

# **Barnet Local Plan EIP – Note on Affordable Housing Delivery**

## **Reason for producing this note**

At the hearing session on Day 3 (Thursday 22<sup>nd</sup> September) which , considered Matter 3 – Housing, Inspector Wildgoose requested the provision of a Table (with explanation) considering the gross margin of affordable housing when comparing 35% provision to the 10,600 home target over plan period to show theoretical margin over minimum of 10,600. This should seek to demonstrate that, subject to viability issues, capacity to meet target via 35%.

## **Background**

In delivering affordable new homes for Barnet the Council has endeavoured to produce policy that sits within the parameters of London Plan policies H4, H5 and H6. The Council seeks to ensure that Barnet’s affordable housing policy both helps deliver the right affordable housing products and maximises the number of affordable homes provided by schemes.

## **Consideration**

Table AA sets out actual on-site affordable housing secured by S106 from sites with planning consent as listed in the Housing Trajectory (EXAM 10).

Table AA also sets out expectations of affordable housing delivery from all Major site proposals (without planning consent) in Local Plan Annex 1 - Schedule of Site Proposals. It also sets out public ownership of the site proposals.

Public ownership of proposal sites is highlighted to reflect London Plan Policy H5 - Threshold Approach to Applications with a minimum threshold of 35% (without public subsidy) on all land other than public sector or designated employment land where 50% is the threshold level unless there is a portfolio agreement with the Mayor.

Base on London Plan Policy H5 the Council has assumed a 50% contribution to affordable housing from all sites in public ownership. The Council followed London Plan Policy H5 and made a 42.5% assumption for sites in mixed public / private ownership it has assumed 42.5%. For all other proposal sites the Council has assumed 35% contribution to affordable housing.

Applying these figures, the Council will secure 5,813 new affordable homes from non consented site proposals.

This is in addition to 8,164 affordable homes already secured on site through S106.

The Council expects that contributions to 251 affordable homes will come from the following applications which are still pending a final decision :

- the Hendon Hub applications (21/4722/FUL and 21/4709/FUL) which are spread across 4 sites and comprise 209 affordable units. These have been approved by Strategic Planning Committee but decision notices have not been issued yet
- IBSA House (19/6551/FUL) comprising 42 affordable units approved subject to S106.

Table BB sets out the off-site contributions towards affordable housing. This amounts to a total of £6,756,264. Off-site contributions continue to support the housing programme of the Council's housing provider - Barnet Homes. Table AA highlights major planning consents that reflect the Housing Programme of Barnet Homes.

The Council considers that there is, subject to viability, capacity to deliver 14,228 new affordable homes over the lifetime of the Local Plan. This exceeds the Plan's 10,600 new affordable homes target by 3,628 homes.

## **Conclusion**

Upon the basis of the assumptions set out above the Council considers that there is capacity to deliver **14,228** new affordable homes over the lifetime of the Local Plan. This includes the re-investment of off-site contributions in the affordable housing delivery programme of Barnet Homes.

This total of **14,228** new homes exceeds the Plan's 10,600 new affordable homes target and the gross margin of **3,628** affordable homes.

**Table AA – Actual and Expected On Site Contributions to Affordable Housing**

| Type of Consent / Local Plan proposal |  | Expected Affordable Housing From Proposal |        | Affordable Housing From Consent |        | Public ownership of proposal sites | Source Reference                  |
|---------------------------------------|--|---|--------|---------------------------------|--------|------------------------------------|-----------------------------------|
|                                       |  | %   | Number | %                               | Number |                                    |                                   |
| <b>PROPOSAL - 01</b>                  | Former Church Farm Leisure Centre, EN4 8XE   | 50  | 6      |                                 |        | public                             | Council Assets Disposal Programme |
| <b>OUT</b>                            | North London Business Park, N11 1NP  |   |        | 10                              | 135    |                                    | 15/07932/OUT                      |
| <b>PROPOSAL - 03</b>                  | Osidge Lane Community Halls, N14 5DU   | 50  | 8      |                                 |        | public                             | Council Assets Disposal Programme |
| <b>PROPOSAL - 04</b>                  | Osidge Library and Health Centre, N11 1EY  | 50  | 8      |                                 |        | public                             | Council Assets Disposal Programme |
| <b>FULL</b>                           | 100 Burnt Oak Broadway, Edgware, HA8 0BE   |   |        | 37                              | 37     |                                    | 19/1049/FUL                       |
| <b>FULL</b>                           | Colesworth House, Crokesley House, Curtlington House, Clare House and Kedyngton House, Burnt Oak Broadway, HA8 |   |        | 100                             | 18     |                                    | 19/2657/FUL<br><br>Barnet Homes   |
| <b>PROPOSAL - 05</b>                  | Edgware Hospital   | 50  | 183    |                                 |        | public                             | Call for sites                    |
| <b>FULL</b>                           | Stag House (Extra Care)  |   |        | 100                             | 51     |                                    | Barnet Homes<br>17/8140/FUL       |
| <b>FULL</b>                           | 194 - 196 Cricklewood Broadway, NW2 3EB  |   |        | 14.6                            | 14     |                                    | 17/0233/FUL                       |
| <b>FULL</b>                           | Hermitage Lane   |   |        | 40                              | 21     |                                    | Barnet Homes<br>18/4674/FUL       |
| <b>PROPOSAL - 07</b>                  | Beacon Bingo   | 35  | 46     |                                 |        |                                    | Call for sites                    |

|                      |  |    |     |      |      |   |
|----------------------|--|----|-----|------|------|---|
| <b>PROPOSAL - 08</b> | B&Q, Broadway Retail Park, NW2 1ES                   | 35 | 367 |      |      | 20/3564/OUT   |
| <b>FULL</b>          | Granville Road                                       |    |     | 35   | 46   | APP/N5090/W/15/31320<br>49<br>F/04474/14                  |
| <b>FULL</b>          | 1-13 Cricklewood Lan, NW2 2DQ                        |    |     | 10   | 15   | 18/6353/FUL   |
| <b><u>FULL</u></b>   | Beaufort Park<br>REMAINING Phases<br>(Blocks D1-D7)  |    |     | 26.5 | 93   | H/02713/09  |
| <b>FULL</b>          | Colindale Station<br>Colindale Avenue NW9 5HR        |    |     | 50   | 145  | 19/0859/OUT   |
| <b>PNO /FULL</b>     | Colindale Telephone Exchange<br>The Hyde, NW9 6LB    |    |     | 35   | 462  | 17/5534/PNO<br>18/0352/FUL                                |
| <b>FULL</b>          | Douglas Bader Park Estate,<br>Clayton Field, NW9 5SE |    |     | 40   | 272  | 20/6277/FUL   |
| <b>OUT</b>           | Grahame Park   |    |     | 50   | 1045 | W01731JS/04<br>19/5493/OUT                                |
| <b>FULL</b>          | Imperial House, the Hyde, NW9 5AL                    |    |     | 25   | 26   | APP/N5090/W/16/31586<br>45<br>15/04442/FUL<br>19/2897/FUL |
| <b>PROPOSAL 11</b>   | KFC/ Burger King, NW9 5EB                            | 35 | 56  |      |      | Colindale AAP   |
| <b>Colindale AAP</b> | Kwik Fit - The Hyde (adj Kidstop)                    | 35 | 21  |      |      | Colindale AAP   |
| <b>PROPOSAL 12</b>   | Mcdonalds Site, 157 Colindeep Lane, NW9 6BD          | 35 | 61  |      |      | Colindale AAP   |
| <b>Colindale AAP</b> | Merit House, Edgware Road, NW9 5AB                   | 35 | 63  |      |      | Colindale AAP   |
| <b>Colindale AAP</b> | Middlesex University Halls                           | 50 | 95  |      |      | Colindale AAP   |
| <b>OUT</b>           | Colindale Gardens Stage 2                            |    |     | 23.9 | 419  | H/04753/14<br>19/6512/OUT                                 |
| <b>OUT</b>           |  |    |     |      |      | H/04753/14  |

|                      |   |    |     |       |     |        |                                   |
|----------------------|---|----|-----|-------|-----|--------|-----------------------------------|
|                      | Colindale Gardens Stage 3                           |    |     | 27    | 324 |        | 19/6512/OUT                       |
| <b>PROPOSAL - 13</b> | Public Health England NW9 5EQ                       | 50 | 397 |       |     | public | Call For Sites                    |
| <b>FULL</b>          | Sainsburys The Hyde NW9 6JX                         |    |     | 35    | 430 |        | Call for sites<br>19/4661/FUL     |
| <b>FULL</b>          | Land Behind Sheaveshill Court, The Hyde, NW9 6SJ    |    |     | 100   | 34  |        | 16/6222/FUL                       |
| <b>FULL</b>          | Crown Honda, Hyde Estate Road, NW9 6JX              |    |     | 35    | 166 |        | 20/3906/FUL                       |
| <b>PROPOSAL - 15</b> | Tesco Coppetts Centre Colney Hatch Lane N12 0SH     | 35 | 138 |       |     |        | Call for sites                    |
| <b>FULL</b>          | 45-47 Friern Barnet Road, N11 3EG                   |    |     | 22.73 | 5   |        | 19/6786/FUL                       |
| <b>FULL</b>          | 231 Colney Hatch Lane N11 3DG                       |    |     | 35    | 73  |        | 20/1610/FUL                       |
| <b>PROPOSAL - 16</b> | 45-69 East Barnet Rd, EN4 8RN                       | 35 | 38  |       |     |        | New Barnet Town Centre Strategy   |
| <b>PROPOSAL - 18</b> | East Barnet Library, EN4 8SG                        | 50 | 6   |       |     | public | Council Assets Disposal Programme |
| <b>PROPOSAL - 19</b> | East Barnet Shooting Club Victoria Rd EN4 9SH       | 50 | 21  |       |     | public | Council Assets Disposal Programme |
| <b>PROPOSAL- 20</b>  | Fayer's Building Yard & Church EN4 9NR              | 35 | 6   |       |     |        | New Barnet Town Centre Strategy   |
| <b>PROPOSAL- 21</b>  | New Barnet Gasholder, EN4 9SH                       | 35 | 69  |       |     |        | Call for sites                    |
| <b>PROPOSAL- 22</b>  | Sainsbury's, East Barnet Road                       | 35 | 69  |       |     |        | New Barnet Town Centre Strategy   |
| <b>FULL</b>          | Victoria Quarter - The Former East Barnet Gas Works |    |     | 14.4  | 44  |        | B/04834/14                        |
| <b>FULL</b>          | Salvation Army Hall, Albert Road, EN4 9SH           |    |     | 56    | 22  |        | 17/5522/FUL                       |

|                      |  |      |      |     |      |        |                                   |
|----------------------|--|------|------|-----|------|--------|-----------------------------------|
| <b>PROPOSAL - 23</b> | Bobath Centre 250 East End Rd N2 8AU   | 35   | 8    |     |      |        | Call for sites                    |
| <b>PROPOSAL - 24</b> | East Finchley Station Carpark N2 0NW   | 50   | 67   |     |      | public | Call for sites                    |
| <b>PROPOSAL - 25</b> | East Finchley Substation N2 0NL  | 35   | 8    |     |      |        | Call for sites                    |
| <b>PROPOSAL - 26</b> | Park House 16 High Rd N2 9PJ   | 50   | 9    |     |      | public | Call for sites                    |
| <b>FULL</b>          | Prospect Ring  |      |      | 100 | 50   |        | Barnet Homes 17/6827/FUL          |
| <b>PROPOSAL - 32</b> | Manor Park Road Car Park 72-76   | 0    | 0    |     |      | public | Council Assets Disposal Programme |
| <b>PROPOSAL - 27</b> | Edgware Town Centre  | 42.5 | 1011 |     |      | mixed  | Edgware Growth Area SPD           |
| <b>PROPOSAL - 28</b> | Edgware Underground & Bus Stations, HA8 7AW  | 50   | 1158 |     |      | mixed  | Edgware Growth Area SPD           |
| <b>FULL</b>          | Land At Broadfields Primary School Roseberry Drive, Edgware, HA8 8JP               |      |      | 35  | 51   |        | 20/4031/FUL                       |
| <b>FULL</b>          | Premier Place, 102-124 Station Road And Car Park To Rear, HA8 7BJ                  |      |      | 20  | 24   |        | 16/0112/FUL                       |
| <b>PROPOSAL - 30</b> | Finchley Central Station N3 2RY  | 50   | 278  |     |      | public | Call for sites                    |
| <b>FULL</b>          | Land West of Beechwood Avenue N3 3BA   |      |      | 50  | 35   |        | 18/6355/FUL                       |
| <b>FULL</b>          | Basing Way Green   |      |      | 100 | 46   |        | Barnet Homes 19/6610/FUL          |
| <b>HYBRID</b>        | Brent Cross Cricklewood - Brent Cross Town, Plot 25 - Students & Brent Cross North |      |      | 30  | 2250 |        | F/04687/13                        |

|                      |  |    |    |  |     |               |   |
|----------------------|--|----|----|--|-----|---------------|---|
| <b>PROPOSAL - 31</b> | Brentmead Close 1-6<br>Brentmead Close NW11 9JG  | 50 | 23 |  |     | <b>public</b> | Call for sites  |
| <b>FULL</b>          | Yamor House 285 Golders Green Road NW11 9JE  |    |    | 62.5   | 10  |               | 16/5062/FUL<br>19/6770/FUL                            |
| <b>PROPOSAL - 33</b> | Bunns Lane Carpark<br>Bunns Lane NW7 2AA   | 50 | 21 |  |     | <b>public</b> | Council Assets Disposal Programme                     |
| <b>FULL</b>          | Land Adjacent Northway And Fairway Primary School The Fairway Mill Hill London NW7 3HS |    |    | 28   | 33  |               | Council Assets Disposal Programme<br><br>15/03138/FUL |
| <b>PROPOSAL- 34</b>  | Burroughs Gardens Carpark The Burroughs NW4 4AU  | 0  | 0  |  |     | <b>public</b> | Call for sites  |
| <b>PENDING</b>       | Egerton Gardens Carpark The Burroughs NW4 8BD and Fenella The Burroughs NW4 4BS        |    |    | Not Determined<br><br>Overall 100% conventional housing. 50% of Student Housing. | 28  |               | 21/4709/FUL   |
| <b>FULL</b>          | Fosters Estate, NW4 2DL  |    |    | 50   | 111 |               | 19/2517/FUL   |
| <b>PENDING</b>       | Meritage Centre, NW4 4JT   |    |    | Not Determined<br><br>Overall 100% conventional housing. 50% of Student Housing. | 33  |               | 21/4722/FUL   |
| <b>PENDING</b>       | PDSA, NW4 4JU  |    |    | Not Determined<br><br>Overall 100% conventional housing. 50% of Student Housing. | 72  |               | 21/4722/FUL   |
| <b>PENDING</b>       | Ravensfield House The Burroughs NW4 4BT  |    |    | Not Determined<br><br>Overall 100% conventional housing. 50% of                  | 76  |               | 21/4709/FUL   |

|                                |   |    |     | Student Housing. |     |        |                                      |
|--------------------------------|---|----|-----|------------------|-----|--------|--------------------------------------|
| <b>PROPOSAL - 39</b>           | The Burroughs Carpark NW4 4AR                           | 50 | 10  |                  |     | public | Call for sites                       |
| <b>PROPOSAL - 42</b>           | Usher Hall The Burroughs NW4 4HE                        | 50 | 19  |                  |     | public | Call for sites                       |
| <b>FULL</b>                    | 46 Watford Way NW4 3AL                                  |    |     | 35               | 63  |        | 20/1111/FUL                          |
| <b>FULL</b>                    | Westhorpe Gardens and Mills Grove NW4 2TU               |    |     | 87.6             | 220 |        | 18/7495/FUL                          |
| <b>PROPOSAL - 43</b>           | Army Reserve Depot                                      | 50 | 96  |                  |     | public | Chipping Barnet town centre strategy |
| <b><u>FULL</u></b>             | Brake Shear House 164 High Street Barnet EN5 5XP        |    |     | 16               | 9   |        | 16/2466/FUL<br>18/4700/FUL           |
| <b>PROPOSAL - 44</b>           | High Barnet Station Carpark Great North Road EN5 5RP    | 50 | 146 |                  |     | public |                                      |
| <b>PROPOSAL - 45</b>           | Whalebones Park EN5 4BZ                                 | 35 | 52  |                  |     |        | Call for sites                       |
| <b>PENDING SUBJECT TO S106</b> | IBSA House The Ridgeway NW7 1RN                         |    |     | 20               | 42  |        | Call for sites<br>19/6551/FUL        |
| <b>FULL</b>                    | Mill Hill East (Millbrook Park) Phases 4b, 6, 6b, 7 & 8 |    |     | 15.8             | 105 |        | H/03904/12                           |
| <b>PROPOSAL - 47</b>           | Mill Hill East Station NW7 1BS                          | 50 | 63  |                  |     | public | Call for sites                       |
| <b>PROPOSAL - 48</b>           | Mill Hill Library                                       | 50 | 10  |                  |     | public | Council Assets Disposal Programme    |
| <b>FULL</b>                    | National Institute of Medical Research                  |    |     | 35               | 185 |        | 16/4545/FUL                          |
| <b>PROPOSAL - 49</b>           | Watchtower House & Kingdom Hall The Ridgeway NW7 1RS    | 35 | 78  |                  |     |        | Call for sites                       |



|                      |   |      |     |   |     |               |   |
|----------------------|---|------|-----|---|-----|---------------|---|
| <b>PROPOSAL - 50</b> | Watford Way & Bunns Lane NW7  | 50   | 52  |   |     | <b>public</b> | Call for sites  |
| <b>PROPOSAL - 51</b> | Great North Road Local Centre EN5   | 35   | 29  |   |     |               | Call for sites  |
| <b>PROPOSAL 52</b>   | Kingmaker House, 15 Station Road, Barnet, Herts, EN5 1NZ                      |      |     | 0 % N/A on PNO applications also zero % on Full application | 0   |               | 16/0517/PNO (70)<br>17/7210/PNO (119)<br>18/5067/PNO (94)<br>19/1952/PNO (94)<br>19/5403/FUL (43) |
| <b>FULL</b>          | 70-84 and Land R/O Oakleigh Road North, N20 9EZ                               |      |     | 35  | 40  |               | 19/1950/FUL   |
| <b>PROPOSAL - 53</b> | Allum Way Totteridge & Whetstone station/High Rd/Download Close/Allum Way N20 | 50   | 222 |   |     | <b>public</b> | Call for sites  |
| <b>FULL</b>          | Barnet House, 1255 High Road, N20 0EJ   |      |     | 12.3  | 32  |               | 21/3726/FUL   |
| <b>PROPOSAL - 55</b> | Woodside Park Station East N12  | 50   | 42  |   |     | <b>public</b> | Call for sites  |
| <b>FULL</b>          | Woodside Park Station West N12  |      |     | 100   | 86  |               | Call for sites<br>19/4293/FUL (southern part of site 56)  |
| <b>PROPOSAL - 56</b> | Woodside Park Station West N12  | 50   | 135 |   |     | <b>public</b> | Remainder of Site 56  |
| <b>FULL</b>          | Friern Court  |      |     | 100   | 11  |               | Barnet Homes 20/2339/FUL  |
| <b>HYBRID</b>        | Dollis Valley - Phase 3, 4 & 5  |      |     | 40  | 250 |               | B/00354/13  |
| <b>PROPOSAL - 57</b> | 309-319 Ballard's Lane North Finchley N12 8LY                                 | 35   | 45  |   |     |               | North Finchley SPD  |
| <b>PROPOSAL - 58</b> | 811 High Rd North Finchley & Lodge Lane carpark N12                           | 42.5 | 56  |   |     | <b>mixed</b>  | North Finchley SPD  |
| <b>PROPOSAL - 59</b> | Central House and 1-9 Ballards Lane   | 35   | 16  |   |     |               | Finchley Church End town centre strategy  |

|   |  |       |     |       |     |               |  |
|---|--|-------|-----|-------|-----|---------------|--|
| <b>PROPOSAL - 60</b>  | Finchley House, High Rd & Kingsway North Finchley N12                    | 35    | 70  |       |     |               | North Finchley SPD                       |
| <b>PROPOSAL - 61</b>  | Tally Ho Triangle, High Rd, Ballards Lane & Kingsway, North Finchley N12 | 42.5  | 119 |       |     | <b>mixed</b>  | North Finchley SPD                       |
| <b>PROPOSAL - 62</b>  | Tesco, 21-29 Ballards Lane N3 1XP  | 35    | 59  |       |     |               | Finchley Church End town centre strategy |
| <b>PROPOSAL - 63</b>  | Philex House 110-124 West Hendon Broadway NW9 7DW                        | 35    | 16  |       |     |               | Call for sites/UDP                       |
| <b>HYBRID</b>   | West Hendon Estate   |       |     | 25    | 500 |               | H/01054/13                               |
| <b>FULL</b>   | Brent Cottage, Brent Park Road, NW9 7AP                                  |       |     | 19    | 12  |               | 21/2485/FUL                              |
| <b>PROPOSAL - 64</b>  | 744-776 High Rd North Finchley N12                                       | 35    | 61  |       |     |               | North Finchley SPD                       |
| <b>PROPOSAL - 65</b>  | East Wing, 672-708 High Rd North Finchley N12                            | 35    | 43  |       |     |               | North Finchley SPD                       |
| <b>PROPOSAL - 66</b>  | Former Barnet Mortuary, N3 2EU   | 50    | 10  |       |     | <b>public</b> | Call for sites                           |
| <b>PROPOSAL - 67</b>  | Great North Leisure Park N12 0GL   | 35    | 123 |       |     |               | Call for sites                           |
| <b>FULL</b>   | Ann Summers Lane   |       |     | 100   | 14  |               | Barnet Homes 18/4200/FUL                 |
| <b>OUT</b>  | Land Adjacent to Finchley Memorial Hospital                              |       |     | 100   | 130 |               | 20/4343/OUT                              |
| <b>Total Units Expected &amp; Actual Secured through S106</b> |  | 5,813 |     | 8,164 |     |               |  |

|                  |               |     |  |   |
|------------------|---------------|-----|--|---|
| Pending Decision |               | 251 |  | 21/7422/FUL<br>21/4709/FUL<br>19/6551/FUL |
| <b>TOTAL</b>     | <b>14,228</b> |     |  |   |

| <b>Table BB – Off Site Contributions to Affordable Housing</b> |   |                                 |          |             |
|--|---|---------------------------------|----------|-------------|
| TYPE OF CONSENT  |   | Affordable Housing From Consent |          | Reference   |
|  |   | Contribution                    |          |             |
| FULL   | Tower Service Station 617 Finchley Road London NW3 7BS                  | £640,000                        | Off-site | 16/5296/FUL |
| FULL   | 183 Victoria Road, EN4 9PA  | £110,000                        | Off-Site | 19/3313/FUL |
| FULL   | 12 - 18 High Road, N2 9PJ   | £930,000                        | Off-Site | 18/5822/FUL |
| FULL   | Development Site North of 215 at Former 217 to 223 High Road, N2 8AN    | £141,396                        | Off-Site | 19/1346/FUL |
| FULL   | Carmelite Friars, 63 East End Road, N2 0SE                              | £70,284                         | Off-Site | 18/4221/FUL |
| FULL   | 186 High Street, HA8 7EX  | £170,024                        | Off-Site | 18/4685/FUL |
| FULL   | Land at the Rectory, Rectory Lane, HA8 7LG                              | £338,541                        | Off-Site | 18/2839/FUL |
| FULL   | Oak Lodge, 54 The Bishops Avenue, N2 0BE                                | £1,125,000                      | Off-Site | 19/5453/FUL |
| FULL   | 6 Barons Court, 56 The Bishops Avenue                                   | £1,100,000                      | Off-Site | 21/0263/FUL |
| <a href="#">FULL</a>   | 1-5 Princes Parade, Golders Green Road and 1-3 Heather Gardens NW11 9HS | £35,000.00                      | Off-Site | 19/4784/FUL |
| FULL   | 290-294 Golders Green Road, NW11 9PY                                    | £640,000                        | Off-Site | 19/6857/FUL |

|                      |  |             |          |             |
|----------------------|--|-------------|----------|-------------|
| <a href="#">FULL</a> | Whetstone Delivery Office, 14 Oakleigh Road North, N20 | £830,000    | Off-site | 19/3523/FUL |
| FULL                 | 107 West Hendon Broadway                               | £216,069    | Off-site | 21/0932/FUL |
| FULL                 | 60 West Hendon Broadway                                | £244,950    | Off-site | 17/6434/FUL |
| FULL                 | Britannia House, 960 High Road, N12 9RY                | £165,000    | Off-site | 17/6593/FUL |
| <b>TOTAL</b>         |  | £6,756,264. |          |             |