



GROWTH IN BARNET – A PRESENTATION TO HEALTH & WELL-BEING BOARD



PROTECTING AND ENHANCING THE BOROUGH FOR GENERATIONS TO COME

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Contents



- Growth Strategy
- Local Plan
- Annual Regeneration Report – Health and well-being outcomes delivered to date



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GROWTH STRATEGY



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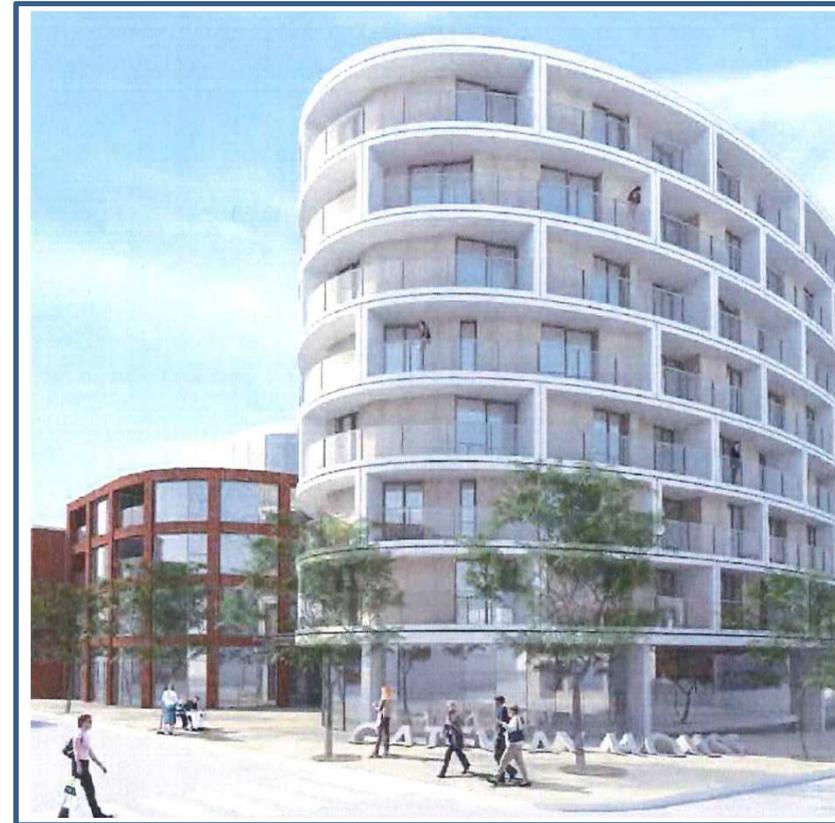


Introduction



The Growth Strategy sets out the programme to offer improved local opportunities, create great places, encourage more active lifestyles and increase the health and well-being of Barnet's residents.

We want to provide the range of homes, jobs, open spaces, schools and other facilities that people need to live happy and healthy lives.



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Key Principles



The Growth Strategy seeks to respond to the following three guiding principles:

- 1) Providing **placemaking leadership** across the borough and focussing on the places most in need of investment.
- 2) Increasing housing supply to meet the needs of our **growing population** and delivering homes people can afford.
- 3) Capitalising on growth and development to **maximise the benefits** to local residents and help the council meet its savings targets.



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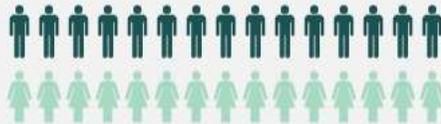
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Strategic Context



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A Growing Borough



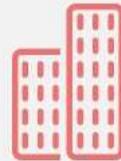
The most populous London borough with a 2018 population of **396,600**. Projections anticipate a rise to **406,600** in 2020, **429,400** by 2025 and **449,000** by 2030



- By 2036 the borough will see a:
- 4% increase in the number of young people aged 0-19 to 103,000
 - 10% increase in working population aged 20-64 to 261,000
 - 37% increase in older 65+ demographic to 87,600



By 2030, around **45,000** more houses are required. However, there is an affordability challenge as the average house price is **15 x** the median income



43% of existing housing stock is flats or maisonettes, which will exceed 50% before 2030. This proportion is growing as **90%** of new housing stock is flats



Corporate Plan targets 50% recycling of all waste - this is currently around 33%, with the lowest rates in blocks of flats



Life expectancy of 83 in the borough, exceeding the national average. There is a 10% variation between Garden Suburb and Burnt Oak Wards

Objectives:

- Increase the supply of housing.
- Deliver more homes that people can afford.
- Support our growing older population.
- Deliver homes on public sector land.



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A Connected Borough



55% of all journeys by foot, bicycle and public transport (2013)



Regular transport service exists towards Central London, which must be matched by orbital travel within the borough



However, by 2041, TfL targets require this needs to reach 72% or above



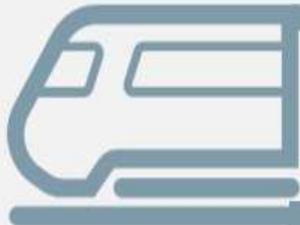
All seven key town centres across Barnet have 4+ PTAL ratings



of the roads in Barnet above the European legal limit for air pollution (2013)



Improved levels of superfast broadband coverage, above the government average at 96% (2018)



There are 43,000 underground trips taken daily from tube stations in Barnet (2011). By comparison, Mill Hill Broadway mainline rail station had almost two million passengers across 2016/17.

Objectives:

- New and enhanced public transport connections.
- Delivering healthy streets.
- Delivering a cleaner, greener and more pleasant borough.
- State-of-the-art digital infrastructure.



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An Entrepreneurial Borough



23,000 businesses employing 132,000 people



The 5th best GCSE results in the country - over half the population has degree level qualifications or above



flexible workforce - 22% of the workforce is self-employed, while a further 13% or 22,000 residents are home working



Nearly 20,000 students at Middlesex University's Hendon Campus



94% of businesses are micro businesses, employing fewer than 9 people



2% NEET rate in the borough in 2015, lower than the Outer London average of 3.1%



630,000 sqm of employment space in the borough, concentrated around town centres



High enterprise birth rate (11 per 1,000 residents)



High enterprise death rate (12 per 1,000 residents)



Direct loss of 43,500 sqm of office space to residential conversion from 2013-17. Total approved changes exceed 100,000 sqm

Objectives:

- Ensure the council 'gets the basics right'.
- Identify and support growth sectors across the borough.
- Create job opportunities and skills development for local people.
- Support the local economy.



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Thriving Town Centres



30 town centres
- the most of any London borough



Challenging retail picture nationally and retail vacancy rates of 12%



The **greatest** volume of retail floorspace in outer London



44% of residents are concerned about rubbish and litter



353,360 sqm of independent retailer floorspace (2017)



Barnet has very limited studio space provision, compared to neighbouring boroughs



270 licensed cafes and restaurants in 2017 - 30% increase since 2001



The evening economy has grown by 8% since 2012, and Whetstone is a recognised example

Objectives:

- Support diversification and strengthened identity of town centres.
- More joined-up service delivery for healthier high streets.
- Deliver high quality workspace.
- Build on existing strengths to create a thriving night time economy.



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A Great Borough to Live in and Visit



38% of the borough is designated green belt, metropolitan open land or parks



5.4% of the borough is public open space, covering 465 hectares and 199 parks and open spaces sites



There are **70,000** inactive people in Barnet - **23%** of the population in (2018).



21% of 4-5 year olds, 34.4% of 10-11 year olds and **55.7%** of adults are recorded as overweight or obese (2017/18)



In 2015, arts and culture in London brought **£3.4 billion** to the UK's GDP.

Top visitor attractions by annual visitors (2018)



15 million - Brent Cross Shopping Centre



343,000 - RAF Museum



Only **two** schools in Barnet did not achieve 'good' or 'outstanding' in latest Ofsted reports.



210,000 - Allianz Park (Saracens)

Objectives:

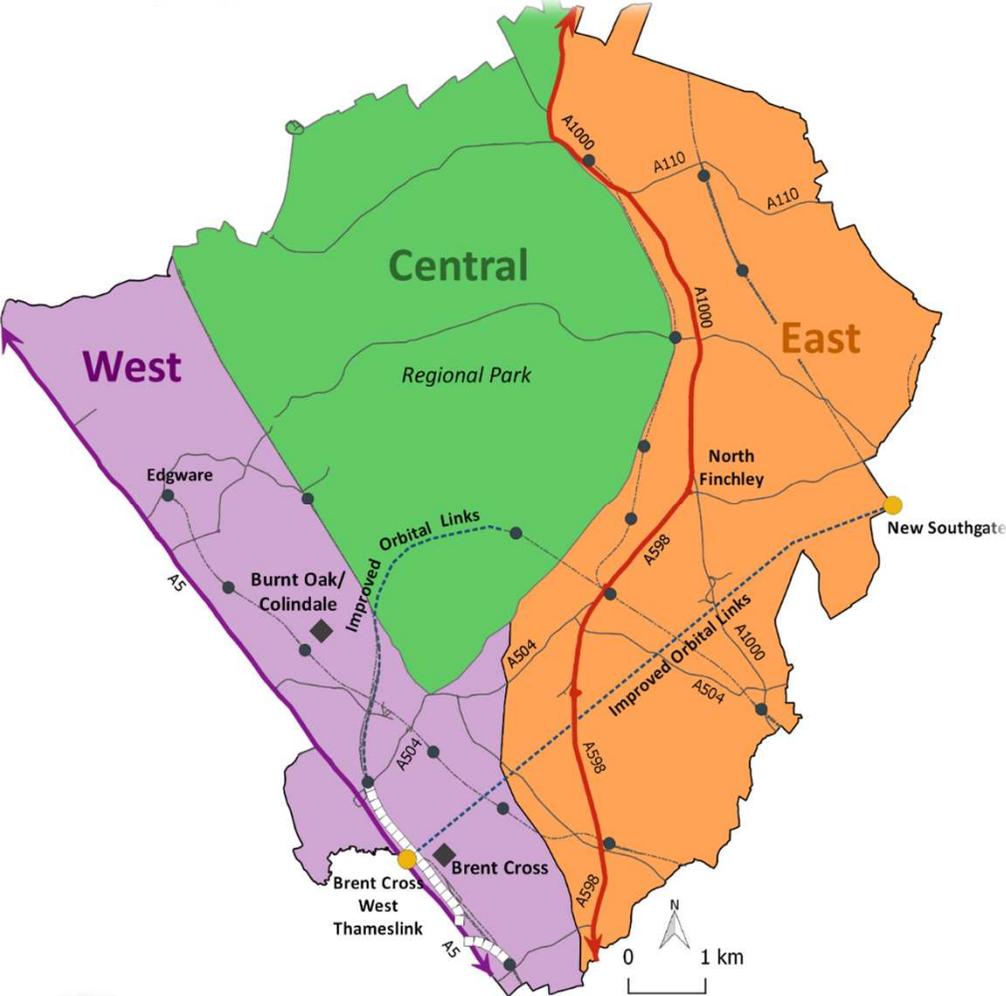
- Delivering social infrastructure to support growth.
- Getting the best out of the borough's green assets.
- Growing the visitor economy.
- Providing a broader canvas for creative industries.
- Brent Cross as a destination.



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Spatial Approach to Growth



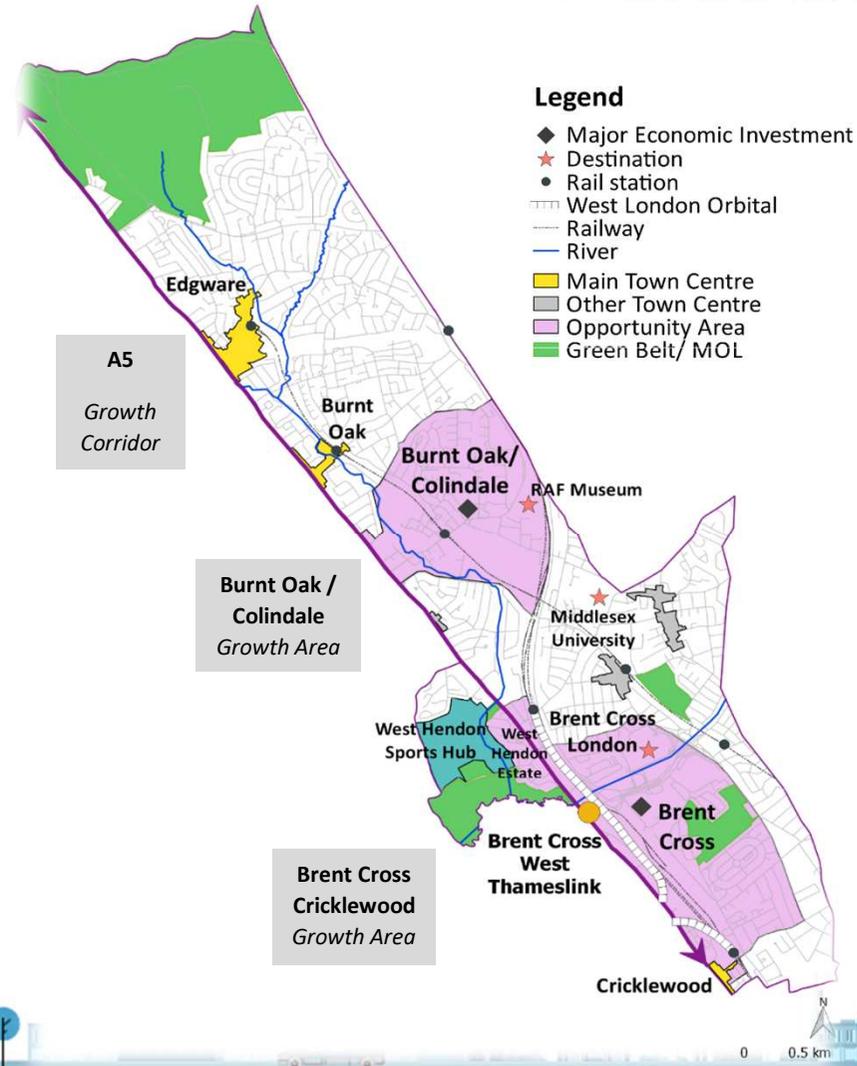
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West of the Borough



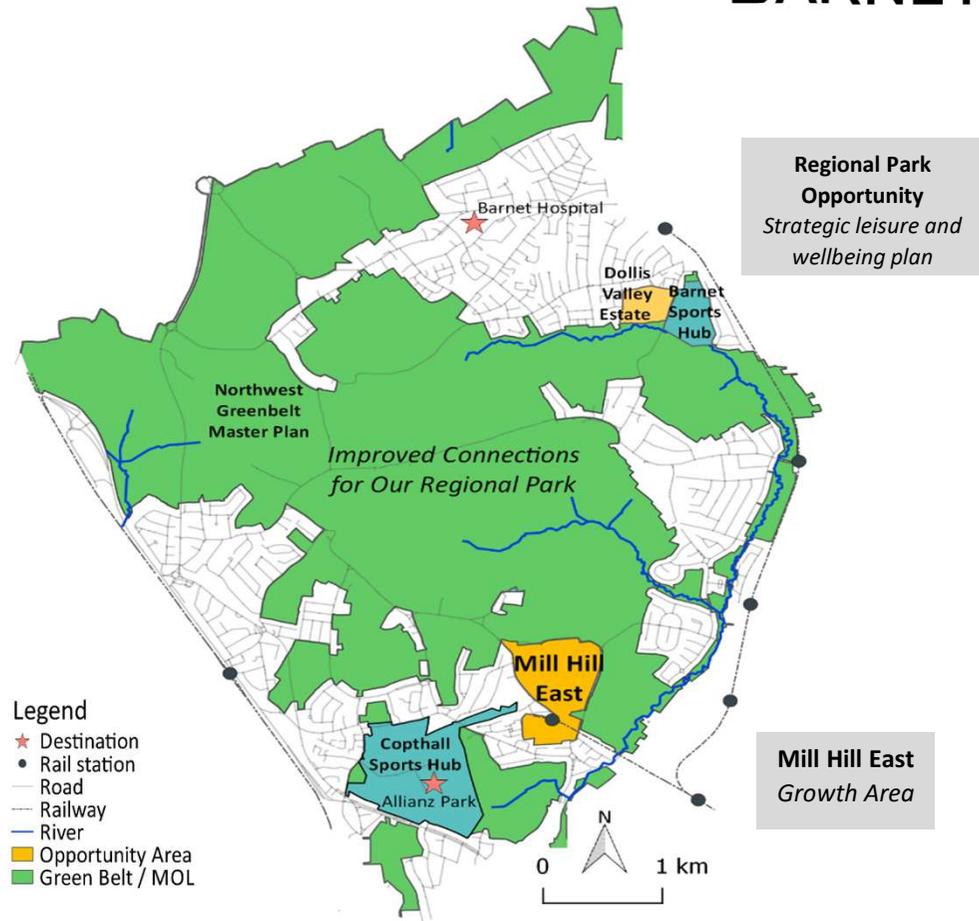
- Provides the majority of Barnet's growth opportunities; representing nearly $\frac{2}{3}$ of planned housing delivery.
- Characterised by an increasingly urban feel that will be supported by an improved public transport offer.
- A5 road corridor provides a key connection linking growth areas: Edgware, Burnt Oak/Colindale, West Hendon, Brent Cross and Cricklewood.
- Home to many key destinations: Brent Cross Shopping Centre, Middlesex University, and the RAF Museum.



Centre of the Borough



- Very low proportion of growth, but provides strategic leisure and wellbeing function.
- Characterised by protected green space that forms a key part of Barnet's suburban identity.
- Limited transport connectivity, with growth focused in the more accessible area of Mill Hill East.
- Home to wellbeing destinations like Copthall Sports Hub and Barnet Hospital, in the long-term the area provides an opportunity to become a regional park.

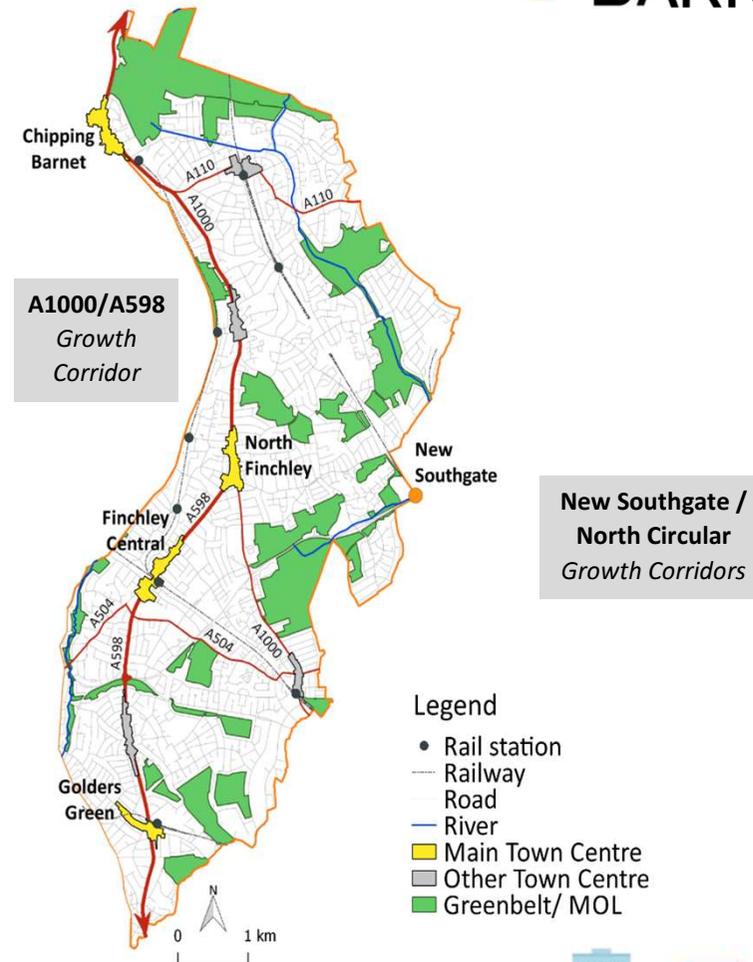


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East of the Borough



- Focused growth in areas of good transport accessibility will deliver a little over $\frac{1}{3}$ of homes across the east of the borough.
- Characterised by a network of historic and major thoroughfares connecting local town centres and parks.
- The A1000 / A598 road corridor provides a key connection linking town centres with greater potential for new homes. New Southgate also provides an opportunity for transport-led housing growth.
- Local town centre destinations are home to larger offices, café/restaurant culture, independent shops, and include a number of local arts and cultural destinations.



Equalities & Health Impact



- For most protected characteristics there is minimal impact or a net positive impact because of the strategy, in the long term.
- Strategy seeks to address the increasing over 65s population and its distribution.
- Protected characteristics of disability and race are disproportionately represented within social housing and therefore will be disproportionately affected in some areas.
- There are short term impacts from construction including dust and noise, as well as potential disruption to transport and travel. Mitigation can be used to address this. Impact greatest in 'west' areas where redevelopment extends over long periods.
- Most negative impact is potential for loss of social bonds through decanting. Most significant positive impact during construction phases comes from employment and training support and so the council should ensure the potential for benefit is targeted towards the communities who are most impacted and have the highest levels of need.



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Next Steps



- **July – September 2019**
Public Consultation on the Draft Growth Strategy.
- **November 2019**
Revised Growth Strategy returns to *ARG Committee* following public feedback for approval, including a draft implementation plan.



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DELIVERING FOR BARNET

HEALTH & WELLBEING – NEW LOCAL PLAN



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New Local Plan (1)



- High growth for Local Plan period (2021-2036)
- target range **47-62k** housing units
- Policy mix of housing sizes and tenures to support diverse and cohesive neighbourhoods
- Support good access to community facilities – primary healthcare, schools, etc.
- Ensure access to green and open spaces



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New Local Plan (2)



- Local Plan policy **Improving health and well being**
- Supports healthier neighbourhoods + lifestyles
- Addressing health inequalities
- Invest in play and leisure - new public parks, transform existing parks and open spaces



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New Local Plan Timeline



- Local Plan at draft/ Reg 18 stage
- To P&R Committee autumn 2019
- Public consultation late 2019
- Next stage (Reg 19) mid-2020
- Examination late 2020; adoption 2021



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DELIVERING FOR BARNET ANNUAL REGENERATION REPORT AND HEALTH HIGHLIGHTS AND OPPORTUNITIES



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Health, Wellbeing and Community – Buildings and ‘Visible’ provision (1)



Six new community centres

- Hope Corner (Dollis Valley), **(ongoing and completed)**
- OneStonegrove (Stonegrove), **(ongoing and completed)**
- New community hub (West Hendon), **(ongoing and completed)**
- ‘Unitas’ Youth Zone (Colindale), **(ongoing and completed)**
- two new centres at Brent Cross Cricklewood (South)
- Five new primary schools, one new secondary school plus two re- provided secondary schools **(ongoing and completed)**



Health, Wellbeing and Community - Buildings and 'Visible' provision (2)



- One replacement Library and College ie. Barnet & Southgate College (Grahame Park) **(completed)**
- Four new and replacement nursery facilities **(ongoing and completed)**
- 19 new and improved parks across the borough **(ongoing and completed)**
- All new homes built to modern standards **(ongoing and completed)**
- Mixed developments with balance of household sizes, tenures, and types (flats, houses, extra care) **(ongoing and completed)**
- Variety of housing types to address full range of income levels and housing needs **(ongoing and completed)**
- New road, pedestrian & cycling networks



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Health, Wellbeing and Community – services and ‘invisible’ provision (1) (ongoing and completed)



- Skills and training opportunities, for example, ‘Workfinder’ and ‘Outreach Support’ programmes established within Grahame Park, Stonegrove Spur Road, West Hendon and Dollis Valley
- New apprenticeship opportunities
- Supporting small businesses, for example, through ‘Affordable Workspace’ initiative
- Health and other services operating from new and existing community centres



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Health, Wellbeing and Community – services and ‘invisible’ provision (2)



The Outreach Service has successfully supported and initiated (**ongoing and completed**):

- Local ‘job clubs’ in Dollis Valley, West Hendon Estate, Stonegrove Spur Road and Grahame Park
 - A Dollis Valley Education and Learning Hub, developed in partnership with Countryside, Barnet
- & Southgate College and Hope Corner to support employability and adult learning
 - ESOL activities in the West Hendon Estate
 - A range of enterprise programmes in Grahame Park.



Conclusion – Regeneration and Growth:



- provide the opportunity to add value to health provision
- increase the need for additional services and infrastructure
- will seek to improve collaborative working with health partners to identify and measure health impacts
- Will explore opportunities for negotiating health financial and non-financial provision via S106

