

Revised Community Facilities/Social
Infrastructure Strategy
MHE/OPA/8.1

Mill Hill East
Planning Application
August 2010

CONTENTS

- 1. INTRODUCTION..... 1
- 2. APPROACH..... 3
- 3. PROJECTED POPULATION PROFILE..... 5
- 4. POLICY FRAMEWORK..... 7
- 5. NURSERY (PRE-SCHOOL) EDUCATION..... 14
- 6. PRIMARY EDUCATION 18
- 7. SECONDARY EDUCATION..... 22
- 8. HEALTHCARE 26
- 9. COMMUNITY FACILITIES 30
- 10. SHOPS AND COMMERCIAL SERVICES..... 34
- 11. CONCLUSIONS AND NEXT STEPS 37

APPENDIX A – POPULATION PROFILE DATA

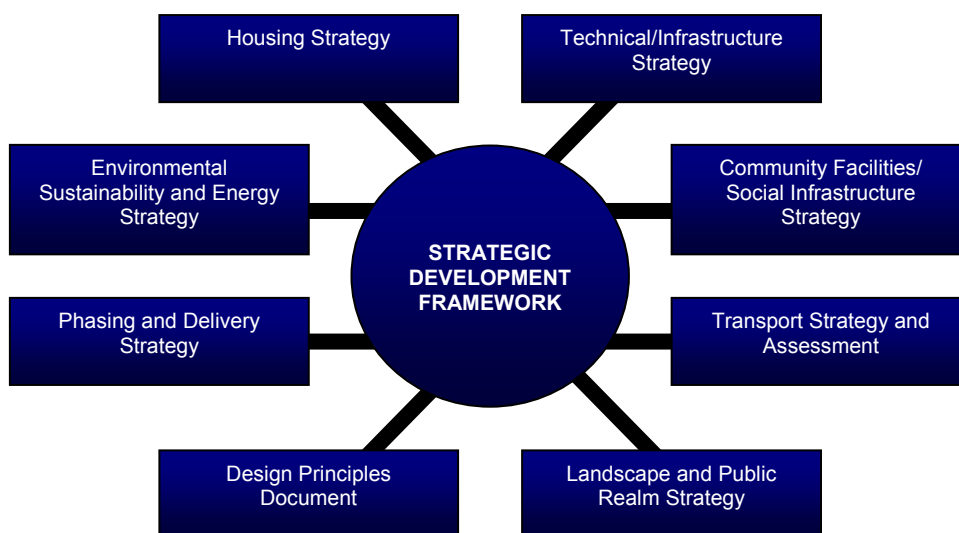
APPENDIX B – SPECIFICATION FOR PRE-SCHOOL AND PRIMARY SCHOOL

APPENDIX C – HUDU MODEL OUTPUTS

1. Introduction

- 1.1 This document sets out a revised strategy for the provision of community facilities/social infrastructure needed in association with the Mill Hill East (MHE) development proposals. It replaces the document entitled Mill Hill East Community Facilities/Social Infrastructure Strategy, dated October 2009 (document reference MHE/OPA/8).
- 1.2 The purpose of the strategy is to ensure that appropriate social and community facilities are in place to meet the needs of future residents at MHE, in order to contribute to the IC’s overarching objective of creating a successful sustainable new community where people will want to live, work and visit.
- 1.3 It has been prepared in direct response to the requirements of Policy MHE4 of the Mill Hill East Area Action Plan (AAP) (2009) and forms part of a ‘Strategic Development Framework’ submitted with the planning application. This 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 or conditions of appropriate provisions within the s.106 legal agreement.

Structure of Document

- 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** outlines the projected population profile of MHE;
 - **Section 4** provides an overview of the relevant policy context;
 - **Section 5** sets out the strategy for nursery (pre-school) education;
 - **Section 6** considers primary education;
 - **Section 7** outlines the strategy for secondary education;
 - **Section 8** considers healthcare provision;
 - **Section 9** deals with community facilities;
 - **Section 10** sets out proposals for shops and commercial services; and
 - **Section 11** concludes the document.
- 1.6 The report is supported by the following appendices:
- **Appendix A** – Projected population profile (data);
 - **Appendix B** – Specification for primary school; and
 - **Appendix C** – HUDU Model assumptions and outputs.

2. Approach

Scope and Role of Strategy

2.1 The 'scope' of the strategy was agreed through extensive discussions with LBB Officers, and is considered to reflect the key social infrastructure needs of future residents, as follows:

- Pre-school education;
- Primary education;
- Secondary education;
- Healthcare;
- Community facilities (libraries, police facilities, community halls, indoor sports facilities, and spiritual facilities); and
- Shops and commercial services.

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 draft strategy has been informed through a comprehensive programme of stakeholder consultation (comprising workshops, meetings, telephone conversations and correspondence), including the following:
- London Borough of Barnet Officers (Planning, Children's Services, Libraries, Social Services, Education);
 - Barnet Primary Care Trust; and
 - The Metropolitan Police.

Delivery

- 2.4 The proposals set out in this strategy will be secured via means of a s.106 legal agreement or conditions attached to the outline planning permission.

3. Projected Population Profile

- 3.1 This strategy responds to the needs associated with the estimated change in the population in the local area resulting from the proposed development.
- 3.2 The planning application proposes a total of 2,174 dwellings comprising a mix of ‘replacement’ homes and ‘new’ homes, as detailed in Table 3.1, below:

Table 3.1 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

- 3.3 The tenure of existing (replacement) units will be replaced on a one-for-one basis. A minimum of 15% of ‘new’ units will be provided as affordable housing (of which a minimum 60% will be social rent and up to 40% intermediate tenures (refer to Revised Housing Strategy (document ref. MHE/OPA/7.1) for full details). The exact proportion of affordable housing will be set on a phase-by-phase 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 for the net ‘new’ dwellings is set out in Table 3.2, below:

Table 3.2 Indicative Tenure Mix (Net ‘New’ Homes)

	Social Rent	Intermediate	Private	Net New Units
One bed flat	40	53	518	611
Two bed flat	40	54	796	890
Three bed flat	40	0	10	50
Three bed house	22	13	115	150
Four bed house	16	8	163	187
Five bed house	0	0	38	38
Total	158	128	1,640	1,926

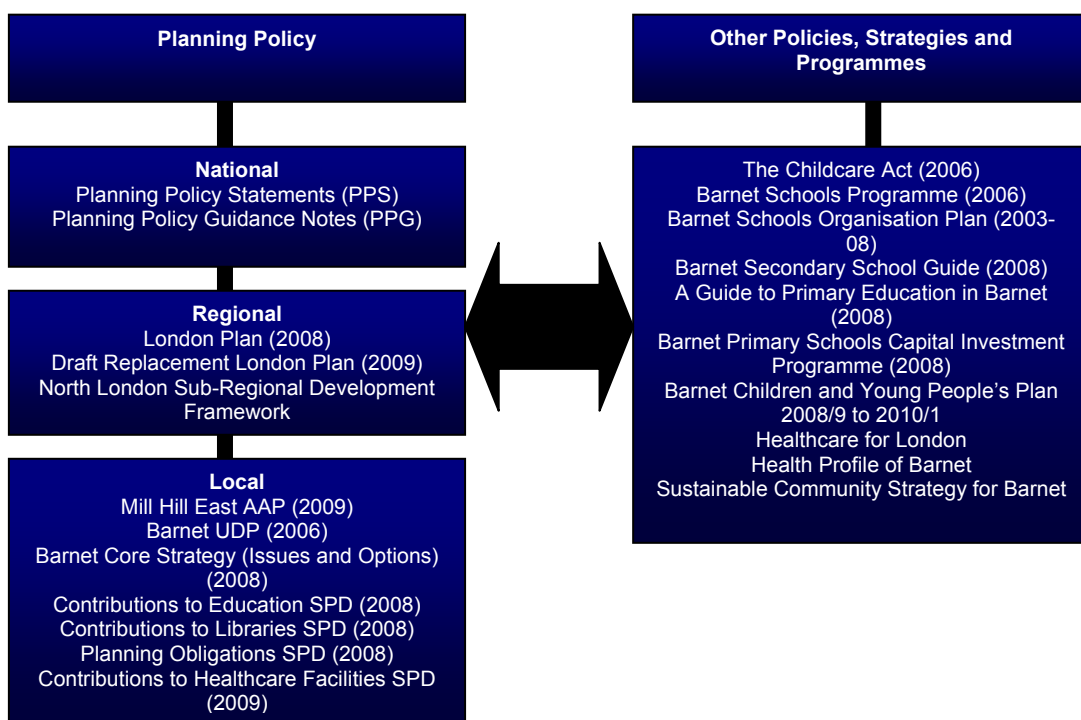
Population Profile

- 3.4 The Environmental Statement (document reference MHE/OPA/13 and MHE/OPA/13.1) estimates that the proposed development would have a resident population of around 4,310 persons (based on the Borough average flat household size of 1.74 and average house household size of 2.76 (source Office for National Statistics, 2001) and a unit type mix of 26% houses and 74% flats). This would represent a net increase of around 3,966 persons.
- 3.5 In predicting the likely characteristics of the future population of the site it has been assumed that the mix of residents will reflect the existing population characteristics of Mill Hill ward residents as well as those of the Borough as a whole. Census data has been used to build a projected profile of future residents at MHE, as set out below (refer to Appendix A for more detailed information/data):
- Relatively young age structure with the majority of residents being under 45 years;
 - Majority of residents born in the UK, however a significant minority of persons born elsewhere in Europe, Asia and Africa;
 - Almost half of residents expected to classify themselves as Christian, with significant minorities of Jewish, Muslim and Hindu persons and those with no religion;
 - Vast majority of residents fall within social grades A, B, and C1;
 - High occurrence of persons with higher level qualifications; and
 - Households most commonly to comprise a married couple family or a single person.

4. Policy Framework

4.1 Figure 4.1, below, illustrates the policy framework that has informed the preparation of this strategy:

Figure 4.1 Policy Framework



Planning Policy

National Planning Policies

- Planning Policy Statement 1: Delivering Sustainable Development** sets out the Government's vision for planning and the key policies and principles that underpin the planning system. It promotes sustainable patterns of development which protect the natural and historic environment and ensure high quality developments through good design and efficient use of land. Highlights the importance of accessibility for all members of the community to jobs, health, leisure, education and community facilities.

Regional Policies

The London Plan (2008)

4.2 The implications of key London Plan policies are set out below:

- **Policy 2A.9** supports the provision of services including health facilities, schools, nurseries, community facilities and policing as a means of promoting sustainable communities and highlights the role of local centres as suitable locations for 'walk-to' services;
- **Policy 3A.18** stresses the importance of ensuring that adequate provision is made for social infrastructure/community facilities particularly in major areas of new development, including: primary healthcare facilities; children's play and recreation facilities; services for young, old and disabled people; libraries, sports/leisure facilities; open space; schools; nurseries and other childcare provision; training facilities; fire and policing facilities; community halls; meeting rooms; places of worship; public toilets; facilities for cyclists; convenience stores; banking facilities and post offices;
- **Policy 3A.19** encourages the provision of accessible and affordable accommodation for voluntary and community organisations;
- **Policy 3A.21** requires Boroughs to support the provision of additional healthcare facilities as identified by strategic health authorities and Primary Care Trusts; and
- **Policy 3A.24** requires Boroughs to respond to the demands for pre-school, school and community learning facilities, giving consideration to the extension of existing facilities and provision of new facilities. In order to maximise usage and education authorities should work with local partners to achieve full use of schools in the evenings and at weekends.

Consultation Draft London Plan (2009)

4.3 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 3.17** requires development proposals to support the provision of additional social infrastructure in light of local and strategic needs assessments and recognises the key role that social infrastructure plays in creating sustainable communities. The importance of planning for social infrastructure as part of major housing development is stressed, as is the need for inclusive access to such facilities, and the opportunity to extend the use of facilities as widely as possible;
- **Policy 3.18** provides further detail on the provision of healthcare facilities;
- **Policy 3.19** provides further detail on the provision of education facilities; and

- **Policy 3.20** supports development proposals that increase or enhance the provision of sports facilities, and seeks to protect existing facilities.

The North London Sub-Regional Development Framework (NLSRDF) (2006)

- 4.4 The NLSRDF emphasises the importance of providing new community facilities particularly in areas of population growth, and notes that North London has a particular requirement for improved health, education, social and community infrastructure.

Local Policies

Barnet Unitary Development Plan (UDP) (2006)

- 4.5 The following policies set out in the Barnet UDP are particularly relevant to the strategy:
- **Strategic Policy GL1** explains that the council will ensure that an adequate supply of buildings and open space for sport, recreation, arts and entertainment area available to meet the needs of local residents. **Policies L2 and L3** state that the borough's town centres are the preferred locations for such facilities and states that it must be demonstrated that such facilities would not cause unacceptable noise or traffic generation and that they area easily accessible by walking or public transport;
 - **Policy L24** emphasises that the council will look to permit development proposals for indoor sports and recreational facilities where there is an identified need, there will be no harmful impact on amenity of nearby residents, it is accessible via walking or public transport, including those with disabilities, there will not be an unacceptable noise or traffic generation and it is consistent with the scale and character of the area. **Policy** explains that the preferred locations for these facilities are within the borough's town centres or as part of a dual use facility at educational sites. **Policy L26** states that where a development creates the need for improved or additional indoor sports and recreation facilities, the council will seek to enter into planning obligations to secure their provision. **Policy L27** confirms that the council will encourage development proposals involving shared use of indoor and outdoor sport or recreational facilities providing it would not cause harm to the character of the area or the amenity of local residents;
 - **Strategic Policy GCS1** states that the council will ensure that adequate land and buildings are available for community, religious, educational, health and social care facilities to meet the needs of the borough's residents. **Policy CS1** states that development proposals for such facilities will be permitted where they are easily accessible by public transport, walking or cycling, they would not be situated within a primary retail frontage within a town centre, they would not impact on the character of the surrounding area or amenity of local residents and are designed for people with disabilities. **Policy CS2** explains that the council will seek to enter into planning

obligations in relation to new developments to secure the provision of community and religious facilities;

- **Policy CS4** emphasises that proposals for educational facilities should be easily accessed by foot, bike or public transport, are accessible for people with disabilities and would not harm the character of the area or affect the amenity of local residents. **Policy CS5** highlights that the council will encourage the multiple use of existing or new educational facilities for community or leisure provided that the other use is ancillary to the educational use, not interfere with the delivery of education, not have a harmful impact upon the character of the area or the amenity of nearby residents. **Policy CS8** states that where a development creates the need for additional school places, the council will seek to enter into a planning obligation with the developer to secure contributions to their provision; and
- **Policy CS10** states that proposals for medical, dental or other primary health care facilities will be permitted if they are accessible via walking, cycling or public transport, would not harm the character of the area or the amenity of local residents and are designed to be accessible to people with disabilities. **Policy CS11** explains that the council will encourage new health care facilities to be designed to be capable of multiple use for both health and social care uses. **Policy CS13** states that where a development creates the need for additional health and social care facilities, the council will seek to enter into a planning obligation with the developer to secure contributions to their provision.

Mill Hill East Area Action Plan (2009)

4.6 The following AAP policies are particularly relevant to the strategy:

- **Policy MHE1** requires development to include around 1,000 sqm of retail space, a 2 form entry primary school, community and health facilities, open space, and children's play facilities;
- **Policy MHE4** states residential development should be supported by the provision of on-site community facilities to meet the needs of new residents. Facilities should be clustered in a local hub to be centrally located on the site. As a minimum, a 2 form entry primary school with playing fields of around 1.7ha and a GP practice/health centre accommodating 2/3 doctors of approximately 500 sq m floor space are to be provided. Contributions will be sought from developers to support the provision of new community facilities or expansion of existing facilities to meet the needs of the development. The primary school should include multi purpose spaces for use by the local community;
- **Policy MHE5** states that retail development is to be limited to small scale local convenience uses of around 1,000 sq m as part of the local neighbourhood centre;
- **Policy MHE6** indicates that community, commercial or residential uses may be suitable re-uses for the Officers Mess building;

- **Policy MHE7** requires around 5.5 ha of public open space including football pitches, parks and woodland to be provided;
- **Policy MHE8** states that developers will be required to make a provision for children's play and informal recreation facilities (on the basis of an assessment of need); and
- **Policy MHE19** states that the council will seek to ensure, through the use of conditions or planning obligations that development provides for the infrastructure, facilities and amenities necessary to support and serve the proposed development.

Supplementary Planning Documents (SPDs)

4.7 LBB have prepared a number of SPDs of relevance to the strategy, as summarised below:

- **Planning Obligations/s.106 SPD (2006)** seeks to secure obligations from developers to contribute to, or provide, infrastructure, services or facilities which are required as a result of new development.
- **Contributions to Education SPD (2008)** sets out the Council's policies on how planning applications for housing developments will be expected to contribute to educational facilities within that area. Covers pre-school, primary and secondary education provision;
- **Contributions to Libraries SPD (2008)** sets out the Council's policies on how planning applications for commercial and housing developments will be expected to contribute to libraries in the area.
- **Contributions to Healthcare Facilities SPD (2009)** sets out details on how the Council expects planning applications for additional housing to contribute towards the provision of healthcare facilities in the local area. Contributions should be calculated using the NHS's HUDU model.

Other Policies, Strategies and Programmes

The Education Act (1996) and Childcare Act (2006)

- 4.8 The Education Act (1996) establishes a statutory requirement for local authorities to provide sufficient schools to provide primary and secondary education for children up to the age of 16 (the Government has indicated that this likely to raise to 18 years in the near future).
- 4.9 The Childcare Act (2006) requires public agencies to provide free early years education/childcare to all three and four year olds, and school-based childcare between 8am and 6pm for all children aged five to eleven (year round). It confirms that local authorities will not be expected to provide childcare directly, but encourages them to work with the private, voluntary and independent sectors to meet local need.

Extended Schools Programme (2006)

- 4.10 The Government's Extended Schools Programme involves the provision of funding to develop 'extended' school services – the provision of a variety of activities and services in addition to 'standard' school services (known as the 'core offer'), including the following:
- 'Wraparound' childcare for primary aged children, available 8am to 6pm 48 weeks per year;
 - Secondary schools to be open from 8am to 6pm all year round providing access to a range of activities such as homework clubs and study support, music, dance, drama, sport etc;
 - Parenting support and family learning;
 - Swift and easy referral to a wide range of specialist support services such as speech therapy, CAMHS; and
 - Providing wider community access to ICT, sports and arts facilities and adult learning.
- 4.11 By 2010, all schools are targeted to be providing the 'core offer' of services outlined above.

Barnet School Organisation Plan (2003 – 2008)

- 4.12 The School Organisation Plan describes the current policies and principles of the Council and sets out the demographic information relevant to the planning of school places. Paragraph B5.2 states the number of existing reception places should be sufficient to meet the current and projected demand for places (assuming no extra demand arising from new housing and regenerations schemes).

Barnet Secondary School Guide (2008)

- 4.13 Identifies Barnet's secondary schools and outlines the borough's admission procedures and criteria.

A Guide to Primary Education in Barnet (2008)

- 4.14 Identifies Barnet's primary and nursery schools and outlines the borough's admission procedures and criteria.

Primary Schools Capital Investment Programme (2008)

- 4.15 Barnet's Primary Schools Capital Investment Programme (PSCIP) outlines proposals for new schools and other educational improvements in the area. Identifies standards for new schools and those being refurbished in the area, emphasising the importance of improving educational facilities within the borough of Barnet to provide for its high projected population increase.

Indicates that primary schools of around 360 pupils (2FE) are the most efficient and offer a critical mass to promote effective teaching and learning. The programme aims to increase the number of 1.5FE and 2FE schools and increase the number of 'all through' primaries (age 5-11). It notes that the Borough's preferred model has been, where possible, to include nursery provision (or children's centres) within primary schools to provide pre-school care/education.

Barnet's Children and Young People Plan 2008/9 – 2010/11

- 4.16 Has six key priorities, including enabling every school to be a good school for every child. Aims for the primary school estate to be transformed to provide a modern, fit for purpose learning environment.

Healthcare for London (2008)

- 4.17 Healthcare for London: A Framework for Action is a programme of reform of the NHS in London. The agenda for change, endorsed by central government, promotes a shift away from the traditional GP practices in residential areas serving the local population, to a 'hub and spoke' model, whereby, primary care centres containing all core health services would act as 'hubs', serving approximately 30,000 to 50,000 people, and large GP centres would act as 'spokes', serving approximately 6,000 people across an area. The new policy emphasis also strongly advocates co-location of healthcare facilities with other local authority and community facilities, thereby promoting access, sustainability, and partnership working.

A Sustainable Community Strategy for Barnet (2006-16)

- 4.18 The plan contains a vision for Barnet in 2016. The plan sets out four themes under which 13 ambitions are proposed that will help achieve the vision. Strategic priorities include investing in children and young people to achieve their educational potential, and promoting a healthier Barnet.

5. Nursery (Pre-school) Education

- 5.1 This section sets out the proposed strategy for the provision of nursery (pre-school) education facilities for 3 and 4 year olds. Childcare services for 0 to 3 year olds and for older children beyond basic entitlements are considered in Section 10 (Shops and Commercial Services).

Policy Implications

- 5.2 A summary of the policy implications identified in Section 4, of relevance to nursery/pre-school education is set out below:
- LBB have a statutory requirement (under the Childcare Act 2006) to provide free 'early years' pre-school places to three and four year olds for 12½ hours a week. Accordingly, adequate provision should be made to meet the needs of future residents at MHE, through the provision of new facilities or the extension of existing facilities;
 - Where development proposals generate the need for further nursery/pre-school facilities, planning policies (at all levels) enable local authorities to enter into planning obligations with developers to secure their provision;
 - The Council's preferred 'model' of pre-school provision is in the form of nurseries/pre-schools or children's centres co-located with primary schools;
 - Existing or new education facilities should be used for multiple ancillary community and leisure uses; and
 - Nursery/pre-school facilities should be located in accessible locations.

Needs of Future Residents

- 5.3 LBB's Contributions to Education from Development SPD (2008) sets out child yield formulas which are applied to the proposed development at MHE in Table 5.1 below:

Table 5.1 *Estimated Pre-School Child Yield (Age 3 to 4 Years)*

	Proposed Housing (net additional)				
	One Bed	Two Bed	Three Bed	Four Bed +	Total
Private Housing Units	518	796	125	201	1,640
Child Yield Per Unit	0.02	0.1	0.16	0.17	-
Gross Private Child Yield (a)	10	80	20	34	144
Affordable Housing Units	93	94	75	24	286
Child Yield Per Unit	0.08	0.3	0.28	0.47	-
Gross Affordable Child Yield (b)	7	28	21	11	68
Adjustment Factor (c)*					0.9
Information collected from school rolls indicates that around 10% of children that live in the Borough will attend schools in other boroughs or in the private sector					
Adjustment Factor (d)					0.25
A further discount of 75% is applied to affordable units (as children are commonly already on the Council's school rolls)					
Take-up Rate (e)*					0.8
Approximately 80% of remaining children take up entitlement for pre-school provisions					
Full-time Equivalent Factor (f)*					0.5
3 and 4 year olds are entitle to 12½ hours per week of free early years provision (equivalent of 0.5 full time places per child)					
Net Yield (a x c) + (b x c x d) x e x f					58

* Source: London Borough of Barnet, Children's Services.

- 5.4 Based on Table 5.1 above, it is estimated that the net new homes proposed at Mill Hill East will house around 212 three/four year-old children. Reflecting borough-wide average trends, it is estimated that around 10% of these (21) will attend private schools (or schools outside of Barnet); around 75% of remaining pupils housed in the proposed affordable tenure units (46) will already have nursery places within the borough; and around 20% of the remaining children will not take up a nursery place. This will result in a 'net' balance of 116 children, which equates to a net need for an additional 58 FTE LEA provided/funded nursery school places in the Borough.

Existing Facilities

- 5.5 The following local schools (within 1km of the site) operated by the Local Education Authority include nursery class provision for 3 and 4 year olds:
- Frith Manor Community Primary School, N12;
 - Dollis Community Infant School, NW7; and
 - St Mary's Church of England Primary, N3.

- 5.6 Local LEA operated nursery schools are supplemented by a number of independent nurseries, some of which offer free places to 3 and 4 year olds under a partnership arrangement with the LEA. Local facilities (within 1km of the site) include the following:
- Little Wonders Nursery, NW7;
 - The Rocking Horse Nursery, N3;
 - Lavendale Montessori, N12; and
 - Mill Hill Pre-school, NW7.
- 5.7 In addition to the above, there are several further independent nurseries in and around Church End Finchley District Centre (just over 1km from the site).
- 5.8 LBB Officers have indicated that there is very limited capacity in existing local authority facilities, however preliminary research indicates that there is capacity in the private/independent sectors.

Balance of Need

- 5.9 For the purposes of this strategy, existing local authority capacity has been assumed to be nil. Accordingly, the balance of net need for additional nursery school places in the Borough generated by development at MHE is assessed to be 58 full-time equivalent places.

Stakeholder Aspirations

LBB Officers

- 5.10 LBB Officers have advised that a nursery should be provided in association with a primary school on the site. For operational reasons this should be a 39 FTE place facility (additional places can be provided for off-site via a mix of private and public sector provision). Officers have confirmed that the development would not be expected to give rise to the need for a Children's Centre.

Local Residents

- 5.11 The local community have expressed support (through pre-application consultation events) for the provision of a nursery.

Proposed Strategy

- 5.12 Provision of land for a 39-place (FTE) nursery on-site linked to a primary school (potentially including some shared use of facilities) (minimum specifications for this are detailed at

Appendix B). Any needs generated by the development above the capacity of this facility would be met by the private/independent sector off-site.

Implementation

Delivery Mechanism

- 5.13 The IC propose to transfer the land needed to develop the nursery/primary school to the local authority as part of an overall package of land/financial contributions towards education provision (to be secured under the terms of the s.106 agreement that will be linked to the outline planning permission). LBB would be responsible for delivering this facility. It is anticipated that the facility would be operated by the Local Education Authority as a nursery school (as opposed to an independent operator).

Phasing

- 5.14 Land for the nursery/primary school is to be transferred to the Local Education Authority (LEA) prior to the commencement of development on the site (other than enabling works). The LEA will be responsible for the construction and operation of the school, which will be opened in line with their operational requirements.

6. Primary Education

Policy Implications

6.1 A summary of the policy implications identified in Section 4, of relevance to primary education is set out below:

- The Education Act 1996 places a duty on local authorities to provide primary education places for all children. Accordingly, adequate provision should be made to meet the needs of future residents at MHE, through the provision of new school facilities or the extension of existing facilities;
- Where development proposals generate the need for further education facilities, planning policies (at all levels) enable local authorities to enter into planning obligations with developers to secure their provision;
- The Borough's preferred 'model' of provision is 2 form entry schools – the MHE AAP includes a policy requirement for a 2 form entry primary school to be provided (based on a preliminary need assessment);
- Existing or new education facilities should be used for multiple ancillary community and leisure uses;
- Schools should offer 'extended' services; and
- Primary education facilities should be located in the most accessible southern part of the site, as part of a 'community hub'.

Needs of Future Residents

6.2 LBB's Contributions to Education from Development SPD (2008) sets out child yield formulas which are applied to the proposed development at MHE in Table 6.1 below:

Table 6.1 *Estimated Primary Child Yield (Age 5 to 10 Years)*

	Proposed Housing (net additional)				
	One Bed	Two Bed	Three Bed	Four Bed	Total
Private Housing Units	518	796	125	201	1,640
Child Yield Per Unit	0.04	0.07	0.2	0.33	-
Gross Private Child Yield (a)	21	56	25	66	168
Affordable Housing Units	93	94	75	24	286
Child Yield Per Unit	0.03	0.39	0.53	0.85	-
Gross Affordable Child Yield (b)	3	37	40	20	100
Adjustment Factor (c)*					0.9
Information collected from school rolls indicates that around 10% of children that live in the Borough will attend schools in other boroughs or in the private sector					
Adjustment Factor (d)					0.25
A further discount of 75% is applied to affordable units (as children are commonly already on the Council's school rolls)					
Net Yield (a x c) + (b x c x d)					173

* Source: London Borough of Barnet, Children's Services.

- 6.3 Based on Table 6.1 above, it is estimated that the net new homes proposed at Mill Hill East will house around 268 primary school pupils. Reflecting existing borough-wide average trends, it is estimated that around 10% of these (27) will attend private schools (or schools outside of Barnet), and around 75% of remaining pupils housed in the proposed affordable tenure units (67) will already be at school within the Borough. This will result in a 'net' need for an additional 173 LEA provided/funded primary school places in the Borough.
- 6.4 Bearing in mind the Local Education Authority's obligation to make provisions for parental choice (and having regard to the projected demographic profile of the proposed development) it is assumed that around 70% of additional demand could be for non-faith schools and 30% for faith schools (mix of Jewish, Roman Catholic and Church of England) (source: LBB Children's Services).

Existing Facilities

- 6.5 The MHE site lies within the catchment area of a number of existing faith and non-faith primary schools. Table 6.2, below, identifies these schools and sets out levels of capacity:

Table 6.2 Capacity in Existing Local Schools (May 2008)

School	Capacity	Number on Roll	Capacity
Dollis Infant	270	246	24
Dollis Junior	360	362	-2
Frith Manor	630	624	6
Total (non-faith schools)			38 (3% of total places)
Pardes House (Jewish)	357	172	0*
St Mary's (Church of England)	420	409	11
St Vincents (Roman Catholic)	315	312	3
Total (faith schools)			14 (2% of total places)
Total (all schools)			52 (2% of total capacity)

*LBB Officers have advised that Pardes House School has been in 'Special Measures' for a number of years, and consequently it is assumed that there is no capacity at this school to take further pupils.

- 6.6 It is considered reasonable to assume that the Borough would want to retain a capacity 'buffer' of 2-5%, and on this basis there is assessed to be effectively nil capacity in existing local primary schools to provide for the needs of future residents at MHE.

Balance of Need

- 6.7 The balance of primary education need generated by development at MHE, taking into account capacity at existing local schools, is assessed to be 173 full-time places comprising as assumed mix of around 121 non-faith school places and 52 faith-school places (covering a number of faiths).

Stakeholder Aspirations

LBB Officers

- 6.8 LBB Officers have advised that the Borough's objectives are for a new 2-form entry (420 pupil) primary school to be provided on the site (as opposed to extending existing schools) to cater for the needs of future residents (each 'form' of entry comprises 210 children). The school should incorporate (or be linked to) a nursery school, and should provide wrap-around care for pupils and be used for community/adult education uses outside of these times.

Local Residents

- 6.9 Strong community support (expressed during pre-application consultation events) for a primary school on the site.

Proposed Strategy

- 6.10 The IC's proposed strategy involves providing land for a 2-form entry school on the site. The capacity of the school required by the LEA is significantly above the assessed level of net need associated with the development, however the 2-form entry format accords with the Council's preferred operational format. This would not make direct provision for parental preferences in terms of faith/non-faith education which would need to be dealt with by the local authority. The technical specification for this option is provided at Appendix B.

Implementation

Delivery Mechanism

- 6.11 The IC propose to transfer the land needed to develop the primary school to the local authority as part of an overall package of land/financial contributions towards education provision (to be secured under the terms of the s.106 agreement that will be linked to the outline planning permission). LBB would be responsible for delivering this facility.

Phasing

- 6.12 Land for the nursery/primary school is to be transferred to the Local Education Authority (LEA) prior to the commencement of development on the site (other than enabling works). The LEA will be responsible for the construction and operation of the school, which will be opened in line with their operational requirements.

7. Secondary Education

Policy Implications

7.1 A summary of the policy implications identified in Section 4, of relevance to secondary education is set out below:

- The Education Act 1996 places a duty on local authorities to provide secondary education places for all children up to the age of 16. Accordingly, adequate provision should be made to meet the needs of future residents at MHE, through the provision of new school facilities or the extension of existing facilities;
- Where development proposals generate the need for further education facilities, planning policies (at all levels) enable local authorities to enter into planning obligations with developers to secure their provision;
- Existing or new education facilities should be used for multiple ancillary community and leisure uses; and
- Schools should offer 'extended' services.

Needs of Future Residents

7.2 LBB's Contributions to Education from Development SPD (2008) sets out child yield formulas which are applied to the proposed development at MHE in Table 7.1 below:

Table 7.1 *Estimated Secondary Child Yield (Age 11 to 15 Years)*

	Proposed Housing (net additional)				
	One Bed	Two Bed	Three Bed	Four Bed	Total
Private Housing Units	518	796	125	201	1,640
Child Yield Per Unit	0	0.03	0.18	0.31	-
Gross Private Child Yield (a)	0	24	23	62	109
Affordable Housing Units	93	94	75	24	286
Child Yield Per Unit	0.01	0.2	0.46	0.84	-
Gross Affordable Child Yield (b)	1	19	35	20	74
Adjustment Factor (c)*					0.9
Information collected from school rolls indicates that around 10% of children that live in the Borough will attend schools in other boroughs or in the private sector					
Adjustment Factor (d)					0.25
A further discount of 75% is applied to affordable units (as children are commonly already on the Council's school rolls)					
Net Yield (a x c) + (b x c x d)					115

* Source: London Borough of Barnet, Children's Services.

- 7.3 Based on Table 7.1 above, it is estimated that the net new homes proposed at Mill Hill East will house around 183 secondary school pupils. Reflecting existing borough-wide average trends, it is estimated that around 10% of these (18) will attend private schools (or schools outside of Barnet), and around 75% of remaining pupils housed in the proposed affordable tenure units (50) will already be at school within the Borough. This will result in a 'net' need for an additional 115 LEA provided/funded secondary school places in the Borough.
- 7.4 As set out in Table 7.1, above, it is estimated that 115 children will require a place in a state secondary school. Bearing in mind the Local Education Authority's obligation to make provisions for parental choice (and having regard to the projected demographic profile of the proposed development) it is assumed that around 70% of demand could be for non-faith schools and 30% for faith schools (mix of Jewish, Roman Catholic and Church of England) (source: LBB Children's Services).

Existing Provision

- 7.5 The MHE site lies within the catchment area of a number of existing faith/non-faith and single sex/mixed secondary schools. Table 7.2, below, identifies these schools and sets out levels of capacity:

Table 7.2 Capacity in Existing Local Schools (May 2008)

School	Capacity	Number on Roll	Capacity
Friern Barnet	810	772	38
The Ravenscroft	900	810	90
Whitefield	750	631	119
Queen Elizabeth's Girls'	900	902	-2
Copthall	900	899	1
Christ's College Finchley	750	725	25
East Barnet	1000	980	20
The Compton	900	875	25
The Henrietta Barnett	465	465	0
Hendon	1000	1021	-21
Queen Elizabeth's School, Barnet	900	898	2
Mill Hill High	1200	1222	-2
Ashmole	1120	1093	27
London Academy	1050	1028	32
Total (non-faith schools)			354 (2.8% of total places)
St Mary's Church of England High	900	725	175
St Michael's Catholic Grammar	480	477	3
Finchley Catholic High	840	841	-1
St James' Catholic High	900	905	-5
Bishop Douglass RC High	900	664	236
Hasmonean High (Jewish)	750	757	-7
Wren Academy (from Sept 08) * (Christian)	162 (yr 7 only)	162	0
Total (faith schools)			401 (8.1% of total places)
Total Capacity (all schools)			755 (4.3% of total price)

*LBB Officers have advised that Pardes House School has been in special measures for a number of years, and consequently it is assumed that there is no capacity at this school to take further pupils.

- 7.6 It is considered reasonable to assume that the Borough would want to retain a capacity 'buffer' of 2-5%, and on this basis there is assessed to be nil capacity in existing local secondary schools to provide for the needs of future secondary aged school children at MHE.

Balance of Need

- 7.7 The balance of secondary education need generated by development at MHE, taking into account capacity at existing local schools, is assessed to be 115 full-time places comprising as assumed mix of around 80 non-faith school places and 35 faith-school places (covering a number of faiths).

Stakeholder Aspirations

LBB Officers

- 7.8 LBB Officers have advised that the Borough's objectives are for Copthall Girls and Christ's College (boys) to be extended (both non-faith schools) to accommodate the secondary education needs generated at MHE.

Local Residents

- 7.9 Community aspirations (as expressed at pre-application consultation events) are for an increase in secondary school capacity in the local area (whether on-site or off-site).

Proposed Strategy

- 7.10 The IC's proposed strategy involves increasing the capacity of existing local schools to accommodate the additional need.

Implementation

Delivery Mechanism

- 7.11 The local authority (LBB) will be responsible for delivering the required development. The IC would contribute towards the capital costs of this through its comprehensive package of land/financial contributions towards education provision (to be secured under the terms of the s.106 agreement that will be linked to the outline planning permission).

Phasing

- 7.12 Funds will be paid to the Council under the terms of the s.106 agreement in a manner that ensures that adequate provision is made for future residents at MHE at the time of need (i.e. occupation of homes).

8. Healthcare

- 8.1 This section sets out the proposed strategy for the provision of healthcare infrastructure. Reference should be made to Section 9 Shops and Commercial Services, which deals with healthcare services provided by the market (such as opticians, dentists, osteopaths etc).

Policy Implications

- 8.2 A summary of the policy implications identified in Section 4, of relevance healthcare is set out below:
- Where development proposals generate the need for further healthcare facilities, planning policies (at all levels) enable local authorities to enter into planning obligations with developers to secure their provision. At the local level, the NHS Healthy Urban Development Unit (HUDU) model is used to calculate healthcare infrastructure needs associated with development proposals;
 - Site specific planning policies (as set out in the MHE AAP) require a small GP practice/health centre to be provided on the site (to accommodate 2-3 GPs). This conflicts with the (recently revised) strategic objectives of the NHS (as set out in *Healthcare for London*) which involve a general shift away from smaller GP practices to a focus on much larger primary care facilities (including polyclinics);
 - Healthcare facilities should be designed to be capable of multiple use for both health and social care uses; and
 - Primary healthcare facilities should be located in the most accessible southern part of the site, as part of a 'community hub'.

Needs of Future Residents

- 8.3 The HUDU Model has been used to forecast the need for additional healthcare facilities within the Borough that will be generated by the proposed development. The HUDU model is designed to forecast the additional health demand that will result from the development and to quantify this in terms of beds or GPs (and the associated physical costs of providing for such facilities). Reference should be made to Appendix C which sets out the assumptions that have been inputted into the HUDU model and the associated outputs, which explain the need forecasts which are summarised as follows:
- 3.83 acute healthcare beds;
 - 0.78 mental healthcare beds;
 - 0.70 intermediate healthcare beds; and
 - 1.39 GP's.

- 8.4 The above forecasts are a somewhat crude method of calculating healthcare need and should be used as a statistical 'starting point' for arriving at local solutions that take account of other matters such as the long term strategic plans of local healthcare providers and the condition/capacity of existing facilities.

Existing Facilities

- 8.5 Having regard to the 'Hub and Spoke' model promoted by *Healthcare for London* the existing provision of primary care facilities comprises the following:
- Finchley Memorial Hospital operates as the primary care centre covering the MHE site (the 'hub'). The existing buildings are in the process of being redeveloped/expanded to provide a new state of the art health facility comprising a mix of refurbishment and new build; and
 - The recently opened surgery on Langstone Way (former Gas Works site) accommodates 3 full time and 2 part time GPs. It has several consulting rooms and incorporates floorspace capacity to accommodate future growth in patients.
- 8.6 The IC has been advised by the PCT that the facilities outlined above have capacity to provide for the primary healthcare needs of future population growth at MHE.
- 8.7 Acute, mental and intermediate healthcare is provided through a number of facilities across the Borough and North London. It is assumed that these facilities are operating at or close to capacity.

Balance of Need

- 8.8 On the basis of the above need assessment, it is concluded that the planning applicant would need to make provision for additional acute, mental and intermediate bedspaces (as detailed in paragraph 8.3). However, evidence suggests that there is existing capacity to accommodate the additional GP requirement necessary to meet the needs associated with the proposed development.

Stakeholder Aspirations

LBB Officers

- 8.9 LBB Officers have expressed a strong aspiration for a GP surgery to be provided on the site, in accordance with the policy aspirations of the AAP.

Barnet PCT

- 8.10 Barnet PCT have advised that their aspiration would be for primary healthcare to be provided to the site's future residents primarily through the primary care centre at Finchley Memorial Hospital and existing local GP practices which currently have capacity. Accordingly, the PCT do not require a GP practice facility to be provided on the MHE site.

Local Residents

- 8.11 A programme of community consultation events entitled *Better Health in Barnet* were held through 2006 and 2007, in order to identify health priorities of Barnet residents. Identified priorities included the following:
- Extensions to GP opening hours;
 - Reduced waiting times; and
 - Ensuring health facilities are delivered in a safe, clean environment.
- 8.12 The local community have expressed support for the provision of 'local' GP facilities (at pre-application consultation events).

Proposed Strategy

- 8.13 The IC propose to make a financial contribution equal to the capital costs of the additional acute, mental and intermediate healthcare needs forecast to be required due to the proposed development.
- 8.14 Evidence suggests that there is sufficient existing capacity to meet the primary healthcare needs associated with the proposed development. However in recognition of the local aspiration for a GP surgery to be provided on the site, the planning application proposals incorporate a 530sqm GP surgery on the site, which would be available for the PCT to take up.

Implementation

Delivery Mechanism

- 8.15 The applicants will make 530sqm of accommodation available within the development (within the converted Officers Mess) if needed, suitable for take up and use as a GP surgery by the PCT (space to be taken up within a period controlled by the terms of the s.106 agreement).
- 8.16 Funding arrangements for all healthcare obligations will be secured under the terms of the s.106 agreement.

Phasing

- 8.17 Accommodation for the GP surgery will be made available during the early phases of development (as/if required by the PCT), with any financial contributions paid in phases under the terms agreed in association with the s.106 agreement.

9. Community Facilities

9.1 This section sets out the proposed strategy for the provision of community infrastructure. For the purposes of this strategy this is considered to comprise the following:

- Libraries;
- Community police facilities;
- Community halls/spaces (including community learning);
- Religious/spiritual facilities; and
- Indoor sports and recreation facilities (note that outdoor sports facilities are considered in the Landscape, Open Space and Playspace Strategy)

Policy Implications

9.2 A summary of the policy implications identified in Section 4, of relevance to community facilities is set out below:

- Where development proposals generate the need for further community facilities, planning policies (at all levels) enable local authorities to enter into planning obligations with developers to secure their provision;
- Site specific planning policies (as set out in the MHE AAP) require community facilities to be provided on the site (as part of the local high street and/or Officers Mess); and
- Facilities should be located in accessible locations and be subject to dual-use agreements where appropriate.

Libraries (and related cultural/learning facilities)

9.3 LBB have a statutory duty to provide a public library service that is both comprehensive and efficient, in accordance with the *Public Library Standards* (2001). LBB Officers have advised that the scale of the proposed development at MHE would not be sufficient to justify an additional library facility. The Borough is understood to be preparing a strategic programme for library services at present, the priorities of which are anticipated to focus on enhanced services at the Central Finchley facility at Church End which aims to address existing deficiencies plus future increases in demand. LBB Officers would aim to secure a financial contribution towards these enhancements, in conjunction with development at MHE.

Proposed Strategy

- 9.4 The IC's proposed strategy involves contributing towards enhancements to existing local library provision, via a financial contribution to the local authority (to be secured via a s.106 agreement). Parking provision is also to be made on-site for the borough's mobile library service.

Implementation

Delivery Mechanism

- 9.5 The local authority (LBB) will be responsible for delivering the required development.

Phasing

- 9.6 Library enhancements to be made as part of wider strategic enhancements to the Borough's library provision (and are therefore dependent on wider timing influences).

Community Police Facilities

- 9.7 LBB Officers and representatives from the Metropolitan Police (Safer Neighbourhoods Team) have stated an aspiration for access to space on the site to be used by the Safer Neighbourhoods Team. The format of the space aspiration is not confirmed at this stage, but the preliminary specification is for office space for a small number of officers plus an interview/meeting room (potentially co-located with other community facilities).

Proposed Strategy

- 9.8 The IC's strategy is to make an appropriate amount of flexible space available potentially in the mixed use 'high street' area or 'community hub' for use by the Safer Neighbourhood Team. It is anticipated that these facilities could be shared with other uses (such as bus drivers).

Implementation

Delivery Mechanism

- 9.9 The developer of the applicable phase of development will be required to incorporate the agreed quantum of space into the development, and make this available to the Metropolitan Police. The details of this arrangement (occupation rights, terms, management etc) would be formalised through the s.106 agreement.

Phasing

- 9.10 Space to be made available as part of the delivery of the applicable plot.

Community Halls/Spaces

- 9.11 LBB Officers have expressed an aspiration for 'community facilities' to be provided on the site (to be used for a range of purposes) which is supported by policies set out in the AAP.

Proposed Strategy

- 9.12 The IC's proposed strategy for the provision of community halls/spaces comprises the opening up of the primary school for community uses (including community education) outside of school hours (evenings and weekends). Future residents will also have access to existing facilities in the local area.

Implementation

Delivery Mechanism

- 9.13 The IC proposes to transfer the land needed to develop the primary school to the local authority who will be responsible for delivery. All provisions to be secured under the terms of the s.106 agreement which will be linked to the outline planning permission, followed by a Community User Agreement with the school's operator to enable community use of facilities outside of school hours.

Phasing

- 9.14 Land for the nursery/primary school is to be transferred to the Local Education Authority (LEA) at the commencement of development on the site (other than enabling works). The LEA will be responsible for the construction and operation of the school, which will be opened in line with their operational requirements.

Religious/Spiritual Facilities

- 9.15 The projected net increase in population associated with the proposed development at MHE is likely to give rise to increased demand for access to religious and spiritual facilities. The site is currently well served by existing facilities including 33 churches, 15 synagogues and 1 temple within 2.5 miles (4 km). Consultation with stakeholders has indicated that there are no notable shortfalls in provision.

Proposed Strategy

- 9.16 Future residents at MHE will have access to existing facilities which will be supplemented by multi-functional space accessible to the community at the school (as referred to earlier in this section).

Implementation

- 9.17 As per community halls/spaces.

Indoor Sports and Recreation Facilities

- 9.18 A comprehensive need assessment of indoor and outdoor sports and recreation facilities is submitted with the planning application (document ref. MHE/OPA/18). The study concludes that the existing quantitative provision, and quality, of indoor sports facilities (swimming pools and indoor sports courts) in the local area is generally good. Accordingly, this strategy considers there to be no need for additional facilities.
- 9.19 LBB Officers have advised that they consider existing facilities in the local area to be satisfactory to meet the needs of future residents at MHE and that the Council have no aspirations for further indoor sports facilities on the MHE site. Nonetheless, the Council have expressed an aspiration for qualitative enhancements to the existing facilities at Copthall Leisure Centre.

Proposed Strategy

- 9.20 Future residents at MHE to use existing facilities in the local area plus have access to sports facilities provided as part of the proposed primary school. Provision to be made for enhancements to Copthall Leisure Centre.

Implementation

- 9.21 To be secured via planning condition and through planning obligations (as necessary).

10. Shops and Commercial Services

- 10.1 This section sets out the proposed strategy for the provision of shops and commercial services. For the purpose of this strategy, this sector is considered to comprise the following:
- Shops (including convenience stores, post offices, travel agencies, hairdressers etc);
 - Financial and Professional Services (including estate agents, banks, building societies etc);
 - Food and Drink (restaurants, Caf  s, drinking establishments and hot food takeaways);
 - Commercial health related services (dentists, opticians and other commercial health related services; and
 - Childcare services.

Policy Implications

- 10.2 A summary of the policy implications identified in Section 4, of relevance to shops and services is set out below:
- The site is not in a designated 'centre' therefore it would not be an appropriate location for large scale retail, leisure or service type development; and
 - Site specific planning policies (as set out in the MHE AAP) require 'local scale' shops and services to be provided on the site in order to meet the demand for additional retail/services generated by the development.

Needs of Future Residents

- 10.3 The estimated increase in population of 3,966 persons at MHE will increase the demand for commercial services in the local area. Average UK retail expenditure data (Experian, 2006) indicates that the projected increase in resident population would have total annual retail expenditure of circa £20m (convenience and comparison retail goods) plus a further circa £9m on leisure/service products.

Existing Facilities

- 10.4 The site is served by the following designated centres which accommodate a wide range of shops and services:
- Holders Hill Local Centre (approximately 200m to the south east of the site)
Contains a range of retail outlets including butcher, grocer, newsagent, a number of convenience stores, cycle store and pet shop. Services include a pub, petrol station, dry

cleaners, betting shop, and health/beauty salons. Immediately to the north of the centre are a freestanding Waitrose supermarket (circa 20,000sqft) and a Virgin Active gym.

- Church End Finchley District Centre (approximately 1.5km from the site)
Contains a range of retail outlets including a large Tesco supermarket, convenience stores, grocers, bakers, and a range of comparison retailers (clothes stores etc). Services include several estate agents and food/drink outlets.
- Edgware Major Town Centre (approximately 5km from the site)
This major town centre includes several foodstores (including a Sainsbury's and Lidl) and a large range of comparison stores (a mix of multiples and independent stores) and services providers (financial/professional services, restaurants, drinking establishments etc).
- Brent Cross Regional Shopping Centre (approximately 5km from the site)
Indoor shopping mall dominated by multiple comparison retailers and service providers.

10.5 The following local dentists and other commercial health care services are located within 1km of the site:

- Hillside Dental Practice, Bittacy Rise, NW7;
- Portner Pittack Dental Practice, Thornfield Parade, NW7; and
- John Wolffe (Dentist), Holders Hill Parade, NW7.

10.6 Local childcare providers (within 1 km of the site) which provide care to 0-3 year olds and older children (beyond basic entitlements) are set out below:

- Numerous childminders;
- Little Wonders Nursery, NW7;
- The Rocking Horse Nursery, N3;
- Lavendale Montessori, N12; and
- Mill Hill Pre-school, NW7.

Balance of Need

10.7 The increase in demand/expenditure on goods and services resulting from development at MHE could support additional or expanded shops and services in the local area (notably the centres identified above). The IC's commercial advisors have indicated that the increased expenditure would be sufficient to support a limited amount of 'local' retail and service use floorspace on the site.

Stakeholder Aspirations

- 10.8 LBB Officers have advised that they would like a local 'high street' to be incorporated into the scheme, to comprise of a mix of uses including small scale retail, professional/financial services and food/drink, in accordance with the policy provisions of the AAP.

Proposed Strategy

- 10.9 The proposed masterplan is to incorporate a 'local centre' to the south of the site, (opposite the tube station) which will accommodate around 1,100sqm of flexible floorspace suitable for a range of retail and service uses use classes A1/A2/A3/A4/A5). The IC intends to leave it to the market to respond to demand for goods/services above the 'local' level – it is anticipated that any further floorspace should be focussed in existing centres.

Implementation

Delivery Mechanism

- 10.10 The developer of the appropriate phase of development (that covers the 'high street' area) be required to incorporate the agreed quantum of A1/A2/A3/A4/A5 floorspace into the development, and make this available to retail/service occupiers. The 'market' to be responsible for occupying and trading from the on-site space as well as the provision of any further off-site services.

Phasing

- 10.11 The retail floorspace will be provided as part of the development of Plots EE, FF and GG (refer to Scale Parameter Plan).

11. Conclusions and Next Steps

- 11.1 This draft strategy sets out the IC's proposals for the provision of community facilities/social infrastructure at the MHE site. In summary, the strategy comprises the following key elements:
- Provision of a 2-form entry primary school and nursery on-site;
 - Provision of accommodation for a 530sqm GP practice on-site (as part of the converted Officers Mess);
 - Increase in capacity of existing off-site secondary schools;
 - On-site school facilities to be accessible to community groups outside of school hours for a range of uses (including sport);
 - Provision of space on-site for the Metropolitan Police Safer Neighbourhoods Team and bus drivers;
 - Enhancements to off-site library facilities; and
 - On-site provision of flexible floorspace suitable for use by local retail and service operators.

Appendix A – Population Profile Data

The following series of tables use Census 2001 data (Office of National Statistics) to build a projected profile of future residents, an overview of which is provided in Section 3.

Table A.1 Age Structure

Age (years)	A. Mill Hill Ward	B. London Borough of Barnet	C. Assumed Profile at MHE (average of A and B)
0-17	23.8%	22.7%	23.2%
18-29	15.4%	17.7%	16.5%
30-44	23.5%	23.8%	23.6%
45-59	18.1%	17.2%	17.6%
60-74	11.7%	11.3%	11.5%
75+	7.5%	7.2%	7.4%

Table A.2 Religion

Religion	A. Mill Hill Ward	B. London Borough of Barnet	C. Assumed Profile at MHE (average of A and B)
Christian	49.7%	47.3%	48.5%
Buddhism	0.9%	1.1%	1%
Hindu	5.1%	6.7%	5.9%
Jewish	16.9%	14.8%	15.9%
Muslim	6.2%	6.2%	6.2%
Seikh	0.4%	0.4%	0.4%
Other/ No Religion	20.8%	23.6%	22.2%

Table A.3 Approximate Social Grade

Social Grade	A. Mill Hill Ward	B. London Borough of Barnet	C. Assumed Profile at MHE (average of A and B)
AB	31%	31%	32.3%
C1	36.6%	36.3%	36.45%
C2	8.5%	9%	8.75%
D	9.5%	11.2%	10.4%
E	11.7%	12.5%	12%

Table A.4 Country of Birth

Country of Birth	A. Mill Hill Ward	B. London Borough of Barnet	C. Assumed Profile at MHE (average of A and B)
UK	73.5%	69.5%	71.5%
Other Europe	8.1%	8.4%	8.3%
Africa	6.9%	7.4%	7.1%
Asia	9.3%	11.6%	10.5%
North/South America	1.5%	2%	1.7%
Other	0.7%	1%	0.9%

Table A.5 Qualifications (persons aged 16-74)

Level of Qualifications Achieved	A. Mill Hill Ward	B. London Borough of Barnet	C. Assumed Profile at MHE (average of A and B)
None/Other	23%	24.4%	23.7%
Level 1	11.6%	11.2%	11.4%
Level 2	20.7%	18%	19.4%
Level 3	10.8%	10.8%	10.8%
Level 4/5	33.8%	35.5%	34.6%

Table A.6 Household Composition

Household Composition	A. Mill Hill Ward	B. London Borough of Barnet	C. Assumed Profile at MHE (average of A and B)
Single Person	28.1%	31.3%	29.7%
Family – Pensioner	8.3%	7%	7.7%
Family – Married Couple	39.4%	34.5%	36.9%
Family – Co-habiting	5.1%	6.2%	5.6%
Family – Lone Parent	9.3%	9.7%	9.5%
Other	9.9%	11.2%	10.5%

Appendix B – Specification for Pre-school and Primary School

Table B1 (below) sets out minimum floorspace and site area specifications for the nursery/pre-school and primary school facility, based on the guidance set out in Building Bulletin 99 (2nd Edition).

Table B.1 Specification for Pre-school/Primary School (Primary School – 2 Form Entry) – Minimum Requirements

		Pre-school/Primary School Facility					
		Base Requirement	Nursery Pupils		Primary Pupils (reception, KS1 and KS2)		Total
			Formula	Requirement	Formula	Requirement	Requirement
No. of Pupils (N)	-		-	39	-	420	459
Building Floorspace (GIA) (minimum)	-	340sqm	4.5N	176sqm	4.5N	1,890sqm	2,066
Net Outdoor Space – 'The Playing Fields Area' (minimum)	Pitches**	-	-	-	20N	8,400sqm	8,400sqm
	Soft Play	800sqm	2.5N	98sqm	2.5N	1,050sqm	1,148sqm
	Games Courts	600sqm	-	-	2N	840sqm	840sqm
	Hard Play	400sqm	1.5N	59sqm	1.5N	630sqm	698sqm
	Habitat	200sqm	1N	39sqm	1N	420sqm	459sqm
	Float	-	5N	195sqm	5N	2,100sqm	2,295sqm
	Total	2000sqm	10N	390sqm	32N	13,440sqm	13,830sqm
Gross Site Area multiplier (minimum)* (includes building footprint, access paths/roads, car parking, drop-off etc)	1.1	2,200sqm	1.1	429sqm	1.1	14,784sqm	1.52ha

* Gross Site Area includes net area plus building footprint, refuse/delivery access, entrance paths/roads, car parking and drop-off and cycle storage

** All weather pitches will be double counted, in accordance with NPFA/Sport England guidelines.

Appendix C – HUDU Model Outputs

Net Population impacts for

Net new population of chosen scheme by age band by individual year

Age	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
0-14	331	-26	11	51	44	54	39	25	28	38	32	22	12
15-59	1,727	-84	37	189	169	192	168	143	196	273	220	149	75
60-74	255	-18	7	36	31	36	27	20	25	34	28	19	10
75+	185	-9	3	20	18	19	17	15	22	31	24	16	8
TOTAL	2,498	-137	58	296	262	301	250	204	271	376	304	207	106

Cumulative increase in population of chosen scheme by age band

Age	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
0-14	331	-26	-15	36	80	135	174	199	227	265	297	319	331
15-59	1,727	-84	-47	142	311	503	671	814	1,010	1,283	1,503	1,651	1,727
60-74	255	-18	-11	25	55	91	118	138	163	198	226	245	255
75+	185	-9	-6	14	32	51	68	83	105	135	160	176	185
TOTAL	2,498	-137	-79	217	479	780	1,031	1,234	1,505	1,881	2,185	2,392	2,498

Healthcare Outputs

Annual healthcare requirements generated from New Housing Occupancy

Acute Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Acute Elective IP Bed	0.68	-0.04	0.02	0.08	0.07	0.08	0.07	0.05	0.07	0.10	0.08	0.05	0.03
Acute Non Elective IP Bed	2.54	-0.16	0.07	0.34	0.29	0.32	0.26	0.21	0.28	0.38	0.30	0.18	0.08
Acute Day Case Bed	0.62	-0.02	0.01	0.05	0.05	0.06	0.05	0.05	0.07	0.10	0.09	0.07	0.05
TOTAL	3.83	-0.22	0.09	0.47	0.41	0.46	0.38	0.31	0.42	0.58	0.47	0.30	0.15

Mental Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Mental Health Bed	0.78	-0.05	0.02	0.11	0.09	0.10	0.08	0.06	0.09	0.12	0.09	0.05	0.02

Intermediate Healthcare Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Intermediate Beds	0.35	0.00	0.00	0.01	0.01	0.02	0.03	0.03	0.04	0.06	0.06	0.05	0.05
Intermediate Day Spaces	0.35	0.00	0.00	0.01	0.01	0.02	0.03	0.03	0.04	0.06	0.06	0.05	0.05
TOTAL	0.70	0.00	0.00	0.01	0.02	0.04	0.05	0.06	0.08	0.12	0.12	0.11	0.09

Primary Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
GP and Primary Care Service	1.39	-0.08	0.03	0.16	0.15	0.17	0.14	0.11	0.15	0.21	0.17	0.11	0.06

Cumulative Healthcare Requirements Generated from New Housing Occupancy

Acute Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Acute Elective IP Bed	0.68	-0.04	-0.02	0.06	0.13	0.22	0.28	0.34	0.41	0.51	0.60	0.65	0.68
Acute Non Elective IP Bed	2.54	-0.16	-0.09	0.24	0.53	0.85	1.11	1.31	1.59	1.98	2.28	2.46	2.54
Acute Day Case Bed	0.62	-0.02	-0.01	0.04	0.09	0.15	0.20	0.25	0.32	0.42	0.50	0.57	0.62
TOTAL	3.83	-0.22	-0.13	0.34	0.75	1.21	1.60	1.91	2.33	2.91	3.38	3.68	3.83

Mental Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Mental Health Bed	0.78	-0.05	-0.03	0.08	0.17	0.27	0.35	0.42	0.50	0.62	0.71	0.76	0.78

Intermediate Healthcare Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Intermediate Beds	0.35	0.00	0.00	0.01	0.02	0.04	0.06	0.09	0.13	0.19	0.25	0.31	0.35
Intermediate Day Spaces	0.35	0.00	0.00	0.01	0.02	0.04	0.06	0.09	0.13	0.19	0.25	0.31	0.35
TOTAL	0.70	0.00	0.00	0.01	0.04	0.08	0.13	0.18	0.26	0.38	0.50	0.61	0.70

Primary Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
GP and Primary Care Service	1.39	-0.08	-0.04	0.12	0.27	0.43	0.57	0.69	0.84	1.05	1.21	1.33	1.39

Spatial Outputs

Annual Spatial requirements generated from New Housing Occupancy

Acute Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Acute Elective IP Bed	183.38	-1.90	-1.13	2.91	6.41	10.40	13.68	16.30	19.82	24.69	28.60	31.16	32.44
Acute Non Elective IP Bed	703.08	-7.58	-4.45	11.64	25.44	40.75	53.22	63.11	76.53	94.99	109.36	118.15	121.92
Acute Day Case Bed	149.29	-1.09	-0.67	1.83	4.20	7.08	9.70	12.06	15.32	19.92	24.05	27.30	29.59
TOTAL	9,481.27	1,035.75	1,046.32	1,052.56	1,036.18	1,000.14	941.91	865.31	773.84	662.17	522.58	360.56	183.95

Mental Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Mental Health Bed	225.00	-2.54	-1.45	3.93	8.46	13.37	17.34	20.45	24.69	30.50	34.84	37.31	38.10

Intermediate Healthcare Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Intermediate Beds	93.95	0.00	-0.07	0.35	1.15	2.50	4.14	5.98	8.58	12.36	16.26	19.83	22.87
Intermediate Day Spaces	75.16	0.00	-0.05	0.28	0.92	2.00	3.31	4.78	6.87	9.89	13.01	15.87	18.30
TOTAL	169.12	0.00	-0.12	0.62	2.07	4.49	7.45	10.76	15.45	22.25	29.27	35.70	41.17

Primary Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
GP and Primary Care Service	1,281.96	-12.56	-7.24	19.89	43.82	71.50	94.51	113.12	137.96	172.43	200.38	219.17	228.98

Cumulative Spatial Requirements Generated from New Housing Occupancy

Acute Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Acute Elective IP Bed	183.38	-1.90	0.77	4.03	3.50	4.00	3.27	2.62	3.52	4.87	3.91	2.56	1.29
Acute Non Elective IP Bed	703.08	-7.58	3.13	16.08	13.80	15.30	12.47	9.89	13.42	18.45	14.37	8.79	3.77
Acute Day Case Bed	149.29	-1.09	0.42	2.50	2.36	2.88	2.62	2.36	3.25	4.60	4.13	3.24	2.30
TOTAL	9,481.27	-10.57	4.33	22.62	19.67	22.18	18.37	14.88	20.20	27.93	22.42	14.59	7.35

Mental Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Mental Health Bed	225.00	-2.54	1.09	5.38	4.53	4.91	3.97	3.11	4.24	5.81	4.34	2.47	0.80

Intermediate Healthcare Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Intermediate Beds	93.95	0.00	-0.07	0.41	0.80	1.34	1.64	1.84	2.61	3.78	3.80	3.57	3.04
Intermediate Day Spaces	75.16	0.00	-0.05	0.33	0.64	1.08	1.31	1.47	2.09	3.02	3.12	2.86	2.43
TOTAL	169.12	0.00	-0.12	0.74	1.45	2.42	2.95	3.31	4.69	6.80	7.02	6.43	5.47

Primary Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
GP and Primary Care Service	1,281.96	-12.56	5.32	27.13	23.93	27.68	23.01	18.61	24.84	34.47	27.96	18.79	9.81

Cost Outputs

Annual Capital Costs

Acute Healthcare Care Provision	Total	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Acute Elective IP Bed	99,827	-5,840	2,375	12,413	10,771	12,207	10,064	8,070	10,831	14,992	12,031	7,866	3,956
Acute Non Elective IP Bed	375,144	-23,327	9,642	49,493	42,477	47,093	38,379	30,424	41,303	56,780	44,223	27,054	11,592
Acute Day Case Bed													

