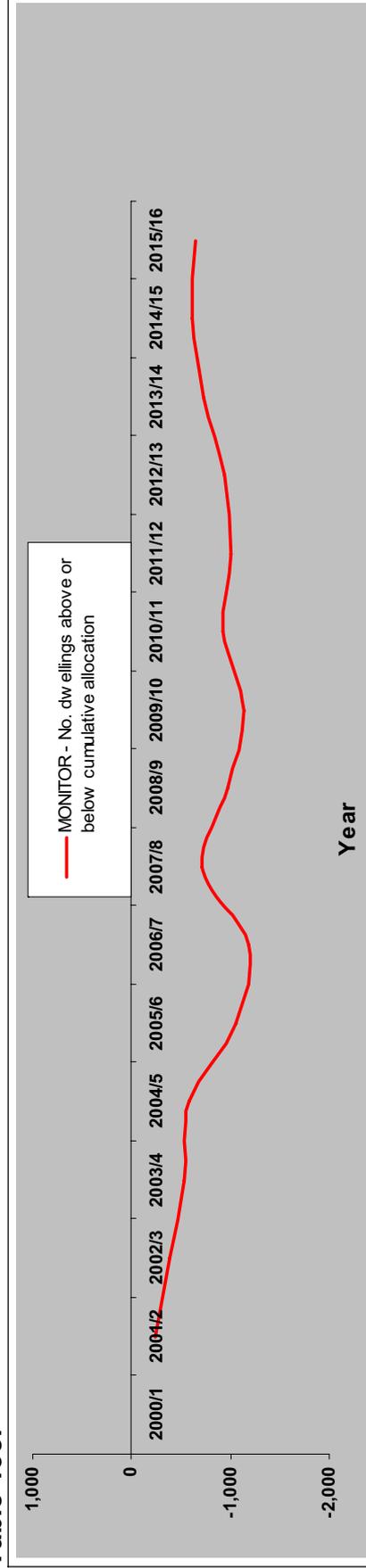


Table 13c:



4.3 Transport

The adopted UDP contains the following guiding principles that relate to transport:

- v) To maintain and improve Barnet's transport network systems:
- integrate land use and transport planning in Barnet;
 - improve access to employment and services; and
 - increase choice of available modes of transport by locating new development near existing public transport routes and by maintaining and enhancing these routes.
- vi) To promote the regeneration of the Cricklewood/Brent Cross and West Hendon area:
- to create a new sustainable urban place in keeping with its strategic position in London; and
 - providing opportunities for major improvement to public transport, job creation and economic development.

Government guidance contained in PPG13 – Transport states that the objectives of this guidance are to integrate planning and transport at the national, regional, strategic and local level to:

1. promote more sustainable transport choices for both people and for moving freight;
2. promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and
3. reduce the need to travel, especially by car.

It goes on to explain that in order to co-ordinate land use planning and transport, local authorities should have regard to the Strategic Transport Strategy (in Barnet's case, the Mayor's Transport Strategy). In order to promote more sustainable residential environments, development should make the best use of land and encourage housing development between 30 to 50 dwellings per hectare with higher intensity in places with good public transport accessibility such as town centres. The guidance also requires local authorities to frame car parking policies to take into account variations in car ownership, housing type and location and allow lower levels of off-street parking where services are readily available by cycling, walking or by public transport.

One of the London Plan's six objectives is to improve London's accessibility and this will be achieved through supporting the Mayor's Transport Strategy, investing in public transport, minimising the need to travel, improving national and international access to London, integrating development with public transport, tackling congestion and improving the movement of freight.

The Transport Strategy provides an integrated package of measures to improve transport, enhance the environment and foster London's economic development. It deals with improving public transport and the best ways to tackle congestion on London's streets and improve access to regeneration areas. Although it promotes the transfer of journeys from the car to public transport, the Mayor recognises that the car is, and will continue to be, many people's preferred means of transport, particularly in outer London.

The council recognises the challenges set by the existing transport and development framework in Barnet and the challenges that will need to be met with the increase in population and jobs in the borough and concerns about quality of life.

The UDP contains policies to create more sustainable patterns of development that reduce the need to travel and the council will expect that major development will take place in places that are, or can be made, highly accessible by a choice of means of transport (policy M1). In order to achieve traffic reduction, applicants will need to provide transport impact assessments and green travel plans, where appropriate. Policies M4 and M5 seek to improve conditions so as to encourage walking and cycling in the borough and policies M6 and M7 seek improvements to public transport, including via developer contributions.

In order to ensure that the road network operates efficiently, proposals may be refused if they would adversely affect the network, and contributions from developers may be sought in order to reduce traffic impacts in residential areas (policies M8 and M10). Proposals will need to take account of the safety of road users, particularly those at greatest risk (policies M11, M12 and M13). Since December 2005, the council has adopted the London Plan parking standards, with the exception of business use car parking which was modified in April 2006 to conform with the London Plan (policy M14).

Core Output Indicator 3a - Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework

Address	Accessibility category	Use class order	Vehicle parking standard	Comply?
11 Fortis Green, London N9	Very high accessibility	A2	200m ²	yes
385-401 High Rd, London N2	Medium accessibility	B8	200 – 450m ²	yes
707 Finchley Rd, London NW	Medium to high accessibility	A2	100 – 300m ²	yes
The Railway Tavern, East Barnet	Medium accessibility	A3	To be individually assessed	yes
Southgate House, 22 Union St,	Very high accessibility	B1 and D1	200m ² – 450m ² and 1 space per	yes
88 High St, Barnet	Very high accessibility	A2	200m ²	yes
29 Queen's Parade, Friern Barnet	Low accessibility	A1	75 – 200m ²	yes
146 Brent St, London NW	Medium accessibility	A5	To be individually assessed	yes
21 Daws Lane, London NW7	Very low accessibility	A2	75 – 200m ²	yes

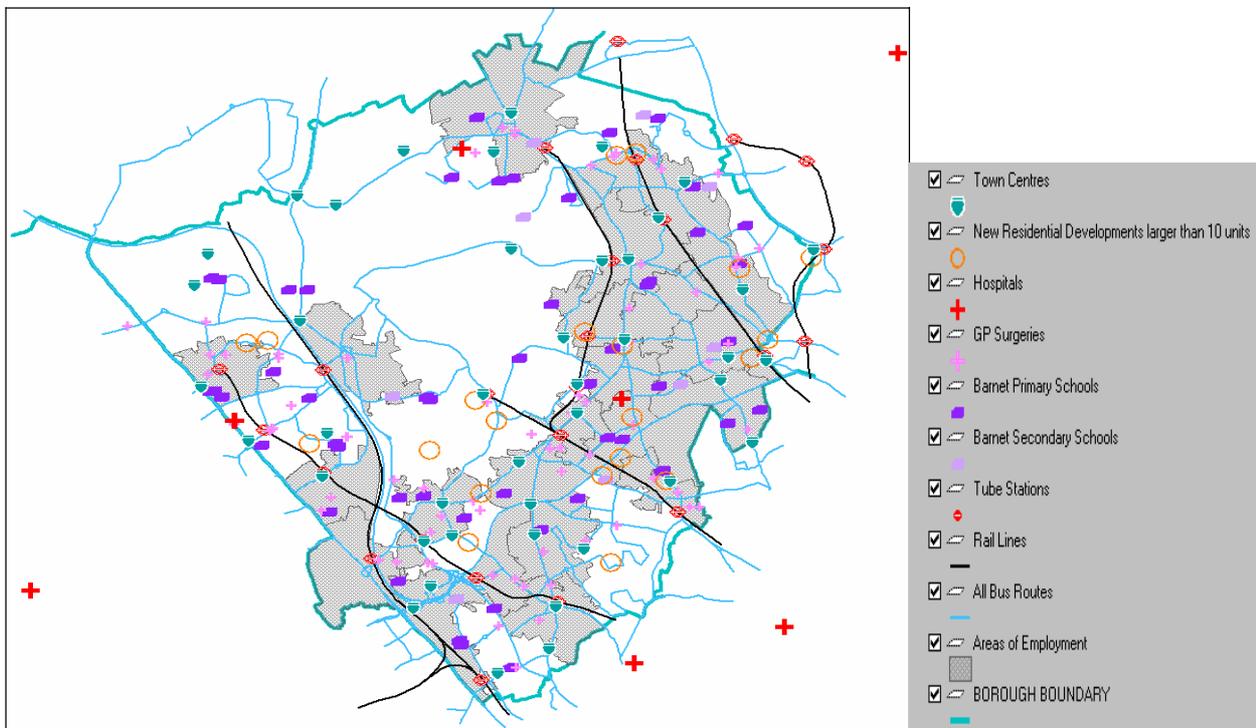
Core Output Indicator 3b - Amount of new residential development within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)

The 21 new residential development of 10 units or more completed in the period 1 April 2005 -31 March 2006 are all within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

The average bus journey speeds in Barnet is 20.69 mph³ this figure means on average buses can travel 10.3 miles within 30 minutes. All services within Barnet can easily be reached by public transport in 10.3 miles. Those residents wishing to access services outside Barnet can also reach each service within 30 minutes.

Map 3 shows the distribution of bus/tube routes throughout Barnet and the location of the services within Barnet and our neighbouring boroughs. It should be noted that without surveying the walking or private connections to and from the starting point of journey and the end destination, exact journey times are difficult to measure, however the density of services shown on the map suggests the proximity of services are within 30 minutes from any transport hub and in most cases journeys are less than 30 minutes public transport time from new residential development. Further analysis, incorporating walking and private connections will be conducted in the future.

Map 3



³ London Travel Report (2005). Average Bus speeds = 2/3rds of average car speeds in the Outer Area of Greater London.

4.4 Local services

The adopted UDP contains the following guiding principle that relates to local services:

To sustain local communities:

- ensure Barnet's town centres are places that are attractive and safe, providing for local needs and where job opportunities are created.

The government has produced guidance on ensuring that local services are accessible and attractive and help to create sustainable communities: PPS 1 – Delivering sustainable communities, PPS 6 – Town centres, and PPG 17 – Planning for open space, sport and recreation.

PPS1 – Delivering sustainable communities contains the following principles on creating sustainable communities:

- providing improved access for all to all local services, including jobs, health, shops, leisure, and community facilities, by ensuring that new development is located where everyone can access these services on foot, cycle or public transport, and rely less on the car; and
- focusing development that attract large numbers of people in existing centres so as to promote their vitality and viability, social inclusion and sustainable communities.

The government's key objectives for town centres as set out in PPS 6 are to promote their vitality and viability by planning for the growth of existing town centres and focusing development in such centres and encouraging a wide range of services in a good environment that is accessible to all. On the subject of open spaces, the government's advice is that open space, sport and recreation all underpin people's quality of life (PPG 17). Well-maintained open spaces support urban renaissance by creating an environment that is safe, clean and attractive. They can be used by all sections of the community in a variety of ways, including promoting sporting activities and supporting social cohesion.

The London Plan contains policies to strengthen the role of town centres so as to offer the widest access to shopping and leisure services and facilities and policies to protect, enhance and make more accessible London's network of open spaces.

The adopted UDP conforms to national and London-wide guidance on providing for services and facilities for sustainable communities. Policies TCR 1 to TCR 18 aim to promote and enhance the vitality and viability of Barnet's network of town centres, firstly by concentrating retail and other traffic generating development within or on the edge of town centres, and secondly by encouraging a range of uses within town centres so as to facilitate multi-purpose trips.

The hierarchy of town centres is set out in Table 11.1 (Adopted UDP). Retail and other major trip generating development should not be permitted unless it meets certain criteria set out in policy TCR 7. The importance of local neighbourhood centres to less mobile people is recognised (policy TCR 19). Barnet's town centres are recognised as being capable of contributing to housing provision and policies TCR 21 and TCR 22 emphasise

the need to enhance the quality of the environment through careful design of new development.

Many arts, culture, entertainment and tourism facilities generate significant amounts of traffic and therefore should be located in town centres where public transport accessibility is higher (policies L2 and L7 to L10) although some can contribute at a more local scale and can be acceptable within residential areas (policies L3 and L10).

Barnet contains a large quantity of high quality open space including land designated as green belt and metropolitan open land, parks, playing fields and allotments. The green belt and MOL are protected through policies O1 to O7 and contain a variety of uses, some of which allow for public access and leisure activities. Public open space includes public parks and these are categorised in a hierarchy from regional parks of typically 400 hectares to small parks of under 2 hectares. Policies L11 to L14 seek protect and enhance public open spaces and access to them. Allotments are protected through policy L16. The protection and enhancement of sports and recreation facilities are the subject of policies L17 to L27 and included reference to indoor and outdoor facilities.

Policies on providing and maintaining community services and facilities in the borough recognise their importance in contributing to sustainable communities. These include community, religious, education, health and social care properties, and cemeteries and crematoria. These facilities are spread geographically throughout the borough and the UDP seeks to protect existing uses and where necessary, as a result of new development, to make new provision. (Policies CS1 to 15). The physical infrastructure within the borough, including gas, electricity, water and communications, must also be maintained and synchronised with new development (policy CS16).

The Council's Three Strands Approach Strategy aims to:

- Protect Barnet's 20 town centres
- Enhance those suburban centres important to the delivery of sustainable suburbs, neighbourhood and local service delivery and economic development
- Grow those town centres with capacity and regeneration opportunities particularly with significant brownfield or key town centre opportunity sites in and around highly accessible public transport nodes and interchanges:
 - » New Metropolitan Centre (Brent Cross)
 - » N12 North Finchley
 - » Edgware
 - » Golders Green
 - » Whetstone
 - » Chipping Barnet
 - » West Hendon

Core Output Indicator 4a - Amount of completed retail, services, office & indoor leisure development

Figure 6: Retail, services, office and indoor leisure development completed (floorspace m²) in 2005/06

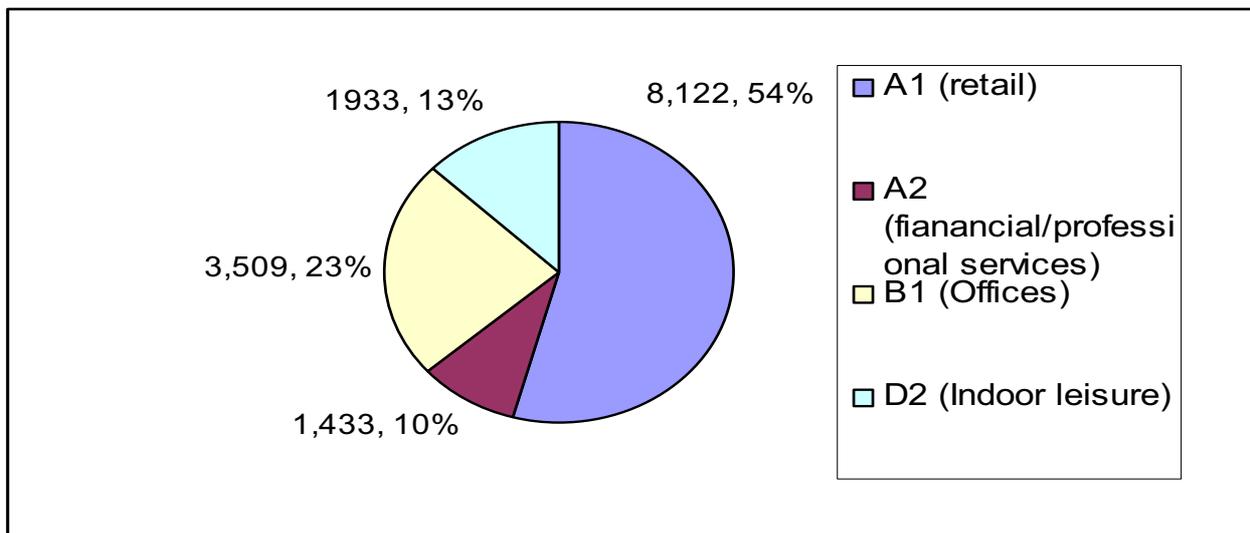


Table 14: Retail, services, office and indoor leisure completions compared to previous year.

Use Classes	Completed 2004/05 (Floorspace (m ²))	Completed 2005/06 (Floorspace (m ²))
A1	14,570	8,122
A2	850	1,433
B1a	11,466	3,509
D2	14,035	1,933
Total	40,921	14,997

As table 14 shows, there was a total of 14,997m² gross additional internal floorspace for office, retail and leisure development in 2005/06. The gross internal retail (Class A1) development is 8,122m²; this figure includes only sales space, so excludes areas such as store rooms.

The local services sector in 2004/05 had shown some growth, with the completion of major long-standing permission. These were Dixons Stores Group at Safeway site Tilling Road for demolition of existing food store and petrol filling station to redevelopment of site to provide 8760 m² (gross) non-food Class A1 retail floor space, realignment of access road and provision of 351 car parking spaces. The second application was the Mill Hill Gasworks site Bittacy Hill London NW7 for demolition and removal of existing depot, office and some operational equipment, construction of new depot, offices (Class B1, 1,858m²), training area (Class D2, 6,039m²) and car park; care home for the elderly and sheltered

housing; food store (Class A1, 2,787 m²) and a hotel were completed. The third application was for former Gaumont cinema site Tally Ho Corner North Finchley London N12, a mixed use redevelopment of the site comprising a community arts centre, education facilities, health & fitness centre (3,541 m² of Class D2), 773 sq m offices (Class B1), retail & restaurants (2,120m² of Classes A1 and A3) and 155 flats in a fourteen storey block above commercial podium level.

During 2005/06 monitoring period, however, less retail development has taken place and comprised a two-storey extension and alterations to existing Class A1 retail store Lidl UK at 408 Edgware Road London NW2 6ND of 7,750 m² and minor completions elsewhere.

In relation to office development the amount of financial and professional (Class A2) completions has been relatively higher than 2004/05. This had taken place mainly through the implementation of permissions in minor applications such as 997 m² floorspace at 11 Fortis Green London N2.

Again, as compared to 2004/05, small amount of floorspace took place for office uses (B1a) as they formed part of major applications. In this existing monitoring period, floorspace of 1,124m² formed part of the existing office at 1071-1077 with the demolition of existing gymnasium building at 1081 Finchley Road. A single storey detached building (1900 m²) has been completed for B1 uses at 15 Greenhill Parade Great North Road.

During this monitoring period only a small amount of leisure development (Class D2) has taken place (936m² of floorspace at Our Lady of Lourdes School Bow Lane London N12 and 997m² of floorspace at Arkley Golf Club, Rowley Green Road, Herts EN5) which partly reflects the competing demands for land from other users.

Overall therefore in assessing the performance of the three sectors, there has been significant growth in the retail sector, modest growth in office and little activity in the leisure sector.

Core Output Indicator 4b - Amount and percentage of completed retail, office & indoor leisure development in town centres

Barnet's adopted UDP aims to maintain and strengthen the town centres within the Borough and in particular the four town centres of Chipping Barnet, Whetstone, Edgware and North Finchley by regenerating and directing developments of an appropriate scale to these centres.

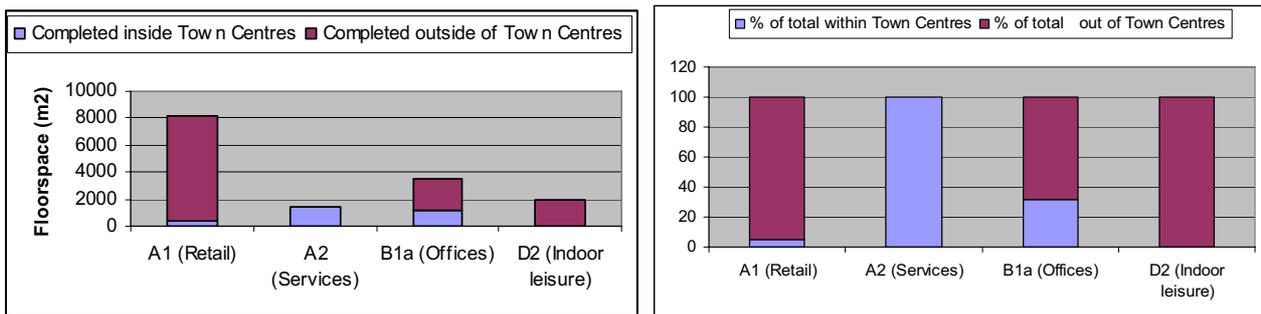
Compared to other uses within town centres, retail (Class A1) has seen a little increase in the amount of floorspace completed compared to last year. The majority has taken place outside the town centres whereas A2 (Services) has all taken place within town centres.

In future years the Council will monitor the performance of town centres and in particular those identified for regeneration.

Table 16: Amount and percentage of retail, services, office and leisure completions within town centres and out-of-centres for 2005/06.

Use Classes	Completed 2005/06 (floorspace m ²)	Town Centre (floorspace m ²)	Out of Town Centre (floorspace m ²)	% of total within Town Centres	% of total out of Town Centres
A1	8,122	372	7,750	4.6	95.4
A2	1,433	1,433	–	100	-
B1a	3,509	1,124	2,385	32.0	68.0
D2	1,933	-	1,933	-	100
Total	14,997	2,929	12,068	19.5	80.5

Figure 7: Percentage and amount (floorspace m²) of completed retail, office and indoor leisure developments in Town Centres



Core Output Indicator 4c – Amount of eligible open spaces managed to Green Flag Award standard

The Barnet Corporate Plan 2005/2006-2008/9 recognises that clean, attractive and well maintained parks and public spaces are essential in sustaining the health and well-being of Barnet’s residents. They also contribute in making Barnet an attractive place to live and work. Using its planning policy framework, the council will seek to preserve and enhance open spaces, and landscapes which contribute to the borough’s character.

Barnet maintains 218 open spaces that amount to 848 hectares. The council has delivered a Premier Parks strategy which identifies parks within the borough that are deemed to excellent in terms of quality, accessibility and the facilities that they offer. Premier Parks are intended to be in locations that are no more than a mile away from local residents. There is a five year improvement plan to maintain and enhance the appearance and facilities around these parks.

The 16 Premier Parks are:

- Cherry Tree Wood
- Childs Hill and Basing Hill Parks
- Edgwarebury Park
- Friary Park
- Hendon Park
- Lyttleton Playing Fields
- Mill Hill Park
- Oakhill Park
- Old Court House
- Sunny Hill Park
- Swan Lane Open Space
- Tudor Sports Ground
- Victoria Park
- Victoria Recreation Ground
- Watling Park

Figure 8: Total area of Green Spaces in Barnet

	Ha		Ha
Chipping Barnet	328.959	Premier Parks	201.19
Finchley & Golders Green	136.3508	Green Flag	67.7
Hendon & Edgware	382.563	Other Greenspaces	578.9828
Total	847.8728	Total	847.8728

Four of the borough’s open spaces have been awarded Green Flag Standard (Figure 8). These are: Hendon Park, Mill Hill Park, Old Court Recreation Ground and Oakhill Park. These parks total 67.7 hectares, representing 8% of all the borough’s open spaces.

The Green Flag Award recognises the best green spaces in the country. The award is a means of promoting high environmental standards and identifying excellence in recreational green spaces. The Green Flag Award is now established as a benchmark used by the public and the media alike for acknowledging high quality green spaces.

A survey of Barnet’s residents attitudes to the local services in their area was conducted between 16th January-12th February 2006. The sample group consisted of 1019 adults. The surveys were conducted in resident’s homes and on the street. The following results were obtained from the survey:

- 52% of respondents to the survey revealed that parks, playgrounds and open spaces were either excellent, very good or good.

- 73% of Barnet residents use parks, playgrounds and open space facilities within the borough.
- 26% of residents within the borough believe that parks and open spaces are an important criteria in making an area a good place to live.
- 17% of residents believe that parks and open spaces within the borough need improving.

4.5 Minerals

The London Borough of Barnet contains no workable mineral resources.

Core Output Indicator 5a – production of primary won aggregates

None

Core Output Indicator 5b – production of secondary/recycled aggregates

None

4.6 Waste

The UDP encourages the recycling of waste arising in Barnet in line with the Mayor's Municipal Waste Management Strategy which includes the following targets:

- In 2005 to recycle or compost at least 25% of household waste and recover value from 40% of municipal waste;
- In 2010 to recycle or compost at least 30% of household waste and recover value from 45% of municipal waste; and
- In 2015 to recycle or compost at least 33% of household waste and recover value from 67% of municipal waste.

The council has prepared a Waste Prevention Strategy to deal with waste management in the borough to 2020; it has pioneered the compulsory recycling of household waste.

The council is one of 5 London boroughs that make up the North London Waste Authority which is the statutory waste disposal authority. In order to effectively plan for the future management of waste, the NLWA is preparing a joint Waste Development Plan Document but at present the major waste facilities in Barnet is at Brent Terrace, a rail transfer station.

Core Output Indicator 6a – capacity of new waste management facilities by type

- **New facilities with planning permission:**

No new facilities were granted planning permission during the period April 2005 to March 2006.

▪ **Are operable:**

No new facilities have become operable during the period April 2005 to March 2006.

Core Output Indicator 6b – amount of municipal waste arising by management type, and the percentage each management type represents of the waste managed

Table 17

Management Type	Amount of municipal waste (Tonnes)	Percentage of municipal waste (%)
Recycled	26,526.6	15
Composted	13,422.58	8
Disposed of via landfill	123,496.73	70
Disposed via waste to energy	11,371.09	7
Total	174,817	100

In terms of recycling, the borough has not met the Corporate Plan target of 30% for 2005/06. 23% of household waste was recycled / composted in 2005/06 but this was an improvement compared to just below 20% in 2004/05.

4.7 Flood protection and water quality

Barnet lies within the Brent river catchment which flows into the Thames at Brentford. There are 14,080 metres of watercourses in the borough, including the Brent River which is culverted in places, the Dollis brook and the Silk stream. To the west of the borough, close to West Hendon, there is a major reservoir, the Welsh Harp. The council recognises the importance of maintaining good water quality and that the demand for water will rise due to the growth in population. UDP policies Env8, Env9 and Env10 seek to encourage water conservation, avoid development that would adversely affect floodplains and the risk of flooding.

Core Output Indicator 7 – number of planning applications granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

In terms of referrals on either flood defence grounds or water quality, granted contrary to advice, the Council referred a total of 228 planning applications to the Environment Agency in 2005/06. The Council approved 110 of these referrals, none of them were contrary to the Agency’s advice.

4.8 Biodiversity

Barnet contains a variety of habitats including woodland, parks and water courses and some of these are significant in terms of wildlife importance. The UDP sets out policies (policies O14 and O15) to protect the sites of nature conservation importance in the borough, including the Site of Special Scientific Interest at Brent reservoir, nine Sites of Metropolitan Importance, 35 Sites of Borough Importance and 23 Sites of Local Importance. These sites occur throughout the borough, within the green belt and in the built up area, and are frequently linked by green corridors. Policy O16 seeks to protect priority species identified in the London Biodiversity Action Plan.

The government's broad aim, contained in PPS 9 – Biodiversity and geological conservation is that development should have the minimal impact on biodiversity and should enhance it where possible. Planning has a role to play through promoting well-designed development that contributes to the quantity and quality of green spaces that are valued by people as well as nature.

The London Plan contains strategic policies to protect, manage and promote biodiversity in order to support the Mayor's Biodiversity Action Strategy. Boroughs should resist development that would have an adverse effect on sites of nature conservation importance or important species (policy 3D.12).

Core Output Indicator 8 – changes in areas and populations of biodiversity importance, including (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

The council is not aware of any changes in priority habitats and species or change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

4.9 Renewable energy

Barnet has many opportunities for renewable energy. Energy efficient measures and passive solar design can be incorporated into most forms of development at no extra costs. Other forms of renewables that are feasible in the borough and are particularly encouraged include solar water heating and photovoltaics. There are a number of methods that are likely to be economically viable or attractive in Barnet (according to advice in DETR Paper 55, *Renewable Energy in the UK*) such as solar water heating, photovoltaics, passive ventilation, passive solar design, biomass-fuelled combined heat and power, biomass boilers and building-mounted wind turbines.

Barnet's UDP sets out policies (ENV1, ENV2) which support and encourage proposals for efficient and environmentally acceptable forms of energy production, such as renewable energy sources and the use of combined heat and power schemes where appropriate, and

encourage energy efficient development through: seeking forms of layout, design, landscaping and materials used in developments, refurbishments and conversions that conserve energy; expecting new developments to meet high standards of energy efficiency and achieve a National Home Energy Rating (NHER) of 8; and encouraging the integration and mixture of land uses where appropriate.

Planning Policy Statement 22 sets out the Government's objective to put the UK on a path to cut its carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies.

The Mayor of London's London Plan contains policies promoting the reduction in carbon emissions, improving energy efficiency and increasing the proportion of energy used generated from renewable sources. The methods used to achieve these aims are listed in Policy 4A.7 of the London Plan.

Core Output Indicator 9 – renewable energy capacity installed by type

In recent years with the aid of Clear Skies grants and working in partnership with Creative Environmental Networks, Barnet Council has undertaken a number of renewable energy projects in its schools including: solar thermal panels, sun pipes and a photovoltaic panel. In addition the Council has a number of "green" electricity supply contracts in place for some properties and its street lighting.

St James' Catholic High School has now received funding to install a 2.5kW wind turbine. This funding has come from PowerGen and the Government's Clear Skies Programme. The school is currently applying for planning permission to install the wind turbine.

Mill Hill County High School, Worcester Crescent, NW7 4LL has submitted an application to a power company for funding to install a wind turbine.

This document is available in your own language on request. If you require a copy, please contact the Planning Service on 020 8359 4990 or write to the address below.

Haddii aad la tashigaan ku rabtid luuqaddaada, fadlan u soo qor Planning Policy Team, Planning Department, 7th Floor , Barnet House, Whetstone, London, N20 OEJ.. Mahadsanid.

Bu görüşmenin kendi dilinizde yapılmasını istiyorsanız, lütfen şu adrese yazınız:

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اگر آپ کو یہ مشورہ اپنی زبان میں درکار ہو تو، براہ مہربانی اس پتے پر خط لکھیں۔ شکریہ

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আপনার যদি এই কনসালটেশন (শলা-পরামর্শ) আপনার নিজস্ব ভাষায় প্রয়োজন হয়,
তাহলে অনুগ্রহ করে যাকে লিখবেন তিনি হলেন

Planning Policy Team, Planning Department, 7th Floor , Barnet House, Whetstone, London, N20 OEJ..
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اگر شما احتیاج دارید کہ این مشاورہ را بہ زبان خودتان دریافت کنید، لطفاً بہ آدرس زیر نامہ بنویسید:

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Εάν επιθυμείτε να γίνει αυτή η συζήτηση στη δική σας γλώσσα, παρακαλούμε να στείλετε
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