



# Presentation on Barnet's Local Plan (Reg 18) Friern Barnet and Whetstone Residents' Association

February 27<sup>th</sup> 2020



## PURPOSE OF THIS SESSION

Setting out a planning policy framework which the Council will use to make decisions about how Barnet will change as a place over the next 15 years, the Local Plan is one of the most important statutory documents that must be produced for the Borough.

To publicise, inform & seek feedback on the emerging Local Plan that looks ahead to 2036

To talk to officers about the Local Plan and site proposals in their area

- Decision Making in Planning
- Introduction to a new Local Plan for Barnet
- Progress on the London Plan
- Local Plan – Evidence
- Relationship with Council Strategies
- Approach to Sustainable Growth
- Key Policy Changes
- Background to Site Proposals
- Delivering Infrastructure
- Local Plan Programme
- Talk to us about Site Proposals
- How to Respond



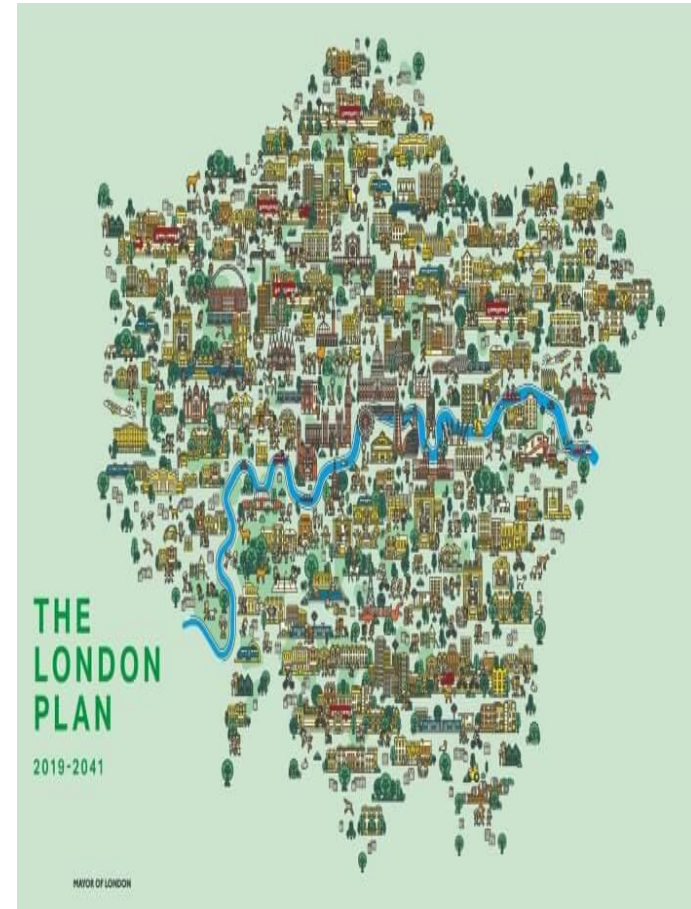




## A new Local Plan for Barnet

- Purpose of Local Plan is to shape growth & change
- Replaces existing Local Plan adopted in 2012
- This is the preferred way forward – it can still be changed !
- This covers a 15 year period - 2021 to 2036.
- Consists of 51 policies & 67 site proposals
- Public consultation from Jan 27<sup>th</sup> until March 16<sup>th</sup> 2020  
Find it at <https://engage.barnet.gov.uk/>

- The **Draft London Plan (DLP)** sets out Mayor's overarching strategic planning framework from 2019 up to 2041. When adopted this will replace the London Plan 2016.
- **Examination in Public (EIP)** Report (October 2019). Panel broadly supportive of majority of the DLP, subject to several changes being made.
- Mayor declared (December 2019) his '**intention to publish**', accepting some but not all of the EIP Panel recommendations.
- As not all of the EIP Panel recommendations have been accepted it is up to the **Secretary of State** to decide whether the DLP can proceed to adoption. **SoS decision expected by March 16<sup>th</sup>**.



# This is the start of a 2 year process involving at least 2 periods of public consultation



## Regulatory Stages and Timetable

### **Evidence gathering and pre-preparation stage**

(Including consulting on sustainability reports where applicable)

**Summer 2017-ongoing**

### **Reg 18: Preparation of Local Plan and Consultation**

Opportunity for interested parties and statutory consultees to be involved at an early stage.

**Winter 2019/20**

### **Reg 19: Publication of Local Plan for making representation on soundness issues (NPPF para 35)**

The Council publishes the draft plan. There follows a period of at least 6 weeks for making representations.

**Autumn 2020**

### **Reg 22: Submission**

The Council submits the Local Plan to the Secretary of State with representations received.

**Winter 2020/21**

### **Reg 24: Examination in Public**

Conducted by independent Planning Inspector who will consider representations made at Reg 22 stage.

**Summer 2021**

### **Reg 26: Adoption**

Subject to outcome of examination, including consultation on main modifications, the Council formally adopt the plan.

**Winter 2021**

**Includes range of technical studies covering -**

- **Housing need & delivery**
- **Green Belt & Metropolitan Open Land**
- **Flood Risk**
- **Town Centre Uses**
- **Employment Land**
- **Residential Conversions**
- **Car Parking**
- **Integrated Impact Assessment – assesses social, environmental & economic effects as well as impact on health & equalities**



**Emerging studies on Viability & Infrastructure Delivery**

**All available on Local Plan webpages**

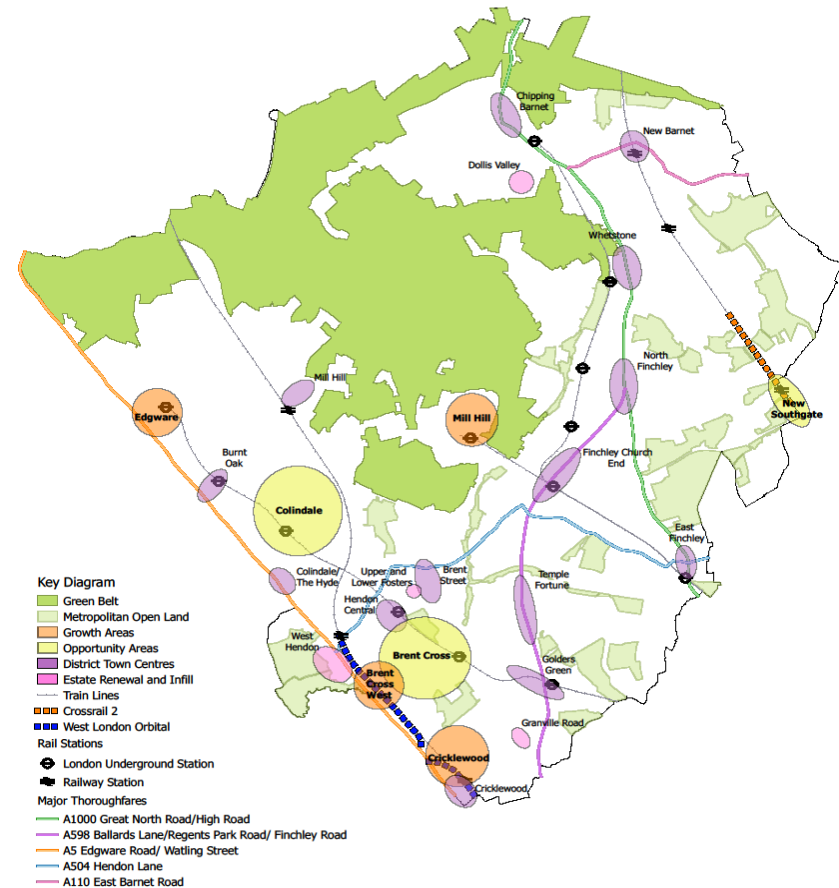
**<https://www.barnet.gov.uk/planning-and-building/planning-policies-and-local-plan/local-plan-review/local-plan-evidence-and>**



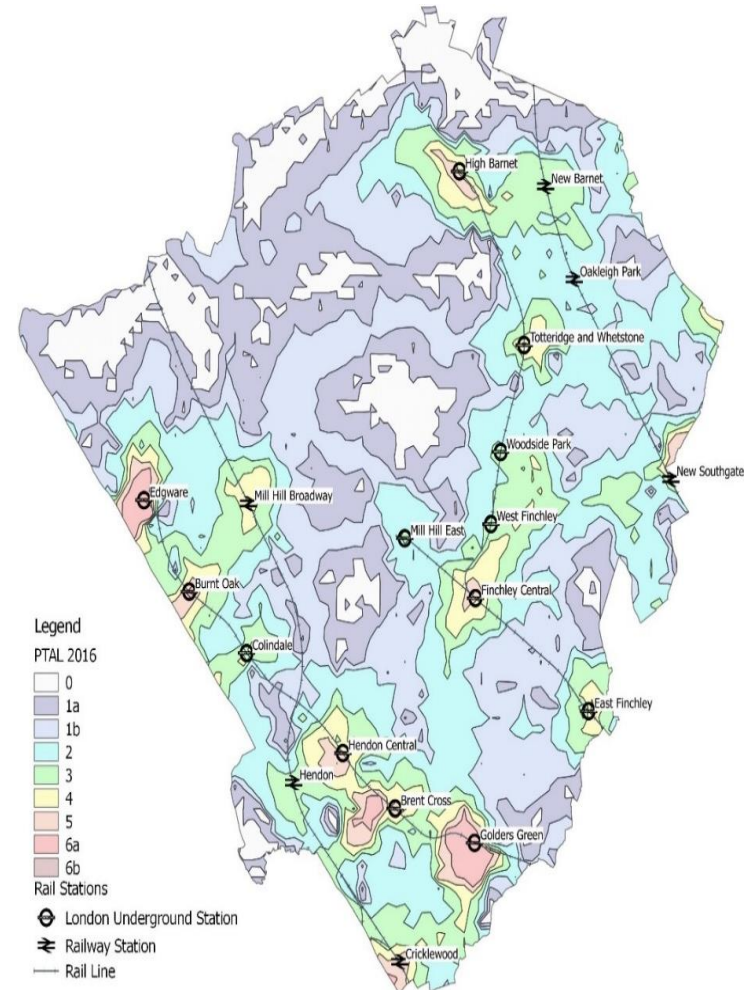
- Local Plan is the **spatial expression** of other Council strategies
- In particular the **Growth Strategy** which sets out where the Council will focus its interventions to support delivery of development & regeneration



- **Sustainable Growth** focussed on 6 Growth Areas, Town Centres, Transport Nodes, Estate Renewal & Major Thoroughfares
- **Housing** - approx 46,000 new homes needed (i.e. around 3,000 per annum)
- **Officespace** – up to 67,000m2 of new space across town centres (in addition to BX)
- **Retail** – up to 110,000m2 of retail across town centres (in addition to BX)
- **Jobs** – growth to support 27,000 jobs
- **Parks & Recreation** – 3 new destination hubs & new Regional Park
- **Community Infrastructure (including schools)** – to keep pace with development
- **Transport** – new stations at Colindale & Brent Cross West



- These areas generally have higher **public transport accessibility (PTAL)** & can be delivered with less car parking.
- **Town centres** need to adapt if they are to remain vibrant. Policy therefore permits a **wider range of uses** such as **community infrastructure, employment & housing** outside of the **key primary retail area**.
- Safeguards the **character & amenity** of existing **suburban neighbourhoods**.



## Key Changes since 2012 Local Plan

- **67 specific sites identified for development.**
- **More extensive policy coverage (51 policies compared to 34 policies in 2012 Local Plan)**

### **New Policies on**

- Residential Conversions (HOU03)
- Affordable Workspace (ECY02),
- Public Realm (CDH03),
- Hot Food Takeaways (TOW03),
- Protecting Pubs (CHW05)
- Night Time Economy (TOW04)
- Basements (CDH06)
- Extensions CDH05)

### **More specific policies on**

- Housing (HOU01 to HOU05)
- Mitigating Climate Change (ECC01)
- Local Jobs, Skills & Training (ECY03)
- Car Parking (TRC03)
- Tall Buildings (CDH04)
- Optimise benefits of green-spaces (ECC04)
- More flexibility in Town Centres (TOW02)



## ➤ **HOU01 – Affordable Housing**

- minimum of 35% Affordable Housing from developments of 10 or more dwellings within context of strategic London Plan target of 50%.

## ➤ **HOU03 – Residential Conversions**

- Generally restrict conversion of large houses with original gross internal area of at least 130m<sup>2</sup> except within 400m of town centres or in an area with very good public transport
- Require family sized home (at least 74m<sup>2</sup> GIA) on ground floor

## ➤ **HOU02 – Housing Mix**

- 3 bed homes - highest priority for most tenures
- Smallest 2 bed home to provide at least 4 bed spaces in accordance with Residential Space Standards

## ➤ **HOU04 – Specialist Housing**

- More focus on helping people with health & social care support needs
- Addresses Purpose Built Shared Living Accommodation

➤ **HOU05 – Efficient Use of Housing Stock**

- Stronger on loss of existing residential – Town Centres preferred location for new community uses - reduce vacant homes & control short-stay accommodation

➤ **HOU06 – Meeting Other Housing Needs**

- Build to Rent (BtR) requirements – unified ownership & management – self-contained homes – minimum 15 years as BtR

➤ **CDH04 – Tall Buildings**

- Appropriate locations – Brent Cross, Brent Cross West, Colindale, Cricklewood, Edgware, Finchley Central, New Southgate, North Finchley, West Hendon, Major Thoroughfares - A5 & A1000 identified for Tall or Very Tall Buildings

➤ **GSS11 – Major Thoroughfares**

- High quality design to avoid ‘wall like’ corridor between town centres – Healthy Streets Approach – includes A1000

## ➤ TRC03 – Parking Management

- Car Parking Study provides robust justification for setting non London Plan compliant residential parking standards that better reflect local public transport accessibility levels (PTAL) in Outer London
- Zero car parking may be appropriate in areas with high PTAL when provision made for car clubs, blue badge holders, deliveries & servicing

PTAL	Maximum spaces per unit		
	LBB Proposed Parking Standards for 1/2 bed units		LBB Proposed Parking Standards for 3+ bed unit
0	up to 1.25		up to 1.5
1	up to 1.25		up to 1.5
2	up to 1		up to 1.25
3	up to 0.75		up to 1
4	up to 0.5		up to 0.75
5	Car free - 0.5†		Car free - 0.5†
6	Car free		Car free



## ➤ **ECC04 – Barnet's Parks & Open Spaces**

- Emphasises improving the quality of spaces of low quality and low amenity as identified in the Parks and Open Spaces Strategy.

## ➤ **TOW02 – Development Principles in Town Centres**

- In order to provide more flexibility for uses & inject investment & activity into town centres the Local Plan has removed secondary shopping frontages.

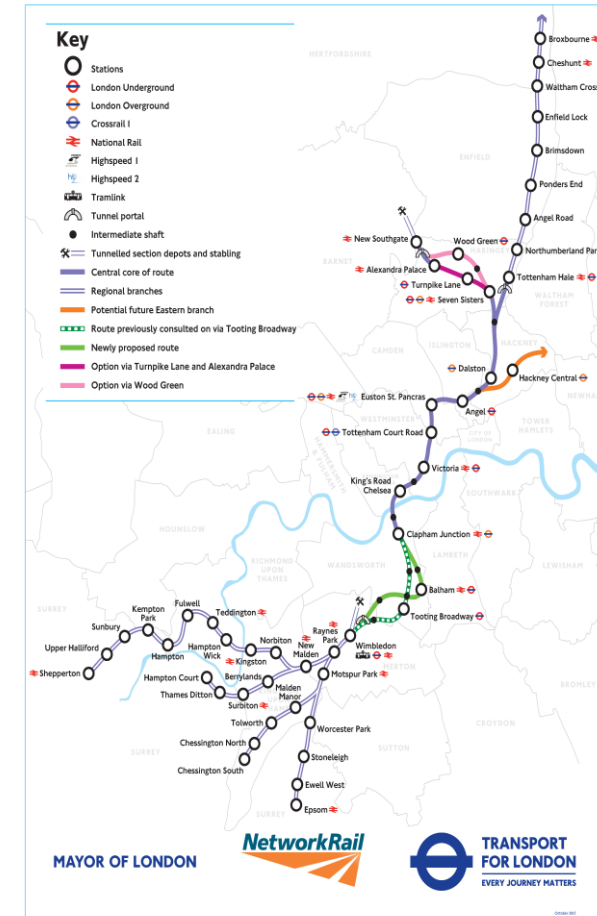
## ➤ **TOW04 – Night Time Economy**

- Ensure that this growing sector is successful & contributes to safer & more welcoming town centres (in particular Chipping Barnet, Cricklewood, Edgware, Golders Green & North Finchley as well as Brent Cross) while managing impact on amenity & historic distinctiveness.



- **Crossrail 2 - New Southgate – 2033 ?**
- **Draft London Plan –**
  - Makes New Southgate an Opportunity Area – an area that will see significant change
  - refers to severance caused by North Circular Rd (NCR) & East Coast Main Line on existing benefits of public transport – highlights poor quality environment – potential for decking over NCR south of New Southgate
  - Needs an Opportunity Area Planning Framework
- **GSS09 – Existing & Major New Transport Infrastructure**
  - Delivering growth & regeneration alongside major new transport infrastructure such as New Southgate
  - More detailed policy framework through joint working with LB Enfield & LB Haringey

Crossrail 2 route (autumn 2015)



Local Plan sets out mechanisms for securing funding from growth to invest in infrastructure to support a growing population.

**S106** – ie to fund new infrastructure linked to a new development and **Community Infrastructure Levy (CIL)** – boroughwide fund raised on a floorspace basis

The emerging **Infrastructure Delivery Plan** will set out needs, gaps and deficits in provision, along with the costs of providing the infrastructure

This helps to ensure Barnet has the schools, health facilities and transport infrastructure to support growth

- These are sites identified as having potential for development
- Permission in principle for uses
- Many already in public domain ie North Finchley Town Centre SPD
- Sets basis for a more detailed planning application
- Sites rejected for number of reasons including
  - No realistic prospect of site coming forward between 2021 to 2036;
  - Considered important to retain existing use on site;
  - Development conflict with other Local Plan policies, eg Green Belt;
  - Physical or environmental factors, eg flood risk, or conservation areas, can restrain development capacity



## Site 15 – Tesco Coppetts Centre

Site No.	Site	Ward	Address	Site Size	Indicative Units	Non-residential Uses
15	Tesco Coppetts Centre (Major Thoroughfare)	Coppetts	Colney Hatch Lane, Friern Barnet, N11 0SH	3.12 ha	397	25% mixed uses (retail, community uses and car parking).



## Site 22 – Sainsbury's East Barnet Rd

Site No.	Site	Ward	Address	Site Size	Indicative Units	Non-residential Uses
22	Sainsburys (New Barnet Town Centre)	East Barnet	66 East Barnet Rd, New Barnet, EN4 8RQ	1.02 ha	199	25% mixed uses (retail, B1 uses and car parking).



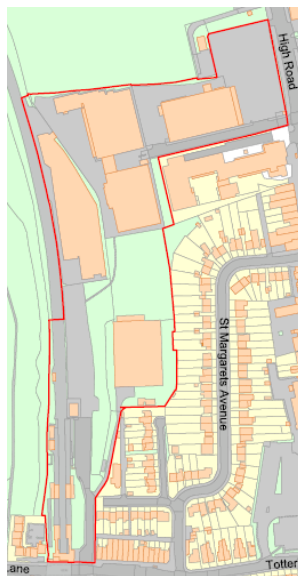
Site No	Site	Ward	Address	Site Size	Indicative Units	Non-residential Uses
51	Great North Road Local Centre (Major Thoroughfare)	Oakleigh	Great North Rd, New Barnet, EN5 1AB	0.81 ha	84	60% mixed uses (cinema and public house)





## Site 53 – Allum Way

Site No.	Site	Ward	Address	Site Size	Indicative Units	Non-residential Uses
53	Allum Way (Whetstone Town Centre)	Totteridge	Totteridge & Whetstone station/ High Rd/ Downland Close/ Allum Way, Whetstone, N20	4.27 ha	888	20% mixed uses (office, B1c, community and car parking)



## Site 54 – Barnet House

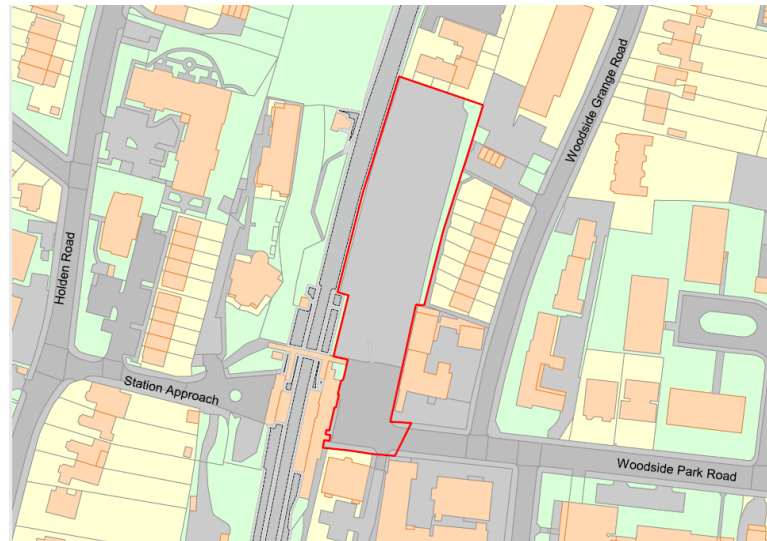
Site No.	Site	Ward	Address	Site Size	Indicative Units	Non-residential Uses
54	Barnet House (Whetstone Town Centre)	Totteridge	1255 High Rd, Whetstone, N20 0EJ	0.59 ha	139	10% community and office use





## Site 55 – Woodside Park Station East

Site No.	Site	Ward	Address	Site Size	Indicative Units	Non-residential Uses
55	Woodside Park Station east (Existing Transport Infrastructure)	Totteridge	Woodside Park Rd, Woodside Park, N12 8RT	0.46 ha	95	20% re-provision of car parking



Site No.	Site	Ward	Address	Site Size	Indicative Units	Non-residential Uses
56	Woodside Park Station West (Existing Transport Infrastructure)	Totteridge	Station Approach, Woodside Park, N12 8RT	1.37 ha	356	-



## Site 67 – Great North Leisure Park

Site No.	Site	Ward	Address	Site Size	Indicative Units	Non-residential Uses
67	Great North Leisure Park (Major Thoroughfare)	Woodhouse	High Rd, Friern Barnet, N12 0GL	3.45 ha	352	40% mixed uses (sports and leisure, community uses and replacement car parking)



Find it at

<https://engage.barnet.gov.uk/>

- **Reg 18: Public consultation – Winter/Spring 2020**
- **Reg 19: Publication of Local Plan & Consultation – Autumn 2020**
- **Reg 22: Submission – Winter 2020/21**
- **Reg 24: Examination in Public – Summer 2021**
- **Reg 26: Adoption – Winter 2021/22**



# How to Respond

Use the online questionnaire at <https://engage.barnet.gov.uk/>

Or

Send comments to  
[forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk)

Or

Provide feedback this evening

***Please give us your comments  
on what's in the Local Plan as  
well as what's not***

