

Revised Housing Strategy
MHE/OPA/7.1

Mill Hill East
Planning Application
August 2010

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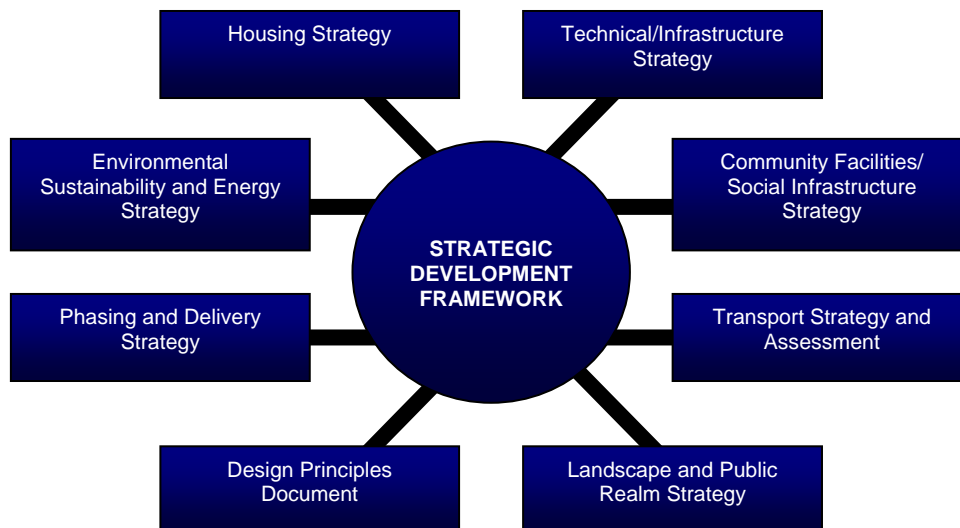
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1. Introduction

- 1.1 This document sets out a revised housing strategy for the Mill Hill East (MHE) site. It replaces the document entitled Mill Hill East Housing Strategy, dated October 2009 (document ref. MHE/OPA/7).
- 1.2 The purpose of the strategy is to establish a series of commitments aimed at ensuring that the residential elements of the proposed development make the most appropriate contribution to housing provision in the Borough, and support the Inglis Consortium’s (IC) overarching objective of creating a successful sustainable new community where people will want to live, work and visit.
- 1.3 The strategy forms part of a ‘Strategic Development Framework’ submitted with the planning application, which comprises a suite of documents that establish a raft of commitments and development principles that will act as a comprehensive framework for the preparation of reserved matters applications going forward. The structure of the Framework is illustrated in Figure 1.1, below:

Figure 1.1 Strategic Development Framework Structure



- 1.4 It is assumed that the provisions of the Framework (and therefore this Strategy) will be secured via means of conditions of appropriate provisions within the s.106 legal agreement.
- 1.5 This Strategy document is structured as follows:
 - **Section 2** sets out the approach that has been taken to the preparation of this strategy;

- **Section 3** provides an overview of the key considerations that have informed that strategy;
 - **Section 4** outlines the approach to the site's existing and consented housing;
 - **Section 5** sets out the proposed mix of housing types, tenures and sizes;
 - **Section 6** establishes commitments to design;
 - **Section 7** considers delivery arrangements; and
 - **Section 8** concludes the document.
- 1.6 The following appendix provides further detail:
- **Appendix A** provides a detailed schedule of development.

2. Approach

Scope

2.1 This document sets out the IC's housing strategy for the site, which outlines the proposed approach and commitments to the following matters:

- Existing housing and housing that benefits from an extant planning permission (consented dwellings);
- The mix of housing tenures, types and sizes to be provided as part of the proposed development;
- Design and sustainable construction standards; and
- Delivery arrangements.

Approach

2.2 The approach taken to the preparation of this strategy is illustrated in Figure 2.1 below:

Figure 2.1 Approach to Preparation of Strategy



Consultation

2.3 This strategy has been informed through a comprehensive programme of stakeholder consultation (comprising workshops, meetings, telephone conversations and correspondence).

3. Key Considerations

3.1 The provisions of this strategy are underpinned by the following key considerations:

- i) Planning and housing policy;
- ii) Housing need, demand and supply indicators; and
- iii) Stakeholder objectives.

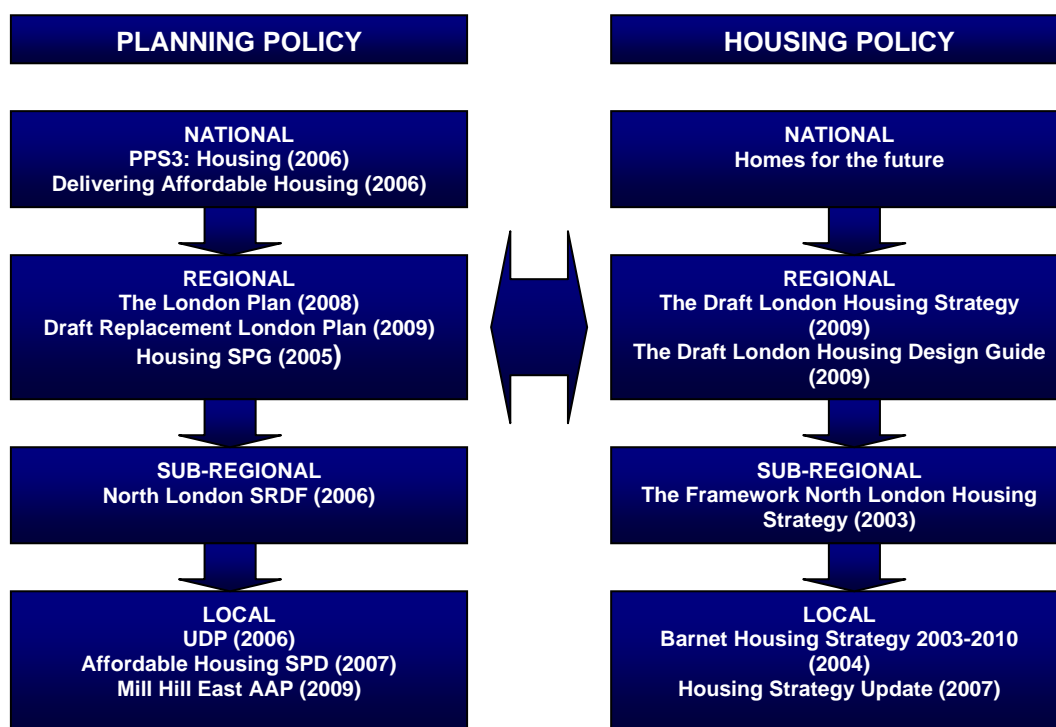
3.2 The purpose of this section is to set out these key considerations in order to provide context and justification for the proposals and commitments set out in later sections.

i) Planning and Housing Policy

3.3 Figure 3.1 below, sets out the structure of the housing and planning policy framework affecting the site:

[This section considers the policy position as at October 2009 – the date of the submission of the planning application and preparation of the original strategy. In the interim period between October 2009 and the preparation of this revised strategy (August 2010) the policy framework has changed slightly (through the publication of updated national planning policy etc), however these changes have not been significant and therefore this section has not been revised.]

Figure 3.1: Policy Framework



Planning Policies

National

Planning Policy Statement 3: Housing (PPS3) (November 2006)

- 3.4 PPS3 sets out the Government's planning objectives for housing. It seeks to guide the preparation of policy at the regional and local level and is also a material consideration in the determination of planning applications. This is of particular relevance where regional and/or local policies may have been prepared in advance of this national guidance (as set out in PPS3). In the case of Mill Hill East, the GLA's Housing Supplementary Planning Guidance (SPG), the North London Sub-Regional Development Framework (SRDF) and the Barnet Unitary Development Plan (UDP) (considered later in this section) all precede the publication of PPS3 and its associated document 'Delivering Affordable Housing'.
- 3.5 Achieving a mix of housing is an objective of PPS3 with emphasis on tenure and price and a mix of households, such as families with children, single persons and older persons. The mix of housing should be considered at regional and local levels with Local Development Documents setting out requirements for market and affordable housing, household types requiring market housing and the size and type of affordable housing required. Local Planning Authorities should ensure housing on large strategic sites reflects household requirements for market and affordable housing and achieves a mix in relation to tenure, price and households.
- 3.6 In relation to market housing, PPS3 requires Local Planning Authorities to plan for the full range of housing, with particular account taken of the need to deliver low cost market housing.
- 3.7 In relation to affordable housing, which is defined as including social rented and intermediate housing, Regional Spatial Strategies should include an affordable housing target for the region and each housing market area, and Local Development Documents should set an overall affordable housing target, taking account of economic viability. Local Development Documents should also include targets for social rented and intermediate housing, where appropriate, and specify the type and size of affordable housing in particular locations. To create a mix of housing, affordable housing should be provided on application sites (as opposed to off-site).

Delivering Affordable Housing (November 2006)

- 3.8 'Delivering Affordable Housing' was published alongside PPS3 and seeks to support the delivery of affordable housing. The document highlights a need for a mix of tenures, a need to consider provision of intermediate housing, and increased need for social renting, particularly

family sized dwellings. Annex A sets out the roles for government including local authorities which includes assessment of the need and demand for market and affordable housing and setting targets and thresholds for affordable housing, with targets taking account of economic viability. Annex B expands upon PPS3's definition of affordable housing, with intermediate housing including intermediate rent, discounted sale and shared equity. Shared equity includes shared ownership and the HomeBuy scheme

Regional and Sub-Regional

- 3.9 The London Plan (2008) sets out the spatial development strategy for London to 2025/26, and has Development Plan status. The policies of the London Plan should be taken into account by London Boroughs in preparation of their Development Plan Documents and in determining planning applications. Housing SPG (2005), supplements housing policies in the London Plan and should be considered by Boroughs in policy preparation and is a material consideration in the determination of planning applications. The North London Sub-regional Framework (SRDF), published by the Greater London Authority, provides non-statutory guidance on the implementation of policies in the London Plan - it does not have the status of Supplementary Planning Guidance, but is a material consideration in the determination of planning applications.
- 3.10 The Mayor of London (Boris Johnson) has announced a full and comprehensive review of the London Plan (and associated supplementary guidance), as set out in a 'direction of travel paper' entitled 'Planning for a better London' published July 2008. It is anticipated that the review will be completed by 2011/12. However, in advance of the publication of revised policy documents the existing 2008 London Plan retains development plan status, supplemented by existing SPGs (including Housing) and to a lesser extent the North London Sub-regional Development Framework (SRDF), and has been taken as the policy starting point in developing proposals for Mill Hill East.

The London Plan (2008)

- 3.11 Key policy requirements are set out below:
- Mill Hill East is identified in **Table 5B.1** as an Area for Intensification to accommodate a minimum of 3,500 homes between 2001-2026;
 - **Policy 3A.3** requires development proposals to achieve the maximum intensity of use compatible with local context, design principles and public transport accessibility;
 - **Policy 3A.5** requires new developments to include a range of housing choices (in terms of the mix of housing sizes and types) taking account of the housing requirements of

different groups; all housing to be built to Lifetime Homes Standards; and 10% of new housing designed to be wheelchair accessible (or easily adaptable for wheelchair users);

- **Policy 3A.8** defines affordable housing as housing designed to meet the needs of households whose incomes are not sufficient to allow them to access decent and appropriate housing in their borough. Affordable housing comprises social and intermediate housing and should seek to meet the full spectrum of housing need;
- **Policy 3A.9** establishes a strategic London-wide target that 50% of new housing should be affordable, and within that a London-wide objective of 70% social housing and 30% intermediate provision;
- **Policy 3A.10** requires Boroughs to seek the maximum reasonable amount of affordable housing when negotiating on individual private residential/mixed-use schemes, having regard to the strategic target established by Policy 3A.9; and
- **Policy 3A.15** requires DPD policies to prevent the loss of housing without its planned replacement at existing or higher densities.

Consultation Draft London Plan (2009)

3.12 The consultation draft London Plan was published on 12th October 2009, shortly before the submission of the planning application. Due to its draft status, limited weight has been given to its contents, however key policy provisions of relevance to this strategy are set out below:

- **Policy 3.3** seeks to increase housing supply in London. An annual average of 33,400 additional homes should be provided across London (an annual monitoring target of 2,255 is set for Barnet for the period 2011-2021). Boroughs are expected to achieve and exceed the minimum housing targets – key means of delivery should include intensification, town centre renewal, Opportunity and Intensification Area and Growth Corridors, mixed use development (especially of surplus commercial capacity), and sensitive renewal of existing residential areas;
- **Policy 3.4** requires developments to optimise housing output having regard to local context, design principles, and public transport capacity. Development proposals should be in accordance with the relevant density ranges set by Table 3.2;
- **Policy 3.5** requires housing development to reflect the highest quality of design (both internally and externally). New housing should enhance the quality of local places, taking into account physical context, local character, density, tenure, land use mix, and relationships with open space, taking particular account of the needs of children and older people;. New dwellings should meet the dwelling space standards set by Table 3.3, meet the changing needs of Londoners over their lifetimes, and address climate change adaptation/mitigation and social inclusion objectives;
- **Policy 3.8** seeks to ensure that new developments offer a range of housing choices in terms of the mix of housing sizes and types, taking into account the housing requirements

of different groups. Boroughs should ensure that: the provision of family sized affordable housing is addressed as a priority, that all new housing is built to Lifetime Homes standards, that 10% of new housing is wheelchair accessible (or easily adaptable to the needs of wheelchair users), that account is taken of the changing age structure of Londoners (particularly the needs of elderly persons), that the needs for supported housing are adequately addressed, and that the needs for student housing are appropriately planned for (and which should not compromise capacity for conventional homes);

- **Policy 3.10** promotes the creation of more mixed and balanced communities (by household tenure and income level);
- **Policy 3.11** defines affordable housing as including social rent and intermediate tenure housing;
- **Policy 3.12** seeks to maximise the delivery of affordable housing. Boroughs are required to set an overall target in their LDF, including separate targets for social rented and intermediate tenure housing;
- **Policy 3.13** requires the maximum reasonable amount of affordable housing to be sought when negotiating on individual private residential and mixed use schemes, having regard to affordable housing requirements and targets, the need to encourage rather than restrain development, the need to promote mixed and balanced communities, the size and type of affordable housing required in particular locations, and the specific circumstances of individual sites. Negotiations should take account of development viability, availability of public subsidy, and the implications of phased development including overage provisions and other scheme requirements;
- **Policy 3.14** requires affordable housing to normally be provided on-site; and
- **Policy 3.15** seeks to resist the loss of existing housing unless it is replaced at existing or higher densities.

London Housing Supplementary Planning Guidance (SPG)(November 2005)

- 3.13 In negotiating affordable housing in schemes, Housing SPG states that the calculation of the proportion of affordable housing could be in habitable rooms or floorspace (not units). Housing mix can take account of existing proportions of social rent and owner occupation at neighbourhood level, but developments of 1,000 units or more should achieve the London Plan's 70:30 social:intermediate split regardless of existing mix. Boroughs are advised to consider economic viability, including the impact of planning obligations for benefits other than affordable housing. Housing SPG also endorses the use of cascade arrangements linking the level of affordable housing to the availability of social housing grant. Housing SPG highlights a need for family housing and family social housing in particular, and indicates that intermediate tenures are most appropriate for smaller sizes units.

North London Sub-Regional Development Framework (SRDF)(May 2006)

- 3.14 The North London SRDF identifies Areas for Intensification as a main location for growth and density is emphasised as critical in meeting housing targets, especially in relation to larger sites. Housing mix is emphasised, particularly in relation to social housing and the need for larger units, with a requirement for 80% of units to have 2 or more bedrooms and 42% to have 4 or more bedrooms overall.

Local

- 3.15 LB Barnet's Unitary Development Plan (UDP) was adopted in May 2006 and sets out policies to guide development over a 10-15 year period. The UDP will be superseded by the Core Strategy, and associated Development Plan Documents, of the Local Development Framework. The preparation of the Core Strategy is in its early stages with consultation on Core Strategy: Issues and Options having taken place in late 2008. The Preferred Options and Submission stages will follow and the Local Development Scheme (June 2007) anticipates adoption of the Core Strategy in August 2010. In the transitional period, the UDP is a 'saved' document and, alongside The London Plan, has development plan status in the determination of planning applications. LBB adopted the Mill Hill East Area Action Plan (AAP) in January 2009 which provides detailed policy guidance for the site and material consideration should be given to the Borough's Affordable Housing SPD which supplements policies in the UDP.

Barnet Unitary Development Plan (UDP) (2006)

- 3.16 Key relevant 'saved' policies are summarised below:
- **Policy H5** requires developments to provide the maximum reasonable amount of affordable housing, having regard to the Borough's strategic target that half of the additional homes delivered between 1997 and 2015 are affordable. The supporting text indicates that affordable housing comprises social rented, intermediate and 'in some cases' low cost market housing, with intermediate housing comprising shared ownership, low cost home ownership and sub-market rented housing. Intermediate housing is highlighted as having an important role in providing mixed communities. In relation to social rented housing a need for properties with 3 or more bedrooms is highlighted;
 - **Policy H3** resists the change of use from residential to other uses, and the loss of housing units that are of a type in particularly short supply; and
 - **Policy H18** sets minimum private amenity space standards for new housing.

Mill Hill East Area Action Plan (AAP) (2009)

- 3.17 Key policy provisions are set out below:
- **Policy MHE1** requires development to comprise around 2,660 residential units. This is to comprise 2,000 new units, 360 units with planning permission (Annington Property Ltd / Countryside Properties Ltd) and 300 replacement units (barracks site);
 - **Policy MHE2** establishes a 50% affordable housing target – the actual % being dependent on a viability assessment to ensure delivery of AAP objectives. The affordable mix to be in line with the London wide objective of 70% social rent and 30% intermediate tenures. All homes to be built to Lifetime Homes standards and 10% to wheelchair accessible;
 - **Policy MHE14** requires residential development to achieve a minimum level 4 of the Code for Sustainable Homes; and
 - **Policies MHE-CA1 to CA4** provide detailed guidance on housing mix (types and sizes) across each of the proposed character areas, as summarised in Table 3.1, below:

Table 3.1 AAP Housing Mix

Character Area	Housing Types		Housing Sizes
	Houses	Flats	
Residential Green Belt Edge (c.6ha)	85%	15%	3-4+ bedroom houses 1-3 bedroom flats
Residential Central Slopes (c. 22ha)	40%	60%	3-4 bedroom houses 1-3 bedroom flats
Residential Southern Hub (c.7ha)	10%	90%	3-4 bedroom houses 1-3 bedroom flats
Local High Street(c.7ha)	10%	90%	3-4 bedroom houses 1-3 bedroom flats

Barnet Affordable Housing Supplementary Planning Document (SPD) (February 2007)

- 3.18 Affordable Housing SPD includes the key objectives of creating mixed and sustainable communities and addressing housing need. Emphasis is placed on choice within housing lifecycles, from social rented to intermediate then owner occupation, requiring a range of housing in terms of affordability, type and size. The types and sizes of affordable housing should meet assessed local need and provide choice of affordable tenure.
- 3.19 The SPD advises that regard will be had to viability considerations and the 50% strategic target in negotiating a reasonable level of affordable housing provision. The SPD advises that

affordable housing can be calculated on the basis of units, habitable rooms or floorspace and should comprise of social and intermediate housing, the latter including rented properties, shared ownership, discounted sale housing and low cost home ownership. The SPD stresses the importance of intermediate tenure housing for the Borough (shared ownership being the 'preferred' tenure), and advises that a 'more appropriate' affordable tenure split for Barnet (than the London Plan's 70:30 social rent:intermediate mix) will be negotiated on a site by site basis.

- 3.20 Affordable Housing SPD sets out the preferred housing size mix for social rented housing to comprise 25% one bed; 25% two bed; 40% three bed; and 10% four bed. For intermediate tenure housing, a preference for one and two bed units is stated.

Housing Policies

National

Homes for the Future: More Affordable, More Sustainable (2007)

- 3.21 The Department for Communities and Local Government published the Housing Green Paper 'Homes for the future' in July 2007. The paper sets out plans for the delivery of 3 million new homes by 2020. It proposes increased housing supply progressed over time towards a target of 240,000 new homes per annum by 2016, to deliver 3 million new homes by 2020, with 2 million delivered by 2016. It seeks to develop more affordable housing with a target of 180,000 new affordable homes by 2010 and a minimum of 70,000 new affordable homes a year by 2010/11. Of these 45,000 should be social homes, rising to 50,000, and 25,000 shared ownership (a 64:36 split). The document also emphasises the need to increase provision of family housing, in both the affordable and market sectors.

Regional/Sub-regional

The Draft London Housing Strategy (2009)

- 3.22 This draft strategy was published for consultation in May 2009, and sets out the Mayor's draft vision and policies for housing in London. Key proposals are set out below:
- The existing 50% affordable housing target will be abolished with individual borough-based affordable housing targets agreed, with the aim of delivering 50,000 affordable homes between 2008-11 (of which 60% will be social rented and 40% intermediate tenure);
 - More family sized homes should be provided (particularly affordable homes). 42% of social rent and 16% of intermediate homes should have 3 bedroom or more;

- More homes should be provided to meet the needs of disabled persons;
- New housing developments should contain a mix of market, intermediate and social rented homes;
- The intermediate sector should be significantly expanded and institutional investment into the private rented sector should be encouraged. Eligibility for affordable homes (especially intermediate tenures) will be expanded;
- All new build homes developed with public funding will be delivered in line with the London Housing Design Guide;
- The architectural, environmental and aesthetic quality of homes will be a key consideration in investment and planning decisions;
- New publicly funded housing should embody secure by design principles;
- New housing developments will achieve the highest standards of accessibility and inclusion, with all homes built to Lifetime Homes standards and at least 10% designed to be wheelchair accessible (or easily adaptable for wheelchair users);
- New housing should contribute to reducing London's carbon emissions and should meet the highest standards of sustainable design and construction. All new publicly funded homes should meet at least level 3 of the Code for Sustainable Homes, and all new housing developments will provide low carbon and renewable energy generation (provided on-site where this is feasible);
- Supports the continuation of physical regeneration of low quality housing and estates; and
- Increased responsibility for the delivery of housing is to be devolved to the boroughs.

3.23 Following consultation the strategy is expected to be refined and published in its final form in late 2009/2010.

The Draft London Housing Design Guide (2009)

3.24 This draft guidance was published for consultation in May 2009, and builds upon the proposals set out in the draft London Housing Strategy to deliver higher quality housing in the Capital, by setting out a raft of detailed standards and guidance that should underpin the design of new housing in London. Initially the guidance only applies to new publicly funded housing involving the London Development Agency (LDA) but the Mayor is seeking to agree a unified set of standards with the Homes and Communities Agency for London based on this guidance. Further to this, the Mayor has indicated that he may adopt the standards set out in the draft guidance as Supplementary Planning Guidance which would apply to all new housing in London (publicly or privately funded) in due course.

The Framework North London Housing Strategy (September 2003)

- 3.25 The Framework North London Housing Strategy, published jointly by the Housing Directors of the Boroughs within the North London sub-region, is the first step in developing a vision and priorities for the sub-region. The Framework Strategy sets out the baseline position and is an initial blueprint for consultation to inform the development of a comprehensive strategy with targets and actions. The Framework Strategy identifies Mill Hill East as providing 2,600 units by 2016. The role of sites such as Mill Hill East is highlighted in the delivery of affordable housing. Increasing the supply of affordable housing and investing in the intermediate market are aims of the Framework Strategy. A range of intermediate units are sought including a balance of rented and shared ownership options. In delivering affordable housing, balance in supply is highlighted with the need to prioritise units with 4 or more bedrooms.

Local

Barnet Housing Strategy 2003-2010 (January 2004)

- 3.26 The Barnet Housing Strategy 2003-2010 sets out the challenges and targets for the Borough's housing services over the seven year period to 2010. It is a 'living document' subject to annual updates.
- 3.27 A core objective of the Housing Strategy is increasing housing supply and balancing housing need. The strategy to achieve this includes increasing density and increasing the provision of affordable housing, including a range of intermediate housing options. The Housing Strategy includes a target for developments to provide 30-50% affordable housing, negotiated on a site-by-site basis taking account of the financial viability of the development. The Housing Strategy seeks to maximise provision of intermediate housing on larger developments. The Housing Strategy highlights a need for 3-4 bedroom affordable rented homes and a small number of larger properties.

Housing Strategy Update (March 2007)

- 3.28 The Housing Strategy Update published March 2007 is the second Update following the Update of July 2005. The Update identifies key priorities including providing greater choice to enable residents to progress from social renting to intermediate housing and eventual outright ownership. Alongside meeting The London Plan's housing supply targets, the Update highlights the UDP target for 50% of new housing to be affordable and seeks to increase access to home ownership including through greater opportunity for low cost home ownership such as discounted market sale.

ii) Housing Need, Demand and Supply Indicators

- 3.29 The IC recognise that the mix of housing at MHE should respond to local housing need, demand and supply considerations. Accordingly, the purpose of this section is to provide baseline information on the current position in LBB at the time of preparing this strategy.

Affordable Housing Need

- 3.30 Fordham Research prepared a Housing Need Assessment for LBB in 2006 which assessed the Borough's future requirements for affordable housing to 2011. The assessment concluded that there is an absolute need for the provision of a further 5,148 (net) affordable units per annum in Barnet (comprising an annual backlog target of 217 households plus newly formed households (852), existing households falling into need (1,696), in-migrant households (3,106) minus an annual supply of 723 re-lets). The assessment notes that this level of need equates to 30 households per 1,000 which is higher than the average for outer London Boroughs (27/1,000) and the UK as a whole (16/1,000). On this basis, there is a clear need for the proportion of affordable housing at MHE should be maximised as far as is viable.
- 3.31 Table 3.2 below provides a summary of the assessed net housing need broken down by tenure and unit size:

Table 3.2 Net Annual Need for Further Affordable Housing

Dwelling Size	Net Affordable Housing Need (dwellings per year)				
	Total	Social Rent		Intermediate	
		No.	%	No.	%
1 bed	2,791	1,750	44.1%	1,041	88.3
2 bed	1,297	1,203	30.3%	94	8%
3 bed	720	688	17.3%	32	2.7%
4 bed	339	328	8.3%	12	1%
Total	5,148	3,970	-	1,179	-
		77% of total affordable housing need		23% of total affordable housing need	

Source: Fordham Research, 2006

- 3.32 As Table 3.2 illustrates, the Borough's housing need assessment indicates that the local housing need is focussed on 1 and 2 bedroom units (although it is recognised that there is a sizeable assessed need for 'family' sized social rented homes).

Market Demand for Private Housing

- 3.33 Land Registry data indicates that average sale prices of dwellings in LBB have fallen by 8.9% over the 12 months to August 2009 (compared to a national average of -9.4% and Greater London figure of -6.2%). In light of these falling prices and the lack of liquidity in wholesale lending markets associated with the 'credit crunch', mortgage lenders have tightened their lending criteria which has led to a significant reduction in transaction volumes. Notwithstanding the above, it should be noted that sales volumes and sale prices have now begun to recover, but are still well below the 2007 peak.
- 3.34 Research undertaken by LBB suggests that there is a reasonable level of confidence among local agents and developers that house prices in the Borough will rise in the medium to long term, on the basis of ongoing demand for housing in this location (underpinned by projected household growth and the attractiveness of the location). GVA Grimley (residential agents) have advised that in the medium to long term, while having regard to the projected supply of other new-build homes in this part of London, the site would be expected to attract demand for a broad mix of housing types/sizes. A circa 70:30 split of flats to houses is recommended, comprising a mainly flatted development of 1-2 bedroom units to the southern and central areas of the site, with larger 3/4/5 bedroom houses towards the north of the site.

Housing Supply

New Housing

- 3.35 Table 3.3 below, summarises the LBB Housing Trajectory (as set out in the Barnet Annual Monitoring Report 2007/8) which sets out projected housing completions in LBB over the current plan period (based on existing completions, planning permissions and allocated sites):

Table 3.3 LBB Housing Trajectory (2008/09 to 2016/17)

	No. of Dwellings		
	Private	Affordable	Total
Strategic Target	8,487	8,487	16,974
Projected Completions	12,564	8,449	21,013
Balance above/below strategic allocation	+4,077	-38	+4,039

- 3.36 As indicated in Table 3.3, housing completions in LBB are projected to exceed the strategic target set out in the London Plan (in terms of total number of units) and fall short of the

Borough's 50% affordable housing target (as a proportion of total units). It is unclear, however, to what extent the above projections take into account the implications of the current economic conditions which have led to a significant reduction in new housing starts/completions.

- 3.37 A substantial proportion of the Borough's projected housing completions during the current plan period (as considered by Table 3.3 above) are likely to be provided in the Borough's main regeneration areas, which comprise RAF East Camp (Beaufort Park); Brent Cross Cricklewood; Colindale (Graham Park); Stonegrove and Spur Road Estates; and West Hendon (in addition to Mill Hill East). Table 3.4, below, summarises the mix of housing sizes and tenures proposed for each of the major schemes identified above (excluding Mill Hill East) (figures are 'net' and take account of demolitions):

Table 3.4 Proposed Dwelling Mix at Major Developments in Barnet (Net Figures)

Tenure		Dwelling Size				Total
		Studio/ Bed	One	Two Bed	Three Bed +	
Private	No. of units	3,372		4,556	1,561	9,489
	%	36%		38%	16%	100%
Affordable	No. of units	641		927	887	2,455
	%	26%		37%	36%	100%
Total	No. of units	4,013		5,483	2,448	11,944
	%	33.5%		45.9%	20.5%	100%

* Data Excludes Graham Park – awaiting demolition data

- 3.41 Data on unit size breakdown is not available for all committed developments in the Borough (nor with respect to the housing trajectory), however Table 3.4 shows that the majority of dwellings coming forward in the Borough's main pipeline developments are to comprise smaller 1/2 bed units (of note is that a significant proportion (36%) of affordable units in these developments are to be 'family' sized homes of 3 bedrooms or more).

Second Hand Housing

- 3.42 Census data indicates that in 2001 61% of households in LBB lived in houses/bungalows and 39% flats/maisonettes (the mix in Mill Hill ward comprised 28% flats and 72% houses/bungalows). The tenure mix of existing households in the Borough in 2001 comprised 66% owner occupied (73% in Mill Hill), 17% private rent (13% in Mill Hill) 1% shared ownership (1% in Mill Hill) and 15% social rent (11% in Mill Hill). The majority of the existing stock dates from the inter-war and post-war period (which is interspersed with older and newer stock).

- 3.43 The Borough's Housing Needs Survey indicates that the annual supply of recycled existing affordable housing stock is dominated by smaller homes with comparatively few 'family' sized homes for social rent (46% one bed, 29% two bed, 24% three bed and less than 1% four bed).

iii) Stakeholder Consultation

- 3.44 This strategy takes account of the outcomes of a comprehensive programme of stakeholder consultation (comprising workshops, exhibitions, meetings, telephone conversations and correspondence), involving London Borough of Barnet Housing and Planning Officers; the Housing and Communities Agency; Greater London Authority Planning Officers; and the Local Community. An overview of the outcomes of this consultation is provided below:

London Borough of Barnet Officers

- Support for the demolition of all existing residential buildings in order to enable the comprehensive redevelopment of the Mill Hill East site;
- Officers advised that 50% would be the starting point for affordable housing negotiations (however Officers recognised that a lower proportion could be justified by a viability assessment) comprising an affordable tenure mix of 70% social rent and 30% intermediate tenures. Shared ownership is the favoured form of intermediate housing, in response to local aspirations;
- This site is considered more suitable for 'family' sized homes with gardens than other large redevelopment areas in the Borough (particularly for affordable tenures);
- The affordable housing mix (in terms of unit sizes) should be consistent with that set out in the Borough's Affordable Housing SPD;
- The mix and distribution of housing types and sizes should accord with the character area policy guidance set out in the MHE AAP;
- Officers advised that they did not consider studio apartments to be appropriate in this location, however, with the exception of this consideration, the private housing mix should be determined by market demand and the form of development proposed;
- Specialist housing, student accommodation and housing specifically for key workers not considered appropriate for this location, and there is no specific need for housing for BME groups or specialist housing at MHE;
- In terms of housing types, Officers expressed the view that one/two/three bedroom units should be provided as flats and three/four/five bedroom units as houses; and
- RSL's to be selected from the Council's approved list and LBB to have nomination rights to affordable units.

Greater London Authority Officers

- Support for the demolition of all existing buildings in order to enable the comprehensive redevelopment of the site;
- Officers have consistently advised the IC to provide an affordable tenure mix of 60:40 (social rent:intermediate), in accordance with the policy provisions of the draft London Plan (2009);
- In accordance with the adopted London Plan (2008), 50% affordable housing target will be the starting point for affordable housing negotiations for the MHE site (the actual acceptable mix will be dependant on the outcomes of a viability assessment); and
- Increased emphasis on the provision of family sized units, no specific size mix requirements for market housing but expect circa 30% of affordable housing (comprising social rent and intermediate) to be 'family' sized units.

Local Community

- Recognition that additional housing is much needed including a mix of housing types and sizes (to reflect different household needs). General view that the northern part of the site should comprise mainly family sized houses, with a greater emphasis on one/two bedroom flats towards the south of the site;
- A range of housing tenures should be provided, and careful consideration given to the management of affordable tenure units. The inclusion of housing specifically for key workers was suggested; and
- Housing should be designed to achieve high energy efficiency/sustainability standards.

4. Existing and Consented Housing

Context

Existing Homes

- 4.1 There are 150 existing dwellings within the planning application site boundary, comprising the following:
- 40 x two bed units;
 - 69 x three bed units; and
 - 41 x four bed units.
- 4.2 These dwellings were originally built as married quarters for the Middlesex Regiment (who occupied the former Inglis Barracks), however, following the relocation of MoD activities from the site all units are now under the ownership of Annington Property Limited.
- 4.3 These homes are mainly utilitarian in design/style; suffer from an inefficient layout and ineffective land take; are generally in a poor state of repair; and suffer from a high vacancy rate. 100% of units are private tenure. Occupied units are understood to be let on a bulk basis to Notting Hill Housing Group who sub-let them on a temporary basis.

Consented Homes

- 4.4 Part of the site is subject to an extant planning permission for 98 new dwellings (part of the Annington/Countryside scheme), comprising the following:
- 30 x one bed units (all private);
 - 36 x two bed units (all 44 private);
 - 21 x three bed units (9 x social rent and 12 x private); and
 - 11 x four bed units (3 x social rent and 8 x private).

Summary of Key Considerations

Housing and Planning Policy Framework

- There is a general policy presumption against the loss of existing housing without its planned replacement at existing or higher densities;
- Sustainability related policy objectives encourage the re-use of existing buildings (over demolition) unless wider benefits can be achieved through demolition;
- The MHE AAP supports the demolition of all existing dwellings in order to achieve comprehensive redevelopment of the area.

Stakeholder Consultation

- Demolition of all existing homes is supported;

Strategy

- 4.5 All existing dwellings would be demolished and replaced as part of the comprehensive redevelopment of the site. Once outline planning permission is granted existing leases would not be renewed and no further leases issued, and demolition would take place in accordance with the details set out in the Revised Phasing and Delivery Strategy (document reference MHE/OPA/10.1). Existing residents would be responsible for securing alternative accommodation, with support from LBB Housing Department where appropriate.
- 4.6 The consented development would not be implemented. This land would be incorporated into the MHE planning application site and 'replaced' as part of the outline planning proposals.

Mix of Replacement and New Homes

- 4.7 The planning application proposes a total of 2,174 dwellings, which, once replacement units have been taken account of, equates to a net addition of 1,926 units, as detailed in Table 4.1, below:

Table 4.1 Development Mix

	Gross Units	Replacement of Existing Units (demolished)	Replacement of Units with Planning Permission (unimplemented)	Net New Units
One bed flat	641	0	-30	611
Two bed flat	966	-40	-36	890
Three bed flat	50	-32	0	50
Three bed house	240	-37	-21	150
Four bed house	239	-41	-11	187
Five bed house	38	0	0	38
Total	2,174	-150	-98	1,926

5. Mix of Housing Tenures, Sizes and Types

Context

- 5.1 The outline planning application proposes a total of 2,174 units (comprising the replacement of 248 x existing/consented units plus 1,926 x 'new' units). The Inglis Consortium's aim is to create a mixed, balanced community and it is recognised that a key factor in achieving this goal will be the provision of an appropriate mix of housing types, tenures and sizes that responds to planning policy considerations and stakeholder objectives and, critically, the housing need/demand/supply implications outlined in earlier sections of this strategy.

Summary of Key Considerations

Housing and Planning Policy Framework

- MHE should aim to be a mixed and balanced community and include a mix of housing tenures, sizes, types and prices that reflect local needs and demands;
- Affordable housing tenures comprise social rent and intermediate tenures. Definitions of intermediate tenures differ across policy documents, however generally comprise intermediate rent, shared ownership and discount sale (low-cost home ownership) – there is pressure to develop/promote new intermediate housing products;
- 50% affordable housing should be the starting point for negotiations – the actual proportion of affordable housing should be established having regard to viability (using the Mayor's Affordable Housing Viability Toolkit). Affordable housing proportions should be calculated on the basis of habitable rooms or floorspace;
- Affordable housing tenure mix should have regard to policy and local needs and aspirations – 60-70% social rent and 30-40% intermediate tenures should be the starting point for negotiations;
- Borough level policies require the social rent units to comprise the following approximate mix: 25% one bed; 25% two bed; 40% three bed; and 10% four bed. Intermediate tenures are most appropriate for smaller units (one/two bed). Draft strategic policy objectives produced by the Mayor sets out a target that 42% of social rented housing and 16% of intermediate housing should be 3 bedroom units or larger;
- There is no specific policy guidance on private housing mix, however the overall mix of house types and sizes to accord with character area guidance set out in MHE AAP.

Housing Need, Demand and Supply Indicators

- Total assessed annual affordable housing need exceeds the Borough's total annual housing target (as set out in the London Plan), therefore the provision of affordable housing should be maximised;
- 77% of the Borough's assessed net affordable housing need is for social rented units while 23% of need can be met by intermediate tenures;
- 74% of assessed net social rented housing need is for 1/2 bedroom units while 96% of net assessed need for intermediate tenure housing is for 1/2 bedroom units (the balance (26% of total net affordable need) is for larger 'family' sized homes);
- 63% of proposed affordable dwellings at the Borough's major developments are to comprise 1/2 bedroom units and 36% larger 'family' sized 3 bed+ homes. Private units at these developments comprise mainly 1/2 bedroom units (74%);
- Private house prices are been subject to recent falls and the volume of transactions has dropped sharply over the past 24 months (in line with wider national trends), nonetheless in the medium to long term there is expected to be strong market demand for 1-2 bedroom flats and 3-5 bedroom houses at the site (values and transactions are now showing signs of recovery).

Stakeholder Consultation

- 50% affordable housing target;
- Affordable tenure mix target of 60% social rent and 40% intermediate – increasing emphasis on intermediate tenures (new products encouraged);
- High proportion of ‘family’ sized social rent units is encouraged – mix of affordable housing unit sizes to have regard to LBB SPD and mix of private units to be based on market demand;
- Mix of house types and sizes to accord with character area guidance set out in MHE AAP; and
- No support for studio apartments. Flats to comprise 1-3 beds and houses 3 bed +.

Strategy

Mix of Housing Types

- 5.2 The proposed mix of housing types comprises the following:
- Houses – to include detached/semi-detached/terrace formats; and
 - Flats – to include single and/or multi-floor formats.
- 5.3 A wide range of housing formats is encouraged (within the above ‘categories’) in accordance with the parameters set by the Design Principles Document (document reference MHE/OPA/3). However, housing should comprise ‘regular’ dwellings only (Use Class C3) – no provision is to be made for specialist housing of any form (for example student housing, sheltered housing, live-work units etc).

Tenure Mix

- 5.4 The proposed housing tenure types to be provided comprise the following:
- Social housing – housing provided by a landlord where access is on the basis of need, and rents are no higher than target rents set by the Government for housing association and local authority rents. Units will remain ‘affordable’ in perpetuity;
 - Intermediate housing – This category will comprise shared ownership products only (discounted sale/low cost home ownership and intermediate rent products are not considered appropriate); and
 - Market/Private housing – owner-occupied and private rented housing which does not meet the affordability and access criteria for social housing or intermediate housing.
- 5.5 The planning application proposes the following mix of the above tenures:
- Replacement Housing (demolitions and consented dwellings) – the existing/consented tenure mix should be replicated to ensure 1:1 re-provision (a mix of social rent and private/market units – refer to breakdown in Section 4); and
 - New Housing (net additional housing) – a mix of tenures comprising social rent, shared ownership and private. The overall target is to provide 30% of new homes as affordable (social rent or shared ownership) subject to viability. There will be an overall minimum of

15% and maximum of 50%. 60% of affordable tenure units will be provided as social rent and 40% shared ownership (which accords with the most up to date GLA/Borough objectives).

- 5.6 The proposed mix of the above tenures has been established following the application of the Mayor's Affordable Housing Toolkit (in order to establish the maximum viable proportion of affordable housing that the proposed development could incorporate), and will be secured via the s.106 agreement. The terms of the planning obligation incorporate a review mechanism to ensure that future market conditions are taken account of in later phases to ensure that the maximum viable proportion of affordable housing is secured going forward.

Mix of Housing Sizes

- 5.7 The proposed mix of 'new' housing sizes (i.e. not taking account of the 1:1 replacement of existing/consented units) is as follows:
- **Social housing:** 25% one bed, 25% two bed, 40% three bed and 10% four bed. This mix has been established by having regard to the mix set out in the Barnet Affordable Housing SPD, accords with the Mayor's draft strategic objective that at least 42% of new affordable homes should be 'family' sized, and responds to LBB Officer guidance that this site is considered particularly suitable for 'family' sized homes;
 - **Intermediate housing:** 42% one bed, 42% two bed, 10% three bed and 6% four bed. This mix has regard to assessed local housing need and the policy guidance set out in the Borough's affordable housing SPD, with larger units introduced in response to the specific objectives of LBB/GLA Officers and the direction provided by the Mayor's draft Housing Strategy targets (which seeks to ensure that 16% of intermediate tenures are 3 bedrooms or larger); and
 - **Private/Market housing:** A mix of one, two, three, four and five bedroom units. This mix responds to market demand for both owner occupied and private rented accommodation in this location (a mainly flatted development towards the south of the site and family sized houses to the north).

Summary

- 5.8 A proposed residential development schedule which provides a breakdown of unit type and size for each plot is submitted for approval with the planning application (enclosed at Appendix A).
- 5.9 The exact proportion of affordable housing will be set on a tranche-by-tranche basis – mechanisms for securing this will be set out in the s.106 agreement linked to the planning

permission. For the purposes of this strategy, an indicative tenure mix is set out in Table 5.1, below, based on the minimum commitment (15% of net new dwellings plus 1:1 replacement of replacement units).

Table 5.1 Indicative Tenure Mix

	Social Rent	Intermediate	Private	Total
One bed flat	40	53	548	641
Two bed flat	40	54	872	966
Three bed flat	40	0	10	50
Three bed house	31	13	196	240
Four bed house	19	8	212	239
Five bed house	0	0	38	38
Total	170	128	1,876	2,174

6. Quality of New Homes

Context

- 6.1 The IC aim to deliver the highest quality of design and sustainable construction standards at Mill Hill East, and, accordingly, this section sets out a raft of commitments which should ensure this is delivered. This section of the report should be considered in conjunction with the commitments and development principles set out in the Design Principles Document (MHE/OPA/3) and the Revised Environmental Sustainability Strategy (MHE/OPA/9.1) which are submitted for approval alongside this strategy. The intention is that this will establish a comprehensive framework for the preparation of detailed proposals in due course.

Summary of Key Considerations

Housing and Planning Policy Framework

- High quality design is essential;
- 100% of units to be built to Lifetime Homes Standards;
- 10% of units to be wheelchair accessible;
- Homes to be built to Code for Sustainable Homes Level 4 (rising to 6 over the delivery period);
- Scheme should obtain 'Secure by Design' accreditation; and
- Regard should be had to the raft of detailed policy 'standards' (minimum floorspace, amenity space, car parking, privacy etc) are set out in LBB planning policy documents and draft strategic guidance published by the Mayor.

Strategy

Design Objectives (Place-Making)

- 6.2 The vision for Mill Hill East is to create a high quality, sustainable community within this suburban area at the heart of Barnet. It will provide a rich mix of new homes, business opportunities, community facilities and high quality public realm within the green, suburban context. Mill Hill East will have a clear identity which response to the physical challenges of the site and creates a thriving and attractive place which sits comfortably within its context, protects the adjoining Green Belt and enhances neighbouring areas. The range of housing typologies, high quality architecture, public realm and landscape within a network of streets and spaces will create a safe and secure environment where people will choose to live and work, and where lives can flourish.

6.3 The design objectives for the new community are summarised as follows:

- Successfully integrate the development with the existing suburban context and protect the adjoining Green Belt;
- Provide for the needs of the community through the provision of new facilities and services, including health facilities, primary school, employment and business opportunities;
- Minimise the impact of development on the existing transport network, through encouraging alternative, more sustainable modes of travel and by providing safe, attractive and convenient pedestrian and cycle routes between the development and local facilities;
- Ensure that inclusive access is provided for all sections of the community to the development as far as the topography of the site permits;
- Maximise public access to open space;
- Provide additional housing which is tenure blind and distributed throughout the development;
- Have an average density of around 85 dwellings per hectare, so as to make the most efficient use of available land;
- Create opportunities to enhance the local environment, such as improving the quality of open spaces and links to the surrounding area;
- Retain important landscape and natural features such as trees and hedgerows, incorporating these into the layout of the masterplan, so that they may positively contribute to the sense of place and assist in increasing local biodiversity;
- Provide formal and informal recreation across the site, to meet the needs of existing and new residents;
- Incorporate sustainable development principles into the development and maximise energy efficiency through the layout and orientation of buildings;
- Maximise the opportunities for a low carbon development through natural light and ventilation and district heating, as well as integrating renewable energy technologies as appropriate;
- Ensure that the scale, massing and appearance of the built form reflects current best practice design guidance while also creating a place that is locally distinctive in character;
- Maximise the opportunity to provide passive surveillance from dwellings onto public open spaces, footways and cycleways, within the scheme and surrounding public areas;
- Ensure a clear distinction between the public and private spaces within the site and incorporate measures to reduce actual and perceived opportunities for crime;
- Ensure that dwellings, parking areas, landscape and open spaces are well related to each other and provide a safe and attractive environment;

-
- Minimise dominance of the car through layout, design and the provision of a variety of car parking solutions, and
 - Ensure that the development benefits from sustainable drainage techniques.
- 6.4 In order to ensure that the above objectives are achieved, the outline planning application is submitted with a Design Principles Document (document reference MHE/OPA/3) which establishes a further 'layer' of design detail which will act as a comprehensive framework for the preparation of reserved matters applications.

Accessibility Standards

- 6.5 Reference should be made to the Design Principles Document (MHE/OPA/3) which sets design requirements for pedestrian accessibility to homes and within the site.
- 6.6 Car parking for dwellings is to be provided in accordance with the following average standards (further details are set by the Design Principles Document (document ref. MHE/OPA/3) and the development schedule enclosed at Appendix A):
- 4 bed house – 1.5 – 2 spaces per dwelling;
 - 3 bed house – 1 – 1.5 space per dwelling;
 - 3 bed flat – 1 space per dwelling;
 - 2 bed flat – 1 space per dwelling; and
 - 1 bed flat – 1 space per dwelling.
- 6.7 Cycle parking should be provided at the rate of a minimum of one space per dwelling.

Space Standards

Internal Space Standards

- 6.8 Development at the site should accord with the minimum internal space standards set out in Table 6.1, below:

Table 6.1 *Minimum Internal Space Standards*

Dwelling Type	Dwelling Type (bedrooms/persons)	Minimum Gross Internal Area
Single storey	1b/2p	50sqm
	2b/3p	61sqm
	2b/4p	70sqm
	3b/4p	74sqm
	3b/5p	86sqm
	3b/6p	95sqm
	4b/5p	90sqm
	4b/6p	99sqm
2 storey	2b/4p	83sqm
	3b/4p	87sqm
	3b/5p	96sqm
	4b/5p	100sqm
	4b/6p	107sqm
3 storey	3b/5p	102sqm
	4b/5p	106sqm
	4b/6p	113sqm

[Note that the above internal floorspace standards are in accordance with the requirements of the Interim London Housing Design Guide, 2010]

Private Amenity Space

6.9 In accordance with the requirements of the Barnet UDP (2006) Policy H18, new homes should be provided with private amenity space in accordance with the following standards:

- **Flats:**
 - 5sqm of space per habitable room (preferably private, but can include semi-private communal space).
- **Houses:**
 - Up to 4 habitable rooms: 40sqm;
 - Up to 5 habitable rooms: 55sqm;
 - Up to 6 habitable rooms: 70sqm; and
 - 7 or more habitable rooms: 85sqm.

Lifetime Homes/Wheelchair Accessible Units

6.10 100% of homes should be built to Lifetime Homes standards (unless it can be demonstrated that this is not achievable) and 10% designed to be fully accessible (or easily adaptable) for wheelchair users.

Residential Amenity Standards

- 6.11 The outline parameters and further design principles established at the outline stage (refer to Design Principles Document MHE/OPA/3, Design and Access Statement MHE/OPA/11, and the set of Parameter Plans) seek to enable the highest standards of residential amenity. As detailed matters, these will be dealt with at the reserved matters stage.

Sustainable Design and Construction Standards

- 6.12 All homes should be designed in order to achieve the Code for Sustainable Homes Level 4 rating (as a minimum). Individual developers of each phase should aspire to exceed this target where practicable. A comprehensive package of further commitments that seek to ensure that the proposed development appropriately responds to the need to mitigate and adapt to climate change is set out in the Revised Environmental Sustainability Strategy (document reference MHE/OPA/9.1).

7. Delivery/Implementation

Phasing

- 7.1 Reference should be made to the Revised Phasing and Delivery Strategy (document reference MHE/OPA/10.1) which indicates how the development is expected to be delivered.
- 7.2 Following the grant of outline planning permission, the Inglis Consortium intends to undertake a comprehensive programme of enabling works (comprising site preparation and the implementation of strategic infrastructure) in advance of the disposal of the site on a phased basis to developers/housebuilders as series of serviced development sites (referred to as 'development parcels').
- 7.3 Each development parcel will comprise a series of plots (as defined on Parameter Plan 4). The intended composition of the development parcels (in terms of which plots), and the sequence in which the parcels will come forward is set out in the Revised Phasing and Delivery Strategy (document reference MHE/OPA/10.1).

Developers

- 7.4 The site is to be sold to (currently unknown) developers on a phased basis following the grant of outline planning permission – accordingly it is likely that more than one housebuilder will develop the site.

Registered Social Landlords

- 7.5 Developers of each phase should be required to enter into an agreement with a partner Registered Social Landlord (RSL) for the delivery of the affordable tenure housing. The selected RSL for each phase will be subject to approval from the master developer and LBB (this will not preclude the same partner RSL being on board for the whole site).

Nomination Rights to Affordable Units

- 7.6 LBB should be able to secure nomination rights to affordable tenure units.

Estate Management

- 7.7 The outline planning application is supported by an Outline Estate Management Plan (document reference MHE/OPA/17) which establishes a framework for the future management of the development.

8. Conclusions

8.1 In summary, the strategy comprises the following key elements:

- Demolition of all existing dwellings on the site;
- Provision of a mix of housing types, sizes and tenures that positively responds to local housing need and demand; strategic and local policy aspirations; and community/stakeholder aspirations;
- Commitments to ensure the proposed housing will be built to the highest quality standards; and
- Commitments to ensure implementation/delivery.

Appendix A Detailed Development Schedule



Mill Hill East

Table A6157.1

Schedule of Accommodation

Schedule Relates to Planning Application Plans ref. A6157/2.1/01 to 08

Block	Net Area (Hectares)	Character Area	1BF	2BF	3BF	TOTAL FLATS	3BH	4BH	5BH	TOTAL HOUSES	TOTAL UNITS	CAR PARKING SPACES
			TOTAL	TOTAL	TOTAL		TOTAL	TOTAL	TOTAL			
A1	0.28	(1) Green Belt Edge	0	6	0	6	4	1	2	7	13	18
B	0.38	(1) Green Belt Edge	0	0	0	0	7	6	2	15	15	27
C	0.47	(1) Green Belt Edge	0	0	0	0	7	7	3	17	17	31
D	0.32	(1) Green Belt Edge	0	0	0	0	6	5	0	11	11	19
E	0.27	(1) Green Belt Edge	0	0	0	0	11	5	3	19	9	18
F1	0.38	(1) Green Belt Edge	0	0	0	0	3	8	3	14	14	27
F2	0.49	(1) Green Belt Edge	0	0	0	0	8	4	5	17	17	30
K2	0.23	(1) Green Belt Edge	0	0	0	0	0	0	5	5	5	10
AA	0.24	(1) Green Belt Edge	0	0	0	0	8	6	0	14	14	21
BB	0.19	(1) Green Belt Edge	0	0	0	0	8	0	0	8	8	12
JJ	0.21	(1) Green Belt Edge	0	0	0	0	10	4	0	14	14	22
Character Area Total	3.46		0	6	0	6	62	46	23	131	137	235
A2	0.24	(2) Central Slopes	3	10	0	13	4	0	0	4	17	19
G1	0.57	(2) Central Slopes	0	12	0	12	11	11	0	22	34	46
G2	0.54	(2) Central Slopes	0	12	0	12	8	11	0	19	31	44
H	0.52	(2) Central Slopes	0	12	0	12	5	12	0	17	29	41
J	0.74	(2) Central Slopes	21	26	0	47	3	12	0	15	62	74
K1	0.77	(2) Central Slopes	8	14	0	22	0	16	3	19	41	57
L	0.66	(2) Central Slopes	3	8	0	11	9	7	4	20	31	41
M1	0.42	(2) Central Slopes	0	6	0	6	5	6	1	12	18	24
M2	0.51	(2) Central Slopes	0	0	0	0	14	3	2	19	19	29
N	0.45	(2) Central Slopes	0	0	0	0	10	7	2	19	19	29
O	0.25	(2) Central Slopes	0	0	0	0	7	2	1	10	10	15
OM	0.38	(2) Central Slopes	3	7	0	10	0	0	0	0	10	10
P	0.90	(2) Central Slopes	20	42	0	62	11	8	0	19	81	91
Q	0.75	(2) Central Slopes	18	31	0	49	6	8	0	14	63	70
R	0.43	(2) Central Slopes	6	8	0	14	8	4	0	12	26	32
S1	0.12	(2) Central Slopes	0	6	0	6	0	0	0	0	6	6
S2	0.96	(2) Central Slopes	31	34	0	65	5	12	1	18	83	92
T	0.86	(2) Central Slopes	31	34	0	65	5	12	1	18	83	92
U	0.30	(2) Central Slopes	10	15	0	25	0	4	0	4	29	31
Z	0.17	(2) Central Slopes	0	0	0	0	5	6	0	11	11	17
AR1	0.60	(2) Central Slopes	4	20	0	24	4	12	0	16	40	46
AR2	0.61	(2) Central Slopes	14	14	0	28	8	7	0	15	43	51
AR3	0.11	(2) Central Slopes	0	0	0	0	1	3	0	4	4	6
AR4	0.27	(2) Central Slopes	0	0	0	0	7	0	0	7	7	10
Character Area Total	12.13		172	311	0	483	136	163	15	314	797	978
CC	0.87	(3) Southern Hub/High St	35	59	0	94	16	0	0	16	110	118
DD	0.84	(3) Southern Hub/High St	39	52	3	94	6	4	0	10	104	109
EE	1.42	(3) Southern Hub/High St	106	139	6	251	0	0	0	0	251	251
FF	1.06	(3) Southern Hub/High St	62	114	6	182	0	0	0	0	182	182
GG	0.37	(3) Southern Hub/High St	27	28	6	61	0	0	0	0	61	61
HH	0.57	(3) Southern Hub/High St	22	42	3	67	0	0	0	0	67	67
V	1.36	(3) Southern Hub/High St	68	72	8	148	8	8	0	16	164	172
W	0.29	(3) Southern Hub/High St	3	12	0	15	2	4	0	6	21	24
X	1.14	(3) Southern Hub/High St	80	89	12	181	3	4	0	7	188	192
Y1	0.28	(3) Southern Hub/High St	15	15	6	36	0	0	0	0	36	36
Y2	0.27	(3) Southern Hub/High St	2	16	0	18	2	2	0	4	22	24
AR5	0.17	(3) Southern Hub/High St	10	11	0	21	5	8	0	13	34	41
Character Area Total	8.64		469	649	50	1,168	42	30	0	72	1,240	1,277
MASTERPLAN TOTAL	24.23		641	966	50	1,657	240	239	38	517	2,174	2,490

Non-Residential Uses

Block	Use Class	Sqm (GIA)	Car Parking Spaces
Retail	EE/FF/GG	1,100	11
Employment	EE/FF/HH/GG/EMP	3,470	17
Energy Centre	CHP	630	0
School	SCHOOL	3,430	16
Doctors Surgery	OM	530	10