



Barnet Local Plan

Draft Plan for Regulation 18 Consultation (January 2020)

Question	Response
General	
What is a Local Plan?	A Local Plan sets out the vision and aspirations for the future of an area, providing a suite of planning policies, and site proposals which are used for making decisions on planning applications. This Local Plan will help guide and shape development in Barnet until 2036. It will set out the level and distribution of growth, including new homes and businesses.
Why does London Borough of Barnet need to produce a Local Plan?	The Government requires all councils to have an up-to-date local development plan. It is a necessary part of creating a robust planning framework to support the future development of the Borough. Without it, the Council would lose the ability to secure and co-ordinate the development and infrastructure that are needed. In the absence of an up-to-date Local Plan decisions on planning applications are more likely to be made by the Secretary of State through the planning appeal process.
Doesn't Barnet already have a Local Plan?	Yes. The Council's current Local Plan comprises the Core Strategy (2012) and Development Plan Policies (2012). The policies in these documents are still in force but some are now out of date. The Council now needs to develop an up-to-date Local Plan to meet Barnet's future potential, planning for the next 15+ years up until 2036.
How often should a Local Plan be reviewed?	To be effective, plans need to be kept up-to-date. The National Planning Policy Framework (NPPF) states that policies in a Local Plan should be reviewed to assess whether they need updating at least once every five years.
What weight does an emerging Local Plan	The NPPF sets out that decision-makers may give weight to relevant policies in an emerging Local

carry in decision-making?	Plans according to its stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the NPPF.
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What role does the London Plan Play?	All London Boroughs are responsible for preparing Local Plans for their own areas, but they must ensure that they conform generally to the Mayor's London Plan. The London Plan sets Borough level housing targets and identifies strategic locations for future growth along with strategic policies for delivering the such growth.
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London Boroughs are required to consult with the Mayor at different stages in the production of the Local Plan documents and other documents related to the Boroughs Local Plan.

Barnet's draft Plan has been prepared to be in general conformity with the policies in both the adopted London Plan (2016) and the emerging London Plan (draft 2017), recognising that the latter is likely to be in place by the time the Barnet Local Plan is adopted.

Consultation and next steps

What are the Council consulting on now?	The Council is consulting on a draft Local Plan (Regulation 18), which is the first stage in the Local Plan Process. This is known as the preferred policy approach. The Council is inviting comments on this approach.
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The consultation runs from **Monday 27th January 2020 to Monday 16th March 2020**. During this time, interested parties and stakeholders may make comments, also known as 'representations', on the draft plan. Consultation documents can be found on the Councils website at: <https://engage.barnet.gov.uk/>

Following the end of the six-week consultation period, all responses received will be considered and used to help prepare a final draft Local Plan. This will be subject to a final consultation (Regulation 19) before it is submitted to the Planning Inspectorate for 'Examination in Public'.

What is Regulation 18?	Regulation 18 marks the start of the consultation stage for Barnet's Local Plan. Regulation 18 of the
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Town and Country Planning (Local Planning) Regulations 2012 requires that various bodies and stakeholders be notified that the Council is preparing a plan. It invites them to comment on the contents of the plan. Under Regulation 18, the Council must take into account all representations made.

Where can I view the Local Plan documents?

The draft Local Plan is available to view at:

- Planning reception at 2 Bristol Avenue, Colindale, London NW9 4EW. (Monday, Wednesday and Friday, 9am– 1pm)
- local libraries (details and opening hours available at <https://www.barnet.gov.uk/libraries/library-opening-times>)
- online at <https://engage.barnet.gov.uk/>

Who can comment?

The public consultation is open to everybody. The Council encourages all local residents and stakeholders to comment within the consultation timeframe.

How can I comment on the draft Local Plan?

Comments can be made the following ways:

- Comments can be submitted online via the Barnet Engage website (<https://engage.barnet.gov.uk/>)
- In writing via Planning Policy Team, 7th Floor, 2 Bristol Avenue, Colindale, London, NW9 4EW or respond by email to forward.planning@barnet.gov.uk.

Further information is also available from the Planning Policy team on 020 8359 3000
When making your comments, please clearly state which section of the plan you are referring to. Written Representations about the Local Plan must be submitted by one of the methods specified above no later than midnight on **Monday 16th March 2020**.

What will happen to my comments or

The Council will acknowledge your response and will look at what issues have been raised in the consultation and decide whether the Local Plan needs to be amended to reflect them. Comments and

representations once I have made them?

information received will be used, together with updated evidence where required, to inform the next version of the Local Plan document known as Regulation 19.

Issues will be raised that are outside the remit of the Local Plan and the planning system. In such instances we will signpost to where an answer can be provided.

There will be a further opportunity to comment on the Regulation 19 version of the Local Plan and representations made at this stage will be forwarded to an independent planning inspector to consider. At the same time, we will provide a consultation statement setting out how we have taken people's comments into account.

What is the timetable for the Local Plan

The current timetable for the preparation of the Local Plan and consultation is set out below:

Key Stages	Date
Reg 18: Preparation of Local Plan and Consultation	Winter 2019 / 2020
Reg 19: Publication of Local Plan	Autumn 2020
Reg 22: Submission	Winter 2020/2021
Reg 24: Examination in Public	Summer 2021
Reg 26: Adoption	Winter 2021

Evidence Base

What does the evidence include and why is it necessary?

The Council's evidence base comprises of a number of different studies and reports that have been produced to support and justify the policies and proposals in the draft local plan.

An integrated Impact Assessment (comprising of Sustainability Appraisal (SA), Habitats Regulation Assessment (HRA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA)) has also been published alongside the draft plan for comment

The evidence base will be updated and added to as the Local Plan progresses.

Where can I view the evidence to support the Draft Local Plan?

Supporting evidence can be found on our website: <https://www.barnet.gov.uk/planning-and-building/planning-policies-and-local-plan/local-plan-review/local-plan-evidence-and>

Content of the Draft Local Plan

**Why do we need so many new homes?
Where will they go?**

The Council has done an assessment of housing need. This shows that in order to meet household growth, as well as numbers of concealed as well as homeless households, factoring in the level of vacant homes, consideration of local market signals (with limited supply of new homes contributing to the high cost of housing) Barnet needs an additional 3,060 new homes each year.

At present the level of housing completions in Barnet is about 2,200 new homes per year.

On this basis the draft Plan seeks to deliver a minimum of 46,000 new homes over the 15 year plan period. Approximately 12,000 of these new homes already have planning permission in large schemes such as Brent Cross, Colindale Gardens, Millbrook Park and West Hendon

There are about 151,000 dwellings in Barnet so this would represent an increase of about 30% over 15 years.

New homes will be delivered in the most sustainable locations, places such as Brent Cross, Colindale, Cricklewood and Edgware as well as town centres. These are shown on the Key Diagram in the Local Plan.

Distributing growth to the most sustainable locations in Barnet is considered the right approach.

How will the Local Plan help meet affordable housing needs?

Figures show that in order to meet affordable housing needs, a minimum of 23% of overall housing delivery should be affordable accommodation. This will be a mixture of homes for rent and various forms of affordable home ownership.

This equates to a minimum of 10,600 new affordable homes by 2036. The Local Plan aims to deliver more than this level of affordable homes, seeking that a minimum of 35% affordable housing is delivered from all developments of 10 or more units.

	<p>S106 contributions from private development is the main mechanism for securing affordable housing through the planning system. Securing the right type of affordable homes through S106 has become more challenging as need has intensified.</p>
<p>How do we ensure that these new homes actually meet housing need?</p>	<p>The Plan sets out space requirements on the size of homes. It protects family housing from conversion and sets out policy for managing vacant homes as well as short-term lets. It sets out a clearer approach on housing options for older people. It also has policy on student accommodation and HMOs. The Plan supports wider housing choice. However, the planning system does not control who lives in these new dwellings.</p>
<p>Will more homes lead to more congestion in the Borough?</p>	<p>Levels of car ownership in Barnet are high with 142,000 cars, but attitudes are changing particularly among younger residents. Car sharing schemes have become more popular as have more active and sustainable forms of transport such as walking, cycling and public transport.</p> <p>The Local Plan recognises that the car remains an important travel choice for parts of the Borough where alternative options such as public transport are more limited. The Local Plan has developed a parking policy to reflect this. The Local Plan also aims to tackle inefficient use of land created by surface level car parking.</p> <p>In addition, the Local Plan promotes more sustainable travel modes where possible and the delivery of new transport infrastructure to support the travel needs of a growing population.</p>
<p>What impact will Brexit have on housing numbers?</p>	<p>Household projections may change because of Brexit, but the indications are that London will continue to grow. This reflects projections by the GLA. It is generally accepted that the UK is facing a housing crisis, which is partly due to the historic under delivery of houses. The Government wants to build 300,000 new homes every year and has much higher expectations of housing delivery in Barnet.</p>
<p>What will the Local Plan do for jobs?</p>	<p>The Local Plan safeguards existing land for employment ensuring that Barnet retains blue-collar as well as white collar jobs. New development is required to contribute to skills and training so that we</p>

help residents benefit from the opportunities of inward investment. We are also helping new enterprises by securing affordable workspace.

What about infrastructure? We need new GP surgeries, schools, public transport and utilities?

The Local Plan is not just about new homes and jobs; we also need a range of infrastructure to support growth including schools, GPs, public transport, roads, utilities, parks and leisure facilities. New development will be carefully controlled to ensure that the necessary infrastructure is provided in a timely manner.

The next version of the Local Plan (Regulation 19) will be supported by an Infrastructure Delivery Plan (IDP). The IDP will provide an assessment of current infrastructure provision, future needs, gaps and deficits, along with an indication of costs of providing infrastructure.

How will infrastructure be funded?

Community Infrastructure Levy (CIL) is a planning charge that local authorities and the Mayor of London can set on new development to help pay for community infrastructure. It is intended to offer transparency, consistency and fairness for all developers and local authorities, whilst keeping a balance between the cost of funding infrastructure and the viability of development.

Most development is subject to pay CIL. The Barnet CIL Charging Schedule is as follows:

- £135 Residential (C1 - C4, Sui Generis HMOs)
- £135 Retail (A1 - A5)
- £0 All other use classes

CIL regulations require that a proportion of CIL (15%) is set aside as Neighbourhood CIL (NCIL) to be spent on local priorities identified by local communities. Where a neighbourhood plan exists, the proportion of NCIL is higher (25%) and is to be spent on infrastructure identified in the relevant neighbourhood plan.

Another mechanism for funding infrastructure is through planning obligations (Section 106 agreements). These may include or contribute to the provision of new infrastructure in order to mitigate impacts from development.

Will the Local Plan help stop town centre decline?

Town centres are a major focus for this Local Plan. We want to attract inward investment into these places acknowledging that they remain important centres for commercial, leisure and community uses as well as providing new homes. Making town centres attractive and safe places where people want to work, rest and play is a priority for the Plan. Investment in food and drink uses is set to increase as is an evening economy.

Will the Local Plan do anything to help mitigate and adapt to climate change?

The Council is on a credible path to achieving net zero emissions. The Council uses planning policy and guidance produced by the Mayor of London to make London a zero-carbon city by 2050. We have existing guidance on sustainable design and construction from 2016 which we will revisit following adoption of this Plan.

The Local Plan is addressing the inefficient use of land created by surface level car parking. This is reflected in our site proposals. More is done to promote active and sustainable travel; car free development may be appropriate in areas with good public transport access. Growth is focused in the most sustainable locations with good public transport connections.

Sites

How have proposed sites been selected?

These sites have been submitted by landowners. The selection of sites reflects an extensive information gathering and assessment process. We consider these sites to be developable. Based on this work we have set out principles of development. On this basis, we would expect a planning application to come forward with more detail.

Will the sites that are eventually chosen automatically get planning permission?

No, any planning application to develop a site will be subject to the relevant planning procedures and assessed accordingly.
