

# **Barnet Local Plan EIP –Note on Small Sites**

## **Reason for producing this note**

On Day 3 (Thursday 22<sup>nd</sup> September) at the hearing session's, consideration of Matter 3, Housing, Inspector Wildgoose requested a note explaining the Council's approach to Small Sites by providing:

- the Council's position on provision of small sites;
- appropriate wording for Policy GSS01 – Delivering Sustainable Growth via a Proposed Modification – as set out in the Statement of Common Ground (EB\_SoCG\_10) with the Greater London Authority;
- a breakdown of the 14 Small Sites which form part of the contribution to housing delivery from the Schedule of Site Proposals and as referred to in Table 5A (MM37); and,
- a table setting out small and medium sized sites (no larger than one hectare) which form part of the contribution to housing delivery from the Schedule of Site Proposals and as referred to in Table 5A (MM37).

## **Background**

Part 1 - The Local Plan has adopted a positive approach to delivery from small sites. Para 2.34 of the Housing Technical Paper (EXAM 1B) concisely explains the Plan's approach to small sites with further details provided in Appendix 4 of the Housing Technical Paper (HTP). The HTP sets out how the Plan is addressing each requirement of London Plan Policy H1 – Increasing Housing Supply (which seeks to optimise capacity on sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m distance of a station or town centre boundary) and Policy H2 – Small Sites.

This Note revisits the HTP in order to seek to clarify further the Council's position on small sites. This clarification is reflected in a Proposed Modification to Policy GSS01 – Delivering Sustainable Growth.

Part 2 - This Note also shows how the Local Plan is addressing NPPF (para 69) in providing a range of site proposals, including small and medium size sites as set out in Tables 1 and 2.

## **Consideration**

### **Part 1 – Local Plan's approach to Small Sites**

As set out in the Housing Technical Paper and the Council's Hearing Statements, it is that the Local Plan reflects a positive and proactive approach to small sites taking into account the characteristics of the Borough. This approach includes the proposed designation of 14 sites of 0.25 ha and under contributing an indicative capacity of 310 homes as set out in Table 1.

The Council notes that in the Mayor's Statement of General Conformity (Core\_Gen\_06) the Mayor reviewed the Council's approach to small sites and supported the Council's intention to prepare a specific Design Code for Small Sites as part of the Sustainable Design Guidance SPD.

In response to the Mayor's request the Council considers Policy GSS01 – Delivering Sustainable Growth could be modified, in particular by emphasising that the Small Sites target of 5,100 new homes over the lifetime of the Plan is a minimum. This modification also reflects that Small Sites (as set out in Table 1) are designated in the Local Plan. The explanation for the minimum figure has been moved from Policy GSS01 to para 4.8.4.

**ACTION** The Council therefore proposes the following modifications to GSS01 (MM45) and last sentence of para 4.8.4 (MIM32).

### **Policy GSS01 – Delivering Sustainable Growth**

By optimising capacity through good design the Council will support the delivery of a minimum of Housing growth will come forward on small sites (5,100 homes) that are not including sites designated in the Local Plan. This figure, based on previous trends for delivery from small sites, contributes towards meeting the overall housing target for the Borough. Small sites must be delivered in suitable locations with good access to public transport and local services that take account of planning designations and environmental restrictions, including avoiding areas at most risk of flooding. The Council will produce a Sustainable Design and Development Guidance SPD that sets out area wide design codes, guidance and criteria for small site development.

Para 4.8.4 (last sentence)

The Local Plan small sites target, a minimum of 5,100 new homes reflects historic delivery from such sites. Small sites provides a reliable source of windfall sites which contributes to anticipated supply and meets the requirements of the NPPF (para 70 71). In meeting this target the Council wants to encourage the development of small sites and provide a positive environment for small site developments in areas with good access to public transport and local services. The Council expects small site housing delivery to meet relevant policy requirements set out elsewhere in the Local Plan.

## **Part 2 – Small and Medium Sites Delivery through the Local Plan Schedule of Proposals**

The Council acknowledges that small and medium sized sites can make a useful contribution to meeting the housing requirement of an area. NPPF (para 69) states that such sites are often built-out relatively quickly. With regards to the contribution of sites in the Schedule of Site Proposals the Council proposes a minor modification to Table 5A to correct what proposal sites contribute to the category of Other Sites. Other sites are all proposals sites (of all sizes) not covered by a specific Growth and Spatial Strategy policy.

On the basis of Tables 1 and 2 the Council proposes the addition of Table 5B -

**Table 5A Contribution of Identified Sites on Sites Schedule to New Homes Delivery**

	<b>Years 1-5</b>	<b>Years 6-10</b>	<b>Years 11-15</b>	<b>Total</b>
Growth Areas	600	4,900	2,050	7,550
District Centres	600	2,300	700	3,600
Existing & Major New Public Transport Infrastructure	300	850	-	1,150
Estate renewal & infill	200	350	-	550
Major Thoroughfares	1,400	1,300	-	2,700
Other large sites	320	1,400	-	1,720
<b>Contribution from Sites Schedule Total</b>	<b>3,420</b>	<b>11,100</b>	<b>2,750</b>	<b>17,270</b>

Table 1 - Small Sites (0.25 ha and below) comprise of the following 14 proposals -

1	Former Church Farm Leisure Centre – (0.13 ha)
18	Former East Barnet library – (0.16 ha)
19	East Barnet Shooting Club – (0.25 ha)
20	Fayer’s Building Yard & Church – (0.21 ha)
25	East Finchley substation – (0.19 ha)
26	Park House – (0.2 ha)
32	Manor Park Road car park (0.08 ha)
34	Burroughs Gardens Car park (0.06 ha)
35	Egerton Gardens car park (0.09 ha)
36	The Burroughs car park (0.13 ha)
41	PDSA and Fuller St car park (0.23 ha)
48	Mill Hill Library (0.17 ha)
59	Central House (0.15 ha)
65	Barnet Mortuary (former) (0.25 ha)

Table 2 - Medium Sites (1 ha and below) comprise of the following 26 proposals -

3	Osidge Lane Community Halls (0.45 ha)
4	Osidge Library & Health Centre (0.39 ha)
7	Beacon Bingo (0.47 ha)
11	KFC/ Burger King Restaurant (0.44 ha)
12	McDonald's Restaurant (0.48 ha)
23	Bobath Centre (0.39 ha)
24	East Finchley station car park (0.74 ha)
31	Brentmead Place (0.27 ha)
33	Bunns Lane Car park (0.33 ha)
36	Fenella (0.26 ha)
38	Ravensfield House (0.36 ha)
40	Meritage Centre (0.33 ha)
42	Usher Hall (0.44 ha)
50	Watford Way & Bunns Lane (0.86 ha)
51	Great North Road Local Centre (0.81 ha)
52	Kingmaker House (0.26 ha)
54	Barnet House (0.59 ha)
55	Woodside Park Station East (0.46 ha)
57	309-319 Ballards Lane (0.4 ha)
58	811 High Rd & Lodge Lane car park (0.73 ha)
60	Finchley House (key site 3) (0.62 ha)
61	Tally Ho Triangle (key site 1) (0.99 ha)
62	Tesco Finchley (0.85 ha)
63	Philex House (0.28 ha)
64	744-776 High Rd (0.54 ha)
66	East Wing (key site 4) (0.44 ha)

Numbers for new homes from small and medium sites have been rounded in Table 5B. Combined they have an indicative capacity of 3,070 new homes.

**Table 5B Contribution of Medium and Small Sites on Sites Schedule to New Homes Delivery**

	<u>Years 1-5</u>	<u>Years 6-10</u>	<u>Years 11-15</u>	<u>Total</u>
<u>Large sites (over 1 ha)</u>	<u>2,590</u>	<u>9,030</u>	<u>2,580</u>	<u>14,200</u>
<u>Medium Sites (1 ha and below)</u>	<u>660</u>	<u>1970</u>	<u>130</u>	<u>2,760</u>
<u>Small Sites (0.25 ha and below)</u>	<u>170</u>	<u>100</u>	<u>40</u>	<u>310</u>
<u>Contribution from Sites Schedule Total</u>	<u>3,420</u>	<u>11,100</u>	<u>2,750</u>	<u>17,270</u>

## **Conclusion**

A key priority for the Council is that policies are effective for the purposes of decision making

- The Local Plan reflects a positive and proactive to small sites. Through modifications to GSS01 and supporting text the Council seeks to clarify its position on provision of small sites;
- The figure of 5,100 new homes from small sites is more clearly expressed as a minimum

The contribution of small (0.25 ha and under) and medium sized sites (no larger than one hectare) to housing delivery from the Schedule of Site Proposals is set out in Table 5B.