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# **Local Plan (formerly the Local Development Framework)**

## **Further Proposed Changes to Barnet's Development Management Policies DPD Schedule 1**

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April 2012 (Pre Submission Amendments, Pre Examination Amendments, Examination changes and National Planning Policy Framework changes)

## Explanatory Note

The Schedule of Further Proposed Changes to the Development Management Policies Development Plan Document (DPD) provides a single reference point for all the following proposed changes arising since September 2011 when the Development Management Policies were submitted for examination:

- Changes arising from written queries raised by the Inspector
- Changes in response to representations received, including those identified through Statements of Common Ground
- Changes arising from consideration of the matters and issues discussed at the Hearing sessions
- Changes suggested to correct grammatical or similar mistakes
- Changes to provide factual updates to information in the Development Management Policies
- Changes arising from Pre-Submission Amendments (Addendum, submitted to the Planning Inspectorate in September 2011) to Barnet's Development Management Policies
- Changes arising from the publication of the National Planning Policy Framework and Planning Policy for Traveller Sites published in March 2012. This entails replacing references to former Circulars, Planning Policy Statements and Planning Policy Guidance with a reference to the new Framework and the new Planning Policy for Traveller Sites. Changes also include a new Core Strategy policy which refers to the presumption in favour of sustainable development

In order to identify when changes were proposed, the following referencing has been used:

- Changes proposed at Submission (Presubmission Amendments Addendum) on 8 September 2011. They are prefixed with a **"PSA"**
- Further amendments were made to the PSA addendum. The changes between the two documents have been highlighted in grey and are referenced with **"PSA amended December 2011"**. Some of the changes have increased the amount of text presented for a clearer representation of the submission draft.
- Those suggested between Submission and the start of the Hearing sessions are prefixed with "PEA" (Pre-Examination). Round one and two of PEA changes is prefixed with **"PEA2"** and **"PEA4"** separately
- Any changes suggested during the Hearing sessions are prefixed with a **"DMP E"** (Examination)
- NPPF proposed changes are prefixed with a **"NPPF DMP E"** (Examination).

The changes are indicated in the form of ~~strike through~~ for deletions and **bold** text for additions. Changes which have been superseded by subsequent changes are **greyed** out.

The Schedule is set out in Chapter order. Where multiple changes are made to a paragraph or policy the version that comes first in the schedule will be the most recent and where changes supersede those made in the PEAs, this will be made clear in the policy / paragraph column.

The council does not consider that the majority of these changes affect the soundness of the Development Management Policies DPD. The changes which the council considers affect the soundness of the Development Management Policies DPD are identified first in the document. These changes are repeated as part of the document to improve legibility.

At the request of the Inspector, the changes in the Schedule have been divided into three categories as follows (highlighted in the first column of the Schedule):

**A – Those matters that go to soundness**

Having regard to the representations, discussions at the EIP and Government publications submitted since the Submission of the Core Strategy, the Council suggests the following changes to ensure that the Core Strategy is sound.

**B – Matters that clarify policy**

The council suggests a number of changes that provide clarification to policies and text.

**C – Minor textual changes e.g. grammatical changes**

The council proposes a number of minor factual and textual changes

**Schedule 2 of the Further Proposed Changes sets out Monitoring Indicators for the Core Strategy and Development Management Policies.**

**Development Management Policies - Changes to Soundness**

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
DMP E4	10	2.8.1 (supersedes PSA 23)	The conversion of existing dwellings into flats can have a cumulative effect that is damaging to the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street <del>but</del> <b>particularly where they are highly accessible. However even in such locations they</b> can harm the character <del>of areas</del> by changing <b>external appearance</b> <del>the nature of a neighbourhood</del> <b>and increasing</b> activity. <b>Such activity</b> <del>this intensification of use</del> can often involve more people movements, increased car movements <b>and parking stress</b> , more rubbish to be collected and more deliveries. <del>Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to flattened accommodation. Conversions in roads characterised by unconverted houses will not normally be appropriate. Where conversions are acceptable any external alterations should seek to minimise their impact on the external appearance of the house and local character. Further guidance on conversions will be set out in the Residential Design Guidance SPD.</del>	Revision following EIP hearing session Infrastructure, Implementation and Monitoring.
DMP E5	10	New para 2.8.1a	<b>Where conversions are acceptable any external alterations should seek to minimise their impact on the external appearance of the property and local character. Conversions must also be able to satisfactorily address all other relevant policies in the DPD including the need to consider the dwelling size priorities set out in DM08 and the approach to parking management set out in DM17. Further guidance on conversions will be set out in the Residential Design Guidance SPD.</b>	Revision following EIP hearing session Built Environment.
DMP E11	37	11.1.1	...the borough-wide target for <del>30%–40%</del> of all new homes to be affordable...	Revisions following EIP hearing session Housing.
DMP E12	37	11.1.2	<del>Since the introduction of a 50% affordable housing target at 10 units or more in 2006 there has been a reduction in affordable housing delivery in Barnet because of a decrease in proposals for small to medium-sized residential sites. Prior to the economic downturn the viability of these sites appears to have been impacted by inflexible top-down targets and a low trigger threshold which caused developers to either submit residential developments of up to 9 units or landowners chose not to bring forward their site for development thereby reducing overall supply.</del>	Revisions following EIP hearing session Housing.
DMP E13	37	11.1.3 (supersedes	<del>Whilst retaining a threshold of 10 units</del> <b>The threshold for requiring affordable housing is 10 or more housing units. The maximum reasonable amount of</b>	Revisions following EIP hearing session Housing.

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and <del>struck through</del> )	Justification for change
		DMP PEA 2/II & PSA 117)	<b>affordable housing that will be required on site will be considered on a site by site basis and subject to viability.</b> <del>considers that for schemes of 15 units or more it is reasonable to aim to implement on site, subject to viability, the borough-wide target of 30% of all new homes to be affordable. Delivery of more than 340% affordable housing will be sought where viable. However the Council recognises that viability is a key consideration for smaller sites and will take a more flexible approach for sites capable of reaching 10 to 15 units. The affordable housing threshold will also be triggered by redevelopment on sites larger than 0.4 hectares (including conversions). Affordable housing calculations should be made in terms of habitable rooms or floorspace. Calculations should be made in relation to gross development based on the total number of units in the final development.</del>	
DMP E15	37	11.1.6	<del>11.1.6 When assessing whether a flexible approach is appropriate for sites capable of reaching 10 to 15 units the following will be considered:</del> <ul style="list-style-type: none"> <li><del>• financial viability,</del></li> <li><del>• site size,</del></li> <li><del>• suitability for affordable housing,</del></li> <li><del>• the intended management of the affordable housing.</del></li> </ul>	Revisions following EIP hearing session Housing.
DMP E16	38	Policy DM10: Affordable Housing Contributions (supersedes DMP PEA 2/mm & PSA 120)	Having regard to the borough-wide target that <del>30% 40%</del> of housing provision should be affordable, the maximum reasonable amount of affordable housing will be required on site, subject to viability, from all new sites providing 10 or more units gross or covering an area of 0.4 hectares or more.	Revisions following EIP hearing session Housing.
DMP E23	67	Policy DM17: Travel Impact and Parking Standards	1. The Council will expect development to provide parking in accordance with the London Plan standards, except in the case of residential development, where the <b>maximum</b> standards will be:  i 2 to 1.5 spaces per unit for detached and semi detached houses <b>and flats</b> (4 or more bed) ii 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bed); and iii 1 to less than 1 space per unit for development consisting mainly of flats (1 bed)	Revision following EIP hearing session on Transport.

**Development Management Policies – General**

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and <del>struck through</del> )	Justification for change
PSA 1		Full document	Throughout the document all references to S106 agreements have been amended to 'legal agreements'  Have not included amendments to paragraph numbers where mistakes are being corrected.	To ensure consistency throughout the document
DMP PEA 2/a		Full document	All references to 'Council' to be replaced by 'council'	To ensure consistency
DMP PEA 2/b		Full document	All reference to individual CS and DM policies should be prefixed by Policy or policy as appropriate	To ensure consistency
DMP PEA 2/c		Tables 2.1, 3.1, 4.1, 5.1, 6.1, 7.1, 9.1, 10.1, 11.1, 12.1, 13.1, 14.1, 15.1, 16.1, 17.1, 18.1, 19.1  Superseded by NPPF DMP E11, E13, E15, E17, E22, E24, E30, E32, E33, E35, E41, E43, E46, E48, E51, E54, E56	Add after PPS guidance in each box  <b>'In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework'</b>	To update and ensure cross-reference to the new National Planning Policy Framework which is expected to be finalised by April 2012.
DMP PEA 2/d		Full document	All reference to individual London Plan policies should reference the full policy number and title as appropriate	To ensure consistency
DMP PEA 2/e		Full document	All references to the London Plan will be made consistent to say London Plan July 2011.	To ensure consistency
DMP PEA 4/a		Proposals Map	In agreement with GLAAS and HADAS we have produced a map to be included in the Changes to the Proposals Map which will show the changes to the Areas of Special Archaeological Significance shown in Appendix 1 in this document.	In accordance with the statement of common ground of November 8 2011 with English Heritage.



**Chapter1: Introduction**

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
NPPF DMP E1	1	1.1.1	The Local <del>Plan Development Framework (LDF)</del> replaces the Unitary Development Plan (UDP) (adopted May 2006). It embodies spatial planning – the practice of ‘place shaping’ to deliver positive social, economic and environmental outcomes and provide the overarching local policy framework for delivering sustainable development in Barnet. The <del>LDF</del> <b>Local Plan</b> is described as a ‘folder’ of separate documents, the most important of which is the Core Strategy. This contains the ‘vision’ for the <del>LDF</del> <b>Local Plan</b> and the most fundamental, cross-cutting objectives and policies that the local authority and its partners seek to deliver.	Reflects NPPF definition of the Local Plan
NPPF DMP E2	1	1.1.2	Barnet's <del>LDF</del> <b>Local Plan</b> primarily consists of a suite of Development Plan Documents (DPD's), the Proposals Map and Supplementary Planning Documents (SPDs) .....  <ul style="list-style-type: none"> <li>the Annual Monitoring Report which assesses the performance of the <del>LDF</del> <b>Local Plan</b> and identifies significant trends affecting Barnet</li> </ul>	Reflects NPPF definition of the Local Plan
DMP E1	1	1.1.2 (supersedes DMP PEA 2/f)	<ul style="list-style-type: none"> <li>the emerging North London Waste Plan DPD (submission <b>early 2012</b> <del>November 2014</del>)</li> </ul>	To update progress on NLWP
DMP PEA 2/f	1	1.1.2 (superseded by DMP E1)	<ul style="list-style-type: none"> <li>the emerging North London Waste Plan DPD (submission <del>draft May November</del> 2011)</li> </ul>	To update progress on NLWP
NPPF DMP E3	1	1.1.3 Supersedes DMP PEA 2/g	Government policy towards spatial planning is contained in <del>Planning Policy Statement 1 – Delivering Sustainable Development</del> and is further amplified in other <del>Planning Policy Statements</del> . In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the <b>National Planning Policy Framework (NPPF)</b> . <b>The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions. At the heart of the NPPF is the presumption in favour of sustainable development. This presumption is reflected locally in Core Strategy Policy CS NPPF which sets out how we will take a positive approach in</b>	Clarification on role of NPPF and presumption in favour of sustainable development

# Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

			<b>considering development proposals</b> We must take account of government guidance, for example, the requirement to meet local and regional housing needs. but the guidance recommends that it is not necessary for the Core Strategy to repeat either national or London Plan policy. If a local interpretation of national planning policy is proposed, then this must be justified.	
DMP PEA 2/g	1	1.1.3 (superseded by NPPF DMP E3)	Government policy towards spatial planning is contained in Planning Policy Statement 1 – Delivering Sustainable Development and is further amplified in other Planning Policy Statements. <b>In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework.</b> We must take account of government guidance, for example, the requirement to meet local and regional housing needs but the guidance recommends that it is not necessary for the Core Strategy to repeat either national or London Plan policy. If a local interpretation of national planning policy is proposed, then this must be justified.	To update and ensure cross-reference to the new National Planning Policy Framework which is expected to be finalised by April 2012.
NPPF DMP E4	2	1.2.1	The <del>LDF</del> <b>Local Plan</b> Development Management Policies (DMP) DPD sets out the borough-wide planning policies that implement the Core Strategy and will be used for day to day decision making by the Planning Service and for planning committee determinations.....	Reflects NPPF definition of the Local Plan
NPPF DMP E5	2	1.3.1	In line with the Government's <b>NPPF in paragraph 154</b> <del>Planning Policy Statement 12 (PPS12)</del> , only policies that <b>are clear on what development will or will not be permitted and where should be included in the Local Plan. As stated in NPPF paragraph 17 they should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</b> <del>relate to the delivery of the Core Strategy objectives are included in the DMP DPD. Repetition of national and London Plan policy is avoided. More use of national policy guidance (PPS) and London Plan policy for decision making is now expected rather than developing local policy to cover all possible scenarios. To facilitate this, boxes containing some of the relevant national and London Plan policy are included for each policy.</del>	Clarification on role of NPPF
NPPF DMP E6	2	1.3.2 (supersedes DMP PEA 2/h)	<b>National planning policy is set out in the National Planning Policy Framework. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions.</b> <del>Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPS) set out the Government's national policies on spatial planning in England. The suite of PPS and PPGs will be replaced by the National Planning Policy Framework.</del>	Clarification on role of NPPF
DMP PEA 2/h	2	1.3.2 (superseded by NPPF DMP E6)	<b>Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPS)</b> set out the Government's national policies on spatial planning in England. <b>The suite of PPS and PPGs will be replaced by the National Planning Policy Framework.</b> The London Plan sets out at a regional level an integrated social, economic and	To update and ensure cross-reference to the new National Planning Policy Framework which is expected to be finalised

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			environmental strategic framework for London's future development. Development Management policies will be required to conform with these national and regional documents.	by April 2012.
DMP PEA 4/b	2	1.4.3	<del>....Where required BXC will be referenced in this document to clarify the policy application</del> <b>It is intended that the Development Management policies in this DPD will not apply to the development of the Brent Cross Cricklewood Regeneration Scheme unless and until the Core Strategy or this DPD is reviewed (or a further local development document is adopted which has the effect of applying any such DM policies to that scheme) in accordance with the monitoring and review process outlined in the Core Strategy at Policy CS 2 and at section 20.13.</b>	In accordance with the statement of common ground of November 14 2011 with Brent Cross Cricklewood Development Partners (BXC DP)
DMP E2	2	1.4.3	New sentence at end of para <b>Any other planning applications not directly related to the comprehensive redevelopment of Brent Cross Cricklewood Regeneration area will be considered against relevant policies in this DPD and any other material planning considerations.</b>	Revision following EIP hearing session on Spatial Strategy / Vision and Sustainability.
NPPF DMP E7	3	1.5.1 (supersedes PSA 2 amended December 2011)	Evidence supports the <del>LDF</del> <b>Local Plan</b> documents by ensuring they are justified. Studies have been produced on the following:	Reflects NPPF definition of the Local Plan
PSA 2 amended December 2011	3	1.5.1 (superseded by NPPF DMP E7)	<del>The Evidence base supports the LDF documents by ensuring that they are justified based on sound principles. Studies have been produced on the following that have been produced to do this cover:</del> open spaces, the borough's housing needs, the character of the borough, including an assessment of tall buildings, employment land, the town centres and affordable housing. This is not the limit of the evidence with further studies identified in the Core Strategy.	Improving wording
PSA 2	3	1.5.1 Superseded by PSA 2 amended December 2011	<del>The Evidence base supports the LDF documents by ensuring that they are justified based on sound principles. Studies have been produced on the following that to do this cover have been produced:</del> open spaces, the borough's housing needs, the character of the borough, including an assessment of tall buildings, employment land, the town centres and affordable housing. This is not the limit of the evidence with further studies identified in the Core Strategy.	Improving wording
DMP PEA 2/i	3	1.5.3	<b>Preparation work also included</b> <del>We will also be carrying out an assessment of the DMP policies to see whether they are likely to have any significant effect on sites of European importance for habitats or species.</del>	Improving wording
DMP PEA 2/j	3	1.6.1	<del>...set out in the Core Strategy. The DMP policies will be used for day to day...</del>	Improving wording
NPPF DMP E8	3	1.7.1	<ul style="list-style-type: none"> <li>assess the performance of the DMP DPD and other <del>LDF</del> <b>Local Plan</b> documents following their adoption</li> </ul>	Reflects NPPF definition of the Local Plan

## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

DMP E3	3	1.7.1 supersedes PSA 3	A number of <b>Specific</b> indicators <b>are set out</b> <del>will be included</del> for each policy in the DMP DPD. These are set out in Appendix 2	Clarification
PSA 3	3	1.7.1 superseded by DMP E3	...changed in part or in full <b>over the plan period</b> .  ...A number of indicators <del>will be included</del> for each policy in the DMP DPD. These are set out in Appendix <del>X</del> <b>2</b>	Clarification  To link to Appendix on monitoring indicators
NPPF DMP E9	4	1.8.2	The council will use planning obligations in appropriate circumstances and in accordance with <b>the NPPF (paragraphs 203 to 205)</b> <del>Circular 05/05 – Planning Obligations</del> , to influence the nature of a development or mitigate or compensate for its potential affects.	Reflects NPPF approach on planning obligations. Circular 5/05 – Planning Obligations has been replaced by the NPPF
PSA 4	4	1.8.2	<del>(also known as S106 Agreements)</del>	To ensure consistency throughout the document
NPPF DMP E10	4	1.8.5	We will develop a Barnet Community Infrastructure Levy (CIL) as this represents the most appropriate way to support delivery of the aims of the <b>Local Plan Local Development Framework</b> .....	Reflects NPPF definition of the Local Plan
PSA 5	4	1.8.5	...in order for the two mechanisms ( <b>planning obligations and CIL</b> ) to complement .....	Clarification

### Chapter 2: Protecting Barnet's Character and Amenity

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and <del>struck through</del> )	Justification for change
PSA 6	5	2.1.1	As part of this, development should enhance all <del>the suburbs</del> <b>areas</b> that make Barnet such an interesting, diverse and attractive place to live. This policy applies to all development in the borough.	Improving wording
NPPF DMP E11	5	Table 2.1 Supersedes DMP PEA/2c	Table 2.1: National <sup>4</sup> and London Plan character and amenity guidance  <b>The National Planning Policy Framework</b> <del>National guidance</del> states that <b>the planning system ought to “take account of the different roles and character of different areas” and “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”</b> <del>Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole.” (Planning Policy Statement (PPS) 1, Delivering Sustainable Development [Jan 2005], paragraph 17)</del>	Reflects NPPF approach on requiring good design

<sup>4</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework



			<p><b>(NPPF: Core planning principles: paragraph 17)</b></p> <p><b>National policy states that “It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.” (NPPF: Paragraph 57)</b></p> <p><del>“Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.” PPS1 paragraph 34</del></p> <p><b>The National Planning Policy Framework (paragraphs 59 and 60) states the following on design; that “...policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.”</b></p> <p><b>“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”</b></p> <p><del>“Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design.” (PPS1) paragraph 38</del></p> <p>London Plan policy 7.6 sets out the approach towards architecture stating that it “should make a positive contribution to a coherent public realm, streetscape and wider cityscape.” The supporting text says that it “should make a positive contribution to the landscape and relate well to the form, proportion, scale and character of streets...”</p>	
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**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

PSA 7	5	Table 2.1	<del>Revised draft</del> London Plan policy 7.6 sets out the...	Updating following publication of London Plan in July 2011
PSA 8	6	2.2.4	...affect the borough's character <b>and amenity</b> .	Improving wording
PSA 9	6	2.3.1	... and the pressures <b>they face</b> facing them.	Improving wording
PSA 10	6	2.3.2	The Characterisation Study identifies differences between traditional and <del>newer</del> <b>more modern</b> building styles <b>found in recent conversions and replacement buildings</b> .....  <b>More modern</b> <del>newer</del> developments are usually more horizontal <b>in form</b> often with balconies and flat roofs, <del>with a larger bulk</del> .....  <del>Because of</del> <b>Due to</b> this impact on character loss of houses in roads predominantly characterised by the same typology of houses will not normally be <del>considered</del> appropriate. ....	Improving wording
PSA 11	7	2.3.3	<del>#</del> <b>Suburban housing is typically</b> two storey detached and semi detached property with front and rear gardens sometimes with a grass verge (see paragraph 2.3.5 for layout).	Improving wording
PSA 12	8	2.3.4	Flatted development, detached, and linear-rural detached are the least common housing types in Barnet. <del>Flatted development is located in comprehensive social housing estates, regeneration areas or across the borough in post war infill development.</del> The lowest density linear-rural detached and detached housing is generally found on the edge of the green belt.	Improving wording
PSA 13	8	Figure 2	Figure 2 – Plan of <del>typical</del> Barnet suburban <del>street</del> <b>typology</b>	Clarification
PSA 14	8	2.3.6	Suburban terraces are lower density than their urban counterparts with a more varied architectural style. <del>and wider streets. Most are two storeys</del> <b>These terraces</b> sometimes <del>with</del> <b>have</b> off street parking and a grass verge.	Improving wording
PSA 15	8	2.3.7	Protecting character helps to maintain Barnet's heritage. Policy DM01: Protecting Barnet's character and amenity states <del>sets out that...</del>  <del>...Residential schemes</del> <b>Proposals</b> which are out of keeping with the character of an area will be refused.	Improving wording
PSA 16	8	2.3.8	Character can be eroded through smaller-incremental changes..... <del>through to</del> as well as larger.....	Improving wording
PSA 17	9	2.5.1	<b>Specific</b> design guidance on 'Advertising and Signs' is available <del>2.5.2 In areas particularly sensitive to</del> <b>on the impact of advertisements, such as</b> Conservation Areas and open land, the council has designated 'Areas of Special Advertisement Control' where a greater than normal degree of control is exercised over the number, type and size of advertisements which may be displayed (see <del>proposals map</del> ) <b>Council's website</b> . The design guidance on 'Advertising and Signs' <b>also</b> identifies the 'Areas of Special Advertisement Control' in the borough that were	Unnecessary detail which is repeating supplementary guidance



**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			designated in 1993.	
PSA 18	9	2.6.2	<b>Visual interest on a street can be created by</b> entrances, windows and shopfronts <del>which provide visual interest and helps</del> contribute to a sense of security. Blank facades <b>on a street</b> create a dead frontage <b>with no interest and</b> <del>They can be part of a building, boundary wall or fence or roller shutter to a shopfront. Where appropriate, in particular</del> <b>In particular larger windows or shopfronts can make a more positive contribution to the vibrancy of frontages. This is most important</b> in town centres, local centres or on major roads <b>where</b> active frontages should be incorporated at street level <del>which present a larger window or shopfront which can better help in contributing to contribute</del> to the vibrancy of a street.	Improving wording
PSA 19	9	2.7.1	Schemes which <b>significantly</b> harm the amenity of neighbouring occupiers will be refused <b>planning permission</b> . It is important to ensure that developments do not <b>significantly</b> overshadow neighbouring buildings and, block daylight, reduce sunlight, or result in a loss of privacy or outlook. <del>Gardens and windows should not be significantly overlooked.</del>	Improving wording
PSA 20	9	2.7.2	Further detail on daylighting, sunlighting, <b>privacy</b> and outlook will be contained in the revised Sustainable Design and Construction SPD. The existing UDP standards <del>for distances required between habitable rooms windows</del> <b>which protect amenity</b> will be used in the interim.	Improving wording
PSA 21	9	2.7.3	<del>Technological Solutions may include using types of lighting that can controls the distribution of light and minimises glare.</del>  ...Further details are set out in the revised Sustainable Design and Construction SPD.	Clarification
PSA 22 amended December 2011	10	2.7.4	Noise can reduce the quality of life of people living or working in the borough. <b>Planning controls can help to</b> <del>Therefore it is important to minimise noise disturbance by exercising planning control in new developments with Pplanning conditions can be used to control the operating hours of a particular source of noise.</del> <b>Planning conditions</b> <del>They can also influence the layout and design of buildings be used</del> to reduce the effects <b>of noise</b> on nearby noise sensitive residential uses, for example by screening with natural barriers or through considered placement of buildings. <b>Policy DM04: Environmental Considerations sets out policy on noise</b> and further details are set out in the revised Sustainable Design and Construction SPD.	Improving wording
PSA 22	10	2.7.4 Superseded by PSA 22 amended December 2011	Noise can reduce the quality of life of people living or working in the borough. <b>Planning controls can help to</b> <del>Therefore it is important to minimise noise disturbance by exercising planning control in new developments with Pplanning conditions used to ...</del>  <del>Planning conditions</del> <del>They can also influence the layout and design of buildings be used</del> to reduce the effects <b>of noise</b> on nearby noise sensitive residential uses, for	Improving wording

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			<p>example by screening with natural barriers or through considered placement of buildings...</p> <p>...and further details are set out in the <del>revised</del> Sustainable Design and Construction SPD.</p>	
DMP E4		2.8.1 supersedes PSA 23	<p>The conversion of existing dwellings into flats can have a cumulative effect that is damaging to the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street <b>but particularly where they are highly accessible. However even in such locations they can harm the character of areas</b> by changing <b>external appearance the nature of a neighbourhood and increasing</b> activity. <b>Such activity</b> this intensification of use can often involve more people movements, increased car movements <b>and parking stress</b>, more rubbish to be collected and more deliveries. <del>Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to flatted accommodation. Conversions in roads characterised by unconverted houses will not normally be appropriate. Where conversions are acceptable any external alterations should seek to minimise their impact on the external appearance of the house and local character. Further guidance on conversions will be set out in the Residential Design Guidance SPD.</del></p>	Revision following EIP hearing session on Infrastructure, Implementation and Monitoring.
DMP E5		New para 2.8.1a	<p><b>Where conversions are acceptable any external alterations should seek to minimise their impact on the external appearance of the property and local character. Conversions must also be able to satisfactorily address all other relevant policies in the DPD including the need to consider the dwelling size priorities set out in DM08 and the approach to parking management set out in DM17. Further guidance on conversions will be set out in the Residential Design Guidance SPD.</b></p>	Revision following EIP hearing session on Built Environment.
PSA 23	10	2.8.1 superseded by DMP E4	<p>... cumulative effect that <b>is damaging to</b> <del>damages the...</del></p> <p>Conversions may be appropriate in certain types of property or street <b>but can harm the character by changing the function nature of a neighbourhood through more activity which increases noise and disturbance and thus impacts on amenity...</b> Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to <b>small</b> flatted accommodation. Conversions in roads characterised by unconverted houses will not normally be <b>considered</b> appropriate.</p>	<p>Improving wording.</p> <p>Amendment to respond to policy changes made in response to Finchley Society and Robert Newton to the DMP DPD Submission draft.</p>
PSA 24	10	2.9.1	<p>...biodiversity, tranquillity, sense of space and <b>enhancement of</b> the setting of buildings. <del>They also provide amenity value for both residents and their neighbours. Where Development</del> <b>which</b> is considered <b>to be</b> detrimental to local character it will</p>	Additional words to better explain the supporting text

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			be refused.	
PSA 25	10	2.9.2	<b>Gardens also provide outdoor amenity value for residents. Further detail is contained in section 3.8 and minimum outdoor amenity space standards are set out in the Sustainable Design and Construction SPD.</b>	New paragraph to help clarify the separation of the character aspect of this policy from the amenity space standards aspect.
PSA 26	10	2.10.1	High quality landscape design can help to create spaces that provide attractive settings for both new and existing buildings, <b>contributing to the integration of new a</b> development into the <b>established character of an</b> surrounding area in terms of <b>appearance and access.</b>	Improving wording
PSA 27	10	2.10.2	More detailed advice about the use of landscaping is provided in <b>both</b> the revised Sustainable Design and Construction SPD <b>and the Green Infrastructure SPD.</b> The <b>Sustainable Design and Construction SPD</b> also sets out...	Clarification
PSA 28	11	2.10.3	<b>The Where trees are located on or adjacent to a site the</b> Council will require the submission of a tree survey <b>with planning applications</b> indicating the location, species, size and condition of trees.	Improving wording
PSA 29	11	2.10.6	Further detail on this is provided in the revised <b>Green Infrastructure Sustainable Design and Construction SPD.</b>	Clarification
PSA 30	11	2.10.7	<del>Smaller</del> Changes to front gardens ..... The Council <del>will encourage</del> <b>expects</b> changes to front gardens <del>which</del> <b>to</b> consider.....	Improving wording
PSA 31	11	Policy DM01: Protecting Barnet's character and amenity	g. Development proposals should retain <del>private garden</del> <b>outdoor</b> amenity space .....	Clarification
PSA 32 amended December 2011	12	Policy DM01: Protecting Barnet's character and amenity	h. Conversion of dwellings into flats in roads characterised by houses will not normally be appropriate	Revision to policy wording to resolve the objection from the Finchley Society and Robert Newton to the DMP DPD Submission draft.
PSA 32	12	Policy DM01: Protecting Barnet's character and amenity Superseded by PSA 32 amended December 2011	h. Conversion of dwellings into flats in roads characterised by houses will not normally be <del>considered</del> appropriate	Revision to policy wording to resolve the objection from the Finchley Society and Robert Newton to the DMP DPD Submission draft.
PSA 33	12	Policy DM01:	i. Loss of houses in roads <del>predominantly</del> characterised by houses will not normally be	Revision to policy wording to

### Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

		Protecting Barnet's character and amenity	<del>considered</del> appropriate	resolve the objection from the Finchley Society and Robert Newton to the DMP DPD Submission draft.
NPPF DMP E12	12	Useful References	<ul style="list-style-type: none"> <li>➤ <del>Planning Policy Statement 1, Delivering Sustainable Development; ODPM; 2005</del></li> <li>➤ <del>Planning Policy Guidance 19: Outdoor Advertisement Control; Department of the Environment; 1992</del></li> <li>➤ <b>National Planning Policy Framework</b></li> </ul>	Updating
DMP PEA 2/k	12	Useful References	➤ <b>Design Guidance Note 9 – Walls, Fences and Gates</b>	Updating
PSA 34	12	Useful References	<ul style="list-style-type: none"> <li>➤ <b>Design Guidance Note 1</b> - Advertising and Signs <del>design guidance note</del>; Barnet; 1993</li> <li>➤ <b>Design Guidance Note 10</b> - Shopfronts <del>design guidance note</del>; Barnet; 1996</li> <li>➤ <b>Design Guidance Note 5</b> - Extensions to Houses <del>design guidance note</del>; Barnet; 2010</li> <li>➤ <del>Revised draft</del> London Plan; Greater London Authority; <del>October 2009</del> <b>July 2011</b></li> <li>➤ <b>Design Guidance Note 3 – The Construction of Hardstandings and Vehicular Crossovers</b> <del>Hardstanding guidance</del>; Barnet; 2010</li> <li>➤ <b>Design Guidance Note 7</b> - Residential Conversions <del>design guidance note</del>; Barnet; 1994</li> </ul>	Updating

### Chapter 3: Development Standards

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and <del>struck through</del> )	Justification for change
PSA 35	13	3.1.1	Poorly designed, <b>unattractive and</b> unsympathetic development can have a greater impact than just looking out of place. It can <b>have an</b> impact on the quality of life <b>with</b> <del>and links have been</del> made with poor physical health and mental health <del>by health providers</del> . For example development which has inadequate internal space or amenity space, which does not respond to the surrounding character or turns its back on the street creates a low quality environment <b>for everyone</b> .	Improving wording
NPPF DMP E13	13	Table 3.1 Supersedes DMP PEA/2c	Table 3.1 National <sup>2</sup> and London Plan guidance on standards  <b>The National Planning Policy Framework states that Local plans should</b>	Reflects NPPF approach on standards

<sup>2</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

		and PSA 37	<p><b>develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. (NPPF: Paragraph 58)</b></p> <p><b>The NPPF further states that “Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing.” (NPPF: Paragraph 174)</b></p> <p><del>PPS3: Housing [June 2011] sets out matters to be considered when assessing housing design quality such as access to public transport, access to services and facilities, layout and efficient use of space, integration with neighbouring buildings and private amenity space (paragraph 16). It goes on to state that to facilitate the delivery of high quality development Local Planning Authorities should draw on relevant standards and guidance (paragraph 18).</del></p> <p><del>The supplement to PPS1 states that when specifying a local requirement for sustainable buildings planning authorities should use a national described building standard such as the Code for Sustainable Homes and this should be set out in a DPD and not an SPD so as to ensure examination by an independent Inspector. (paragraph 32 and 33)</del></p> <p>All new housing should be built to lifetime homes standard and 10% should be wheelchair accessible (Policy 3.8 London Plan).</p> <p>All new development should meet minimum dwelling space size standards (Policy 3.5 in the London Plan).</p> <p>The Mayor's Supplementary Planning Guidance (SPG) on Providing for Children and Young People's Play and Recreation sets out accessibility benchmarks using maximum walking distances for children (100m for the under 5's, 400m for 5-11 year olds and 800m for ages 12+).</p>	
PSA 36	13	Table 3.1	<p>All new housing should be built to lifetime homes standard and 10% should be wheelchair accessible (Policy 3.8 <del>draft revised</del> London Plan).</p> <p>All new development should meet minimum dwelling space size standards (Policy 3.5 in the <del>draft revised</del> London Plan).</p>	Updating following publication of London Plan in July 2011
PSA 37	13	Table 3.1 Superseded	<del>[June 2010 2011]</del>	Updating



**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

		by NPPF DM E13		
DMP PEA 2/I	13	3.2.1	<b>The document produced by CABI in 2000</b> , By Design sets out good practice principles...	Improving wording
PSA 38	14	3.3.1	All development will be expected to comply <b>with Lifetime Homes</b> ...  ...The <b>Sustainable Design and Construction Residential Design Guidance</b> SPD sets out the application of Lifetime Homes standards in Barnet.	Clarification
PSA 39	14	3.5.1	The <del>revised</del> Sustainable Design and Construction SPD sets out further detail on how we will apply this standard to non residential development.	Updating
PSA 40	14	3.6.1	The Council will expect 10% of new homes to be <b>either</b> fully wheelchair accessible <b>or be easily adapted to meet them</b> ...  The <b>Sustainable Design and Construction Residential Design Guidance</b> SPD sets out further detail on wheelchair accessible homes.	Revision to to better reflect the London Plan wording and to resolve the objections from the A2 Dominion housing and Comer Homes to the DMP DPD Submission draft.  Clarification
DMP E6	14	3.7.1 supersedes DMP PEA 2/m	Further detail on the London Plan minimum space standards <del>are</del> <b>will be</b> set out in the Sustainable Design and Construction SPD...	Revision following EIP hearing session on Built Environment.
DMP PEA 2/m	14	3.7.1 superseded by DMP E6	<b>Further detail on the London Plan minimum space</b> standards <del>are set out</del> in the Sustainable Design and Construction SPD...	To clarify contents of the Sustainable Design and Construction SPD in response to question INSP003-04.
PSA 41	14	3.8	Outdoor <del>Garden</del> Amenity Space	Improving wording
PSA 42	14/15	3.8.1 – 3.8.3	References to 'outdoor garden amenity space' have been amended to ' <b>outdoor amenity space</b> ' throughout these paragraphs.	Improving wording
PSA 43	14	3.8.1	As set out in paragraph <del>xxx</del> <b>2.9.1</b> one of the key qualities of Barnet's suburban character is <del>the</del> <b>its significant</b> amount of garden space.	Clarification
PSA 44	14	3.8.2	... <del>Confusing these use of space may compromise boundaries will</del> <b>and</b> limit the potential use of outdoor amenity space and <del>may</del> result in low quality amenity space. Not all <del>garden</del> <b>outdoor amenity</b> space will be considered useable and able to contribute to amenity provision.	Improving wording
DMP E7	15	3.8.3 supersedes PSA 45	Guidance on the standards, for outdoor amenity space <del>are</del> <b>will be</b> set out in the Sustainable Design and Construction SPD.	Clarification
PSA 45	15	3.8.3 superseded by DMP E7	Guidance on the application of, and standards, for <del>private</del> <b>outdoor</b> amenity space ( <del>gardens</del> ) <del>are set out</del> in the <del>revised</del> Sustainable Design and Construction SPD. Any <del>garden</del> development which compromises these minimum standards will not be	Improving wording



**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			<p>permitted. In town centres and for some higher density schemes including tall buildings it <b>may</b> will not be feasible for development to provide individual private amenity space....</p> <p>... It also prevents the sub-division of open amenity <b>space</b> areas and thereby contributes to a better appearance.</p>	
PSA 46	15	3.9.1	....should be considered <b>in development proposals</b> .	Improving wording
PSA 47	15	3.10.1	(Map 5-11)	Updating
DMP PEA 2/n	15	3.10.2 supersedes PSA 48	Both <b>residential</b> development in areas of play space deficiency and those in areas with sufficient play space will be expected to make a contribution either on site or financially for play space. In areas where a deficiency in playspace is identified, <b>residential</b> developments will be required to provide facilities on site and provide appropriate contributions to maintain them or where appropriate provide a financial contribution to improve the nearest appropriate play area. <b>Residential</b> development in areas with sufficient play space will still be required to make a financial contribution to the nearest appropriate existing play facility or provide new facilities on site...	To clarify what development will contribute to play space requirements in response to question INSP003-05.
PSA 48 amended December 2011	15	3.10.2 superseded by DMP PEA 2/n	<p><b>Both development in areas of play space deficiency and those in areas with sufficient play space will be expected to make a contribution either on site or financially for play space.</b> In areas where a deficiency in playspace is identified, <b>developments</b> will be required to provide facilities on site <del>together with a commitment</del> <b>and provide appropriate contributions</b> to maintain them or <b>where appropriate provide</b> a financial contribution to improve the nearest appropriate play area. <del>Other aspects of policies DM01: Protecting Barnet's character and amenity, DM03: Accessibility and Inclusive Design and DM04: Environmental Considerations will also need to be considered such as safety, accessibility and the impact of noise.</del></p> <p><b>Development in areas with sufficient play space will still be required to make a financial contribution to the nearest appropriate existing play facility or provide new facilities on site.</b> The Mayor of London's SPG: Providing for Children and Young People's Play and Informal Recreation requires that provision for children under five is provided on site (within 100m) to ensure they can access play space. Improvements to existing facilities are necessary, given the priority for family housing in the borough.</p>	Revision to clarify and to resolve the objection from A2 Dominion Housing on playspace contributions. Note some of text from paragraph 3.10.2 and 3.10.3 have been swapped over.
PSA 48	15	3.10.2 Superseded by PSA 48 amended December 2011	<p><b>Both development in areas of play space deficiency and those in areas with sufficient play space will be expected to make a contribution either on site or financially for play space.</b> In areas where a deficiency in playspace is identified, <b>developments</b> will be required to provide facilities on site <del>together with a commitment</del> <b>and provide appropriate contributions</b> to maintain them or <b>where appropriate provide</b> a financial contribution to improve the nearest appropriate play area. <del>Other aspects of policies DM01: Protecting Barnet's character and amenity, DM03:</del></p>	Revision to clarify and to resolve the objection from A2 Dominion Housing on playspace contributions. Note some of text from paragraph 3.10.2 and 3.10.3 have been swapped over.

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			<p><del>Accessibility and Inclusive Design and DM04: Environmental Considerations will also need to be considered such as safety, accessibility and the impact of noise.</del></p> <p>Development in areas with sufficient play space will still be required to make a financial contribution to the nearest appropriate existing play facility or provide new facilities on site. <b>The Mayor of London's SPG: Providing for Children and Young People's Play and Informal Recreation requires that provision for children under five is provided on site (within 100m) to ensure they can access play space. Improvements to existing facilities are necessary, given the priority for family housing in the borough.</b></p>	
PSA 49	15	3.10.3	<p>Development in areas with sufficient play space will still be required to make a financial contribution to the nearest appropriate existing play facility or provide new facilities on site. Improvements to existing facilities will also be necessary given the priority for family housing in the borough. The Mayors SPG requires that provision for children under five is provided on site (within 100m) to ensure they can access play space. <b>Aspects in relation to policies DM01: Protecting Barnet's character and amenity, DM03: Accessibility and Inclusive Design and DM04: Environmental Considerations will also need to be considered such as safety and disturbance.</b></p>	Revision to clarify and to resolve the objection from A2 Dominion Housing on playspace contributions. Note some of text from paragraph 3.10.2 and 3.10.3 have been swapped over.
PSA 50	15	3.11	Other standards and assessments	Updating DPD in response to change introduced in para 3.11.1
PSA 51	15	3.11.1	<p><b>European Community (EC) (Directive 97/11/EC) requires the environmental impact assessment (EIA) of major projects. The effect of the Directive is to require environmental impact assessment to be carried out, before development consent is granted, for certain types of major project which are judged likely to have significant environmental effects. EIA is an important procedure for ensuring that the likely effects of new development on the environment are fully understood and taken into account before the development is allowed to go ahead. It also sets out the actions required to mitigate any harmful effects (Circular 02/99).</b></p>	In response to objection to the Core Strategy Publication Stage from NHS Barnet.
PSA 52	15	3.11.1	<p>Housing developments <del>will be scored</del> <b>are assessed</b> against the criteria to <del>assess</del> <b>measure</b> the quality of their design. <del>Where required developers will need to ensure an accredited Building for Life assessor carries out the work.</del></p>	Improving wording
PSA 53	15	3.11.3	<p><del>...particularly very large and comprehensive schemes. Many aspects of HIA which help improve a development's positive contribution to health are already established as standards such as the provision of play space, minimum floor space standards and garden amenity space.</del></p>	Improving wording
DMP PEA 2/o	16	3.11.4 supersedes PSA 54	<p>Many aspects of HIA which help improve a development's positive contribution to health are already established as standards such as the provision of play space, minimum floor space standards and <del>garden</del> <b>outdoor</b> amenity space.</p>	To ensure consistency with section 3.8



## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

PSA 54	16	3.11.4 superseded by DMP PEA 2/o	<b>Many aspects of HIA which help improve a development's positive contribution to health are already established as standards such as the provision of play space, minimum floor space standards and <del>garden</del> amenity space.</b>	Split from previous paragraph to make clearer supporting text
PSA 55	16	Policy DM02: Development Standards	2 Lifetime homes, the 16 design criteria required by the <del>draft revised</del> London Plan policy 3.8 5 Wheelchair accessibility, the <del>draft revised</del> London Plan policy 3.8 6 Minimum floor space, the <del>draft revised</del> London Plan policy 3.5 7 Outdoor amenity space, <b>the Sustainable Design and Construction SPD</b> 9 Play space, the <del>draft revised</del> London Plan policy 3.6	Updating following publication of London Plan in July 2011 and updating the referencing
DMP PEA 2/p	16	Policy DM02: Development Standards	Where appropriate, development will be expected to demonstrate compliance with the following national and Londonwide standards <b>supported by the guidance</b> and <del>those</del> set out in the Council's suite of Supplementary Planning Documents:	To clarify that SPD will have a lesser weight and support other policy documents in response to question INSP003-06.
NPPF DMP E14	16	Useful References	➤ <b>National Planning Policy Framework</b>	Updating
PSA 56	16	Useful References	➤ <b>Circular 02/99: Environmental Impact Assessment; ODPM; March 1999</b>	Addition to resolve the objection from NHS Barnet to the DMP DPD Submission draft.
DMP PEA 2/q	16	Useful references	➤ By Design – Urban Design in the Planning System: Towards Better Practice, <b>Commission for Architecture and the Built Environment</b> <del>DETR</del> , 2000.	Updating

### Chapter 4: Accessibility and Inclusive Design

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and <del>struck through</del> )	Justification for change
NPPF DMP E15	17	Table 4.1 Supersedes DMP PEA/2c	Table 4.1 National <sup>3</sup> and London Plan guidance on inclusive design <b>The NPPF definition of inclusive design is: “Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.”</b>  National policy states that “It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.” (NPPF: Paragraph 57)	Reflects NPPF approach on requiring good design and accessibility

<sup>3</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework



## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

			<p>Planning Policy Statement (PPS)1, Delivering Sustainable Development ( [Jan 2005], paragraph 35) states that “Although visual appearance and the architecture of individual buildings are clearly factors in achieving these objectives, securing high quality and inclusive design goes far beyond aesthetic considerations.”</p> <p>The London Plan in policy 7.2 sets out that “Boroughs should develop detailed policies and proposals that ensure the physical environment can meet the highest standards of accessibility and inclusion and that the principles of inclusive design are adopted at the earliest stages of the development ...” It sets out four principles of inclusive design for developments to demonstrate.</p>	
PSA 58	17	Table 4.1	The replacement London Plan in policy 7.2	Updating following publication of London Plan in July 2011
PSA 57	17	4.1.3	...of development proposals. <b>This includes</b> extensions to all buildings particularly in particular those .....	Improving wording
PSA 59	17	4.1.4	Mayor's wheelchair accessibility requirement standard for housing. ... Wheelchair users should have access to a full range of housing types.	Removing duplication with para 3.6.1
PSA 60	17	4.1.5	... design guidance for the wider pedestrian environment,...	Clarification
PSA 61	17	4.1.6	Lifetime neighbourhoods are where transport, shops, green spaces, toilets, and benches, are consciously planned for people of all ages and conditions in mind.	Removing duplication with para 3.3.1
NPPF DMP E16	18	Useful References	➤ <b>National Planning Policy Framework</b>	Updating

### Chapter 5: Environmental Considerations

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
PSA 63	19	5.1.1	...within acceptable levels, promoting biodiversity and improving quality of life are all key <b>objectives</b> issues for Barnet...	Clarification
NPPF DMP E17	19	Table 5.1 Supersedes DMP PEA/2c	<p>Table 5.1 National<sup>4</sup> and London Plan environmental guidance</p> <p><b>The National Planning Policy Framework sets out that “The planning system should contribute to and enhance the natural and local environment by:</b></p> <ul style="list-style-type: none"> <li><b>preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land</b></li> </ul>	Reflects NPPF approach on meeting the challenge of climate change and flooding

<sup>4</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

			<p><b>instability; ..." (NPPF: Paragraph 109)</b></p> <p><del>PPS23 [Nov 2004] covers planning and pollution control. It sets out the principle that "any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration".</del></p> <p><b>The National Planning Policy Framework sets out that "Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change,..." (NPPF: paragraph 156)</b></p> <p><del>The principles of managing flood risk are set out in PPS 25: Development and Flood Risk [March 2010] which includes the application of the sequential test for considering the location of development (para 16) in relation to areas at risk from flooding.</del></p> <p>The Code for Sustainable Homes sets sustainability standards for new housing. The energy and water efficiency targets are stepped in line with improvements in Building Regulations to meet zero carbon in 2016 as set out in the Government's Building A Greener Future: Policy Statement.</p> <p>The London Plan in Policy 5.3: Sustainable Design and Construction requires developments to demonstrate compliance with the Mayor's Sustainable Design and Construction Supplementary Planning Guidance (SPG), including how to avoid internal overheating and contributions to the urban heat island effect.</p> <p>London Plan policy 5.4 sets out the Mayor's approach to retrofitting and encourages boroughs to identify opportunities and proposals for reducing carbon dioxide emissions from the existing building stock.</p> <p>Details of how a development meets Sustainable Design and Construction standards are required to be set out in the Design and Access statement (London Plan policy 5.3). This should include taking account of the Mayor's energy hierarchy (London Plan policy 5.2).</p> <p>The Mayor's drainage hierarchy (London Plan policy 5.13) identifies storage on site as the priority through to the discharge to the combined sewer as the least favourable choice for dealing with rainwater on a site. The aim is to achieve</p>	
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**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			greenfield run-off rates.	
PSA 64	19	Table 5.1	The <del>revised draft</del> London Plan and existing London Plan both requires developments to demonstrate compliance with the... <del>Draft revised</del> London Plan policy 5.4... ...Access statement ( <del>draft revised</del> London Plan policy 5.3)... ...energy hierarchy ( <del>draft revised</del> London Plan... ... hierarchy ( <del>draft revised</del> London Plan policy 5.13) ...	Updating following publication of London Plan in July 2011
DMP PEA 2/r	19	Table 5.1	The London Plan in <b>Policy 5.3: Sustainable Design and Construction</b> requires developments to demonstrate compliance with the Mayor's Sustainable Design and Construction Supplementary Planning Guidance (SPG), including how to avoid internal overheating and contributions to the urban heat island effect.	To ensure consistency and clarify which policy makes the requirement.
PSA 65	19	5.1.2	This policy is supported by the <del>revised</del> Sustainable Design and Construction SPD.	Updating
DMP E8	20	5.2.2	A high level heat mapping study has identified clusters of buildings and areas of development with the best potential for delivering future district heating networks in the borough. Brent Cross / Cricklewood and Colindale are identified as high priority areas given the scale of regeneration taking place. <b>Chipping Barnet, Mill Hill East, North Finchley and Whetstone are identified as lower priority areas in the study.</b>	Revision following EIP hearing session on Infrastructure, Implementation and Monitoring.
PSA 66	20	5.2.2	...as high priority areas given the <b>scale of</b> regeneration <b>taking place.</b>	Clarification
PSA 67	20	5.2.3	In line with the London Plan <b>major</b> development will be expected to connect to an existing DE network where it is <b>appropriate proximate</b> , as this is the most resource efficient option. Equally where a new DE scheme is proposed then a new development will be expected to connect where feasible. Where this is not feasible developments should ensure that they incorporate the ability to connect in <b>the</b> future. <b>Major development proposals</b> in areas identified as feasible for DE in the heat mapping study but where no firm plans exist <del>then major development will be either be required to undertake a feasibility study or contribute financially</del> financial contribution <b>towards</b> a proposed study <del>regarding to</del> implementation of a new network or <del>the extension of</del> <b>extend</b> an existing network. Pooled funding through <b>legal agreements</b> Section 106 or the Community Infrastructure Levy (CIL) will be put forward in appropriate <b>circumstances developments.</b>	Improving wording
DMP PEA 2/s	20	5.2.3	New footnote: <b>1 - Major developments are defined as 10 or more dwellings or for all other uses where floorspace will be more than 1,000sq metres. See the Core Strategy glossary for more detail.</b>	To clarify what is defined as major development in response to question INSP003-04 & INSP003-08.
PSA 68	20	5.3.1	In the <del>revised draft</del> London Plan policy 5.4...  ...Thus there is considerable potential to reduce emissions if this older housing stock can <b>have energy efficiency measures fitted and renewable energy</b>	To reflect the adoption of the London Plan and to better reflect the application of the policy and to respond to objection from the

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			<b>technologies installed and/or</b> be linked to decentralised energy schemes <b>as part of built in</b> new or refurbished developments. <b>Water efficiency measures can also be retrofitted.</b>	Environment Agency.
PSA 69	20	5.4.1	Air pollution is the result of emissions, such as carbon monoxide, nitrogen oxides and sulphur dioxide, being released into the atmosphere. <b>The impact of dust, fumes and odour on air quality also need to be considered.</b>	Clarification
PSA 70 amended December 2011	20	5.4.2	New development should not reduce air quality <b>and where there are any potential issues the Council will require an air quality assessment.</b> Appropriate design measures such as tree planting can <del>and should</del> protect users of the buildings and surrounding public spaces from existing poor air quality. The Council is particularly concerned to protect schools, older people's accommodation and family housing. <b>Further guidance on air quality assessments, location, siting and design, choice of building systems and the management of construction emissions is provided in the current Sustainable Design and Construction SPD.</b>	Clarification
PSA 70	20	5.4.2 Superseded by PSA 70 amended December 2011	New development should not reduce air quality <b>and where there are any potential issues the Council will require an air quality assessment.</b> Appropriate design measures such as tree planting can <del>and should</del> protect users of the buildings and surrounding public spaces from existing poor air quality. The Council is particularly concerned to protect schools, older people's accommodation and family housing. <b>Further guidance on air quality assessments,</b>  ...Current	Clarification
PSA 71	20	5.4.3	The Council has continuous air quality monitoring stations at Chalgrove School and Tally Ho <b>and maintains a network of diffusion tubes across the borough.</b> These monitor levels of fine particles and nitrogen dioxide <del>supporting informing</del> the <b>Air Quality Action Plan for Barnet and the</b> ongoing review and assessment of air quality in the borough.	Clarification
PSA 72	21	5.5.1	Noise can undermine quality of life and affect natural habitats. This includes persistent and intermittent noises from <del>building</del> service plant <b>on buildings</b> , road traffic, sound systems, construction and domestic noise <del>between properties</del> .  ...Normally Proposals for noise sensitive development where it is affected by noise generating sources will not be permitted unless satisfactory mitigation measures can be demonstrated.	Improving wording
NPPF DMP E18	21	5.5.2	The layout of buildings can be designed or modified to reduce the effects of noise disturbance through the use of measures such as screening with natural barriers or other buildings. Further mitigating measures are set out in the Sustainable Design and Construction SPD. Planning conditions can be used to control the operating hours of a particular noise generating development, or to influence the layout and design of buildings, in order to reduce the effects on noise sensitive uses. The four	Updating

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			noise exposure categories set out in <b>the Sustainable Design and Construction SPD</b> national guidance <del>PPG24</del> will be used to assess residential accommodation which is near to a source of noise.	
PSA 73	21	5.5.2	Further mitigating measures are set out in the <del>revised</del> Sustainable Design and Construction SPD.	Updating
NPPF DMP E19	21	5.6.1	For potentially contaminated land, the developer will be required to carry out a Preliminary Risk Assessment which will help determine the potential for contamination at a development site. Where necessary a full site investigation, considering both the possible risk to future users of the site and hazards to ground and surface water quality. Before development can start, planning conditions may require that appropriate remedial measures are agreed with the planning authority and carried out in line with current guidelines ( <del>PPS23 — Planning and Pollution Control</del> ), having regard to relevant legislation (Part 2A of the Environmental Protection Act and Contaminated Land Regulations). The developer will be required to provide a report verifying that the works have been carried out as agreed. This will normally be achieved by setting conditions on planning permissions.	Updating
PSA 74	21	5.6.1	For potentially contaminated land, the developer will be required to carry out a <b>Preliminary Risk Assessment which will help determine the potential for contamination at a development site. Where necessary</b> a full site investigation will be required, considering both the possible risk to future users of the site and <del>threats</del> <b>hazards</b> to ground and surface water quality. Before development can start, planning conditions may require that appropriate remedial measures <del>will be</del> <b>are</b> agreed with the planning authority and carried out in line...	Change made to resolve the objection from the Environment Agency to the DMP DPD Submission draft.
DMP PEA 2/t	21	5.7.1 (supersedes PSA 71)	There are two Notifiable Installations within Barnet, the <del>New</del> <b>New</b> Barnet gas holder station <b>in New Barnet</b> and the Mill Hill holder station ( <del>former gas holder</del> ). The facilities are identified because of the...	To update referencing to ensure the names of the Notifiable Installations are consistent with the Health and Safety Executive.
PSA 75	21	5.7.1 (superseded by DMP PEA 2/t)	There <del>are two is one</del> Notifiable Installations within Barnet, the <del>New</del> <b>New</b> Barnet gas holder station <b>and the Mill Hill holder station</b> ( <del>former gas holder</del> ). <del>The</del> <b>These</b> facilities <del>are is</del> identified because of the... ... proposed near <del>this</del> <b>these</b> installations, the...	Reinstatement of reference to Mill Hill holder station which was incorrectly removed from the preferred approach version of the DMP DPD which still requires assessment by the Health and Safety Executive.
PSA 76 amended	22	5.8.3	The Surface Water Management Plan (SWMP) for Barnet, Brent and Harrow is designed to fulfil the requirements of the Flood Risk regulations 2009 and to identify	Improving wording



**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

December 2011			areas more at risk from surface water flooding. Proposals which create impact in these areas identified at risk will need to demonstrate through hydrological investigations and modelling how they will reduce that risk. <del>Proposals where they require permission, such as front garden alterations conversions for parking or basement developments are examples of development which can impact local run off.</del> Further guidance on basement development is set out in Design Guidance Note 5 – Extensions to Houses which seeks to ensure that such development does not harm the established architectural character of buildings and surrounding areas.	
PSA 76	22	5.8.3 Superseded by PSA 76 amended December 2011	<del>Where they require permission, front garden alterations conversions for parking or basement developments are examples of development which can impact local run off. Proposals, where they require permission, such as front garden conversions for parking or basement developments are examples which can impact local run off.</del> Further guidance on basement development is set out in Design Guidance Note 5 – Extensions to Houses which seeks to ensure that such development does not harm the established architectural character of buildings and surrounding areas.	Improving wording
DMP PEA 2/u	22	5.9.1	The River Restoration Action Plan and associated website ( <a href="http://www.therrc.co.uk">www.therrc.co.uk</a> ) sets out details of opportunities to restore sections of the River Brent.	Clarification
NPPF DMP E20	22	Policy DM04: Environmental Considerations for Development  Supersedes PSA 62	Development should demonstrate compliance with the London Plan water hierarchy for run off especially in areas identified as prone to flooding from surface water run off. All new development in areas at risk from fluvial flooding must demonstrate application of the sequential approach set out in <b>the NPPF (paragraphs 100 to 104)</b> <del>Planning Policy Statement 25</del> and provide information on the known flood risk potential of the application site.	Updating
PSA 62	22	Policy DM04: Environmental Considerations for Development  Superseded by NPPF DMP E20	<p>c i. Where there is a localised source of air pollution, buildings should be designed and sited to reduce exposure to air pollutants.</p> <p>ii <del>The Development</del> proposals will ensure that development is not contributing to poor air quality and <del>require provide</del> air quality assessments where appropriate.</p> <p>e Proposals on land which may be contaminated should be accompanied by an investigation to establish the level of contamination in the soil and/or...</p> <p>g Development should demonstrate compliance with the London Plan water hierarchy for run off especially in areas identified as prone to flooding from surface water run off. All new development in areas at risk from fluvial flooding must demonstrate application of the sequential approach set out in <del>Planning Policy Statement 25</del> and provide information on the known flood risk potential of the <del>planning</del> application site.</p> <p>h Development <b>proposals</b> will, wherever possible, <b>be expected to</b> naturalise a water course,..... Where appropriate, contributions towards river restoration and</p>	<p>To improve the layout of the policy</p> <p>To better define the policy</p>

## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

			de-culverting will be expected.	
NPPF DMP E21	23	Useful references (supersedes PSA 77)	<ul style="list-style-type: none"> <li>➤ <del>Planning Policy Statement 23 – Planning and Pollution Control, Annex 2: Development on Land Affected by Contamination; ODPM; November 2004</del></li> <li>➤ <del>Planning Policy Guidance 24: Planning and Noise. 1994</del></li> <li>➤ <del>Planning Policy Statement 25: Development and Flood Risk; CLG; March 2010</del></li> <li>➤ <b>National Planning Policy Framework</b></li> </ul>	Updating
PSA 77	23	Useful references (superseded by NPPF DMP E21)	<p><del>Useful Guidance References</del></p> <p><b>PPG Planning Policy Guidance 24</b></p> <ul style="list-style-type: none"> <li>➤ <del>draft replacement London Plan; Greater London Authority; July 2011</del></li> <li>➤ <del>October 2009</del></li> </ul>	Updating
DMP PEA2/v	23	Useful references	<ul style="list-style-type: none"> <li>➤ <b>Thames River Basin Management Plan; Environment Agency; 2009</b></li> <li>➤ <b>Air Quality Action Plan; LB Barnet</b></li> <li>➤ <b>Sustainable Design and Construction SPD; LB Barnet</b></li> <li>➤ <b>Design Guidance Note 5 – Extensions to Houses; LB Barnet; March 2010</b></li> </ul>	Updating

### Chapter 6: Tall Buildings

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
NPPF DMP E22	24	Table 6.1 Supersedes DMP PEA/2c	<p>Table 6.1 National<sup>5</sup> and London Plan tall buildings guidance</p> <p><b>The National Planning Policy Framework states that “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.” (NPPF: Paragraph 60)</b></p> <p><del>“Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally.” (Planning Policy Statement (PPS)1, Delivering Sustainable Development [Jan 2005], paragraph 38)</del></p>	Reflects NPPF approach on requiring good design

<sup>5</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			Policy 7.7 in the London Plan sets out the approach to tall buildings in London requiring that appropriate locations are identified in <b>Local Plan's LDF's</b> . The policy sets out design criteria that tall buildings should comply with.	
PSA 78	24	Table 6.1	Policy 7.7 in the replacement draft London Plan	Updating following publication of London Plan in July 2011
PSA 79	24	6.1.2	<del>Because of</del> <b>Due to</b> their potential impact applicants <b>with tall building proposals</b> will need to provide evidence of how they have considered the criteria in the policy <b>as well as</b> considering the CABE / English Heritage guidance on tall buildings. <del>will also assist in this.</del>	Improving wording
DMP E9	24	6.1.3 (this supersedes DMP PEA 4/c)	The London Plan, July 2011 in paragraph 7.25 defines a tall building as one that is <del>significantly higher</del> <b>substantially taller</b> than its surroundings, or significantly changes the skyline. Barnet's Core Strategy defines a tall building as being eight storeys (equivalent to 26 metres above ground level) or more and identifies locations where proposals may be appropriate.	Revision to accurately reflect the statement of common ground of November 8 2011 with English Heritage
DMP PEA 4/c	24	6.1.3 (superseded by DMP E8)	<del>The London Plan, July 2011 in paragraph 7.25 defines a tall building can be defined as one that is significantly higher than its surroundings,</del> <b>or significantly changes the skyline. Barnet's</b> The Core Strategy defines a tall building as being eight storeys (equivalent to 26 metres <b>above ground level</b> ) or more and identifies locations where proposals may be appropriate.	In accordance with statement of common ground of November 8 2011 with English Heritage
PSA 80	24	6.1.4	Key issues <b>include</b> are the impact of... ...Setting as well as the height <b>can</b> contribute to <del>the</del> impact.	Improving wording
DMP PEA 2/w	24	6.1.7	The massing and configuration of buildings can have a significant localised effect on the climatic conditions, funnelling wind or creating sun-traps. Good design can be used to minimise these effects to benefit in particular users of the public realm. Consideration of the potential microclimatic effects will need to be demonstrated <b>and further detail on this is set out in the Sustainable Design and Construction SPD.</b>	To clarify where further detail on microclimatic effects will be set out in response to question INSP003-10.
PSA 81	24	6.1.7	<b>The massing and configuration of buildings can have a significant localised effect on the climatic conditions, funnelling wind or creating sun-traps. Good design can be used to minimise these effects to benefit in particular users of the public realm. Consideration of the potential microclimatic effects will need to be demonstrated.</b>	New text inserted In response to objection from Robert Newton to the DMP DPD Submission draft.
DMP PEA 4/d	25	DM05 Tall Buildings	<del>(iv) no adverse impact on the setting of</del> <b>not cause harm to heritage assets and their setting</b>	In accordance with statement of common ground of November 8 2011 with English Heritage
PSA 82	25	DM05: Tall Buildings	<b>v. that the potential microclimatic effect does not adversely effect existing levels of comfort in the public realm</b>	New policy wording to resolve the objection from Robert Newton to the DMP DPD Submission draft.



## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

PSA 83	25	Useful references	➤ <del>draft replacement</del> London Plan; Greater London Authority; <b>July 2011</b> <del>October 2009</del>	Updating following publication of London Plan in July 2011
NPPF DMP E23	25	Useful references	➤ <b>National Planning Policy Framework</b>	Updating
DMP PEA 4/e	25	Useful References	➤ <b>Barnet Characterisation Study, 2010</b>	In accordance with statement of common ground of November 8 2011 with English Heritage

### Chapter 7: Heritage and Conservation

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and <del>struck through</del> )	Justification for change
PSA 84	26	7.1.1	...and enhance Barnet's <del>rich</del> heritage...	Improving wording
DMP PEA 2/x	26	7.1.2	There are <b>over 2,200</b> <del>650 statutory entries of</del> Listed Buildings, two Scheduled Ancient Monuments, four registered Historic Parks and Gardens and a Registered Historic Battlefield.	To ensure consistency on number of Listed Buildings rather than entries on the Statutory List and respond to INSP 04-01
NPPF DMP E24	26	Table 7.1 Supersedes DMP PEA/2c	<p>Table 7.1 National<sup>6</sup> policy for heritage and conservation</p> <p><b>The National Planning Policy Framework defines a heritage asset as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)."</b></p> <p><del>Heritage assets are defined by their historic, archaeological, architectural or artistic significance. They can be a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions.</del></p> <p><b>The National Planning Policy Framework states in paragraph 132 that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are</b></p>	Reflects NPPF approach on requiring heritage

<sup>6</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

		<p><b>irreplaceable, any harm or loss should require clear and convincing justification.”</b></p> <p>PPS5: Planning for the Historic Environment states that where a proposal has a harmful impact on a heritage asset the authority should weigh the public benefit of the proposal against the harm whilst recognising that the greater the harm the greater the justification needed for the loss. The guidance also applies to conservation areas.</p> <p><b>“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss...”(NPPF: Paragraph 133)</b></p> <p><b>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. (NPPF: Paragraph 134)</b></p> <p>PPS 5 sets out the following principle for listed buildings and other heritage assets including their settings in policy HE6.1: Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets; “There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact.”</p> <p>Policy HE3.1: Regional and Local Planning Approaches requires that LDFs “should set out a positive, proactive strategy for the conservation and enjoyment of the historic environment in their area”. It identifies that “Heritage assets can be used to ensure continued sustainability of an area and promote a sense of place.”</p> <p>Finally HE1: Heritage assets and climate change requires that policy should seek the modification of heritage assets to secure a reduction in carbon emissions. Solutions should aim not to have any harm on the heritage asset or its setting.</p> <p>Statutory listed buildings are buildings, objects or structures protected by the legislation in the Planning (Listed Buildings and Conservation Areas) Act 1990</p>	
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**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

NPPF DMP E25	26	7.1.4	The NPPF (paragraph 132) PPS5 sets out the principle that the significance of a heritage asset helps to determine the level of protection afforded to it. The value of heritage assets should be recognised as they can promote a sense of place and help provide a basis for regeneration. Imaginative new uses for historic buildings should be considered.		Updating			
NPPF DMP E26	27	7.1.5	Responding to climate change can be challenging for heritage assets particularly listed buildings. <del>Guidance in PPS5 indicates that</del> Heritage assets should be retained in use and where appropriate modified to reduce their carbon emissions, but the importance of reducing emissions should be weighed against any harm to, as well as the significance of the heritage asset. Any proposal affecting a heritage asset or its setting should be supported by evidence which is in proportion to the significance of the asset. Where harm to a heritage asset is created the public benefit of the harm will need to be demonstrated and the greater the harm the greater the justification that will be needed for any loss.		Updating			
PSA 85	27	7.1.6	Guidance in PPS5 indicates that heritage assets should be <b>retained in use and where appropriate</b> modified <del>where appropriate</del> to reduce their carbon emissions, but the importance of reducing emissions should be weighed against any harm to, as well as the significance of the heritage asset.		To better reflect PPS5 to resolve the objection from the Finchley Society to the DMP DPD Submission draft.			
DMP PEA 4/f	27	7.1.6	<b>Any proposal affecting a heritage asset or its setting should be supported by evidence which is in proportion to the significance of the asset. Where harm to a heritage asset is created the public benefit of the harm will need to be demonstrated and the greater the harm the greater the justification that will be needed for any loss.</b>		In accordance with statement of common ground of November 8 2011 with English Heritage			
DMP PEA 2/y	27	Table 7.2	<table><tr><td>Listed Buildings</td><td>2,155 <b>2,206</b> buildings</td></tr><tr><td>Scheduled ancient monuments</td><td>Brockley Hill Romano – British Pottery, <b>Edgware</b> Manor House <b>Moated Site</b>, East <b>End</b> Road, Finchley</td></tr></table>	Listed Buildings	2,155 <b>2,206</b> buildings	Scheduled ancient monuments	Brockley Hill Romano – British Pottery, <b>Edgware</b> Manor House <b>Moated Site</b> , East <b>End</b> Road, Finchley	Updating
Listed Buildings	2,155 <b>2,206</b> buildings							
Scheduled ancient monuments	Brockley Hill Romano – British Pottery, <b>Edgware</b> Manor House <b>Moated Site</b> , East <b>End</b> Road, Finchley							
DMP PEA 2/z	28	7.2.1	...designated <del>as</del> set out in Table <del>5.4</del> 7.2.		Updating			
PSA 86	28	7.2.2	If a site lies within a Conservation Area or is located nearby, planning permission will not be granted where development proposals <del>have an adverse effect on the character</del> <b>neither preserves nor enhances the character</b> or appearance of that area. <del>Details</del> <b>Proposals</b> will need to be provided to show how development proposals relate to surrounding areas and comply with <b>consider</b> the council's conservation area character appraisals where appropriate and suite of Supplementary Planning Documents. <del>This will allow a proper assessment of whether a scheme preserves or enhances the character and appearance of a Conservation Area.</del>		Improving wording			
PSA 87	28	7.2.3	Article 4 Directions will be used, where appropriate, to protect or enhance the		To remove the duplication with			



**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			character and appearance of a Conservation Area. <del>Special areas of advertisement control also exist to ensure that advertisements and signs do not have an impact on Conservation Areas and other sensitive areas. (see proposals map).</del>	paragraph 2.5.1
NPPF DMP E27	28	7.2.4 (supersedes PSA 88)	<p>There is a presumption in favour of retaining all locally listed buildings as well as any building which makes a positive contribution to the character or appearance of a conservation area. The council will need to be satisfied that all efforts have been made to continue the present use or to find compatible alternative uses before considering demolition as a viable option. In line with <b>the NPPF (paragraph 130) HE 7.6 in PPS5</b>, a deteriorated condition as a result of deliberate neglect <b>of</b> or damage <b>to a heritage asset</b> will not be a factor considered in any decision. Proposals will need to address the following:</p> <ul style="list-style-type: none"> <li>the condition of the existing building particularly if this makes its continued use unviable; and</li> <li>the merits of the alternative proposals for the site</li> </ul> <p>Alterations or extensions to locally listed buildings should respect their architectural or historic character, taking into account scale, design, materials and detailing.</p>	Updating
PSA 88	28	7.2.4 (superseded by NPPF DMP E27)	<p>There is a presumption in favour of retaining all locally listed buildings as well as any building which makes a positive contribution to the character or appearance of a conservation area. <b>The council will need to be satisfied that all efforts have been made to continue the present use or to find compatible alternative uses before considering demolition as a viable option. In line with HE 7.6 in PPS5, a deteriorated condition as a result of deliberate neglect or damage will not be a factor considered in any decision.</b> <del>All three of the criteria below will need to be met before the Council is satisfied that all efforts have been made to continue the present use or to find compatible alternative uses before considering demolition as a viable option.</del> Proposals for demolition will therefore need to address the following:</p> <ul style="list-style-type: none"> <li>the condition of the existing building particularly if this makes its continued use unviable; and</li> <li><del>the applicant can demonstrate that all efforts have been made to continue the present use or find compatible alternative uses; and</del></li> <li>the merits of the alternative proposals for the site</li> </ul> <p>Alterations or extensions to locally listed buildings should respect their architectural or historic character, taking into account scale, design, materials and detailing.</p>	Revision and additional explanatory text to resolve the objection from Finchley Society to the DMP DPD Submission draft.

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

PSA 89	28	7.3.1	Statutory Listed Buildings are considered to be of national importance and are classified as follows:  ... <b>Locally listed buildings are buildings of local interest which significantly contribute to the Borough's heritage and character.</b>	Revision to resolve the objection from Finchley Society to the DMP DPD Submission draft. Improving wording.
PSA 90	28	7.3.3	There is a presumption in favour of the conservation of Listed Buildings <b>with and</b> an emphasis on the retention of Listed Buildings in active use <b>and generally the best use is often the original use for which it was designed.</b>	Improving wording
DMP PEA 2/aa	29	7.4.2	There are two Scheduled Ancient Monuments in the borough. These are set out in Table 7.2. Scheduled monument consent must be obtained <b>from the Secretary of State for Culture, Media and Sport with applications made to English Heritage</b> before any alterations are made to them.	Clarification
PSA 91	29	7.4.3	With assistance from English Heritage ( <b>via the Greater London Archaeology Advisory Service - GLAAS</b> ), the Museum of London and the Hendon and District Archaeological Society (HADAS), we have identified five prehistoric, four Roman and thirty medieval sites containing archaeological remains of more than local importance. These have been grouped into nineteen 'Local Areas of Special Archaeological Significance', which are identified in table 7.2. Development <b>proposals</b> in these areas will need to provide detail in consultation with <del>the GLAAS HADAS</del> of how they will investigate, catalogue and <del>protect</del> <b>where possible preserve the remains in situ or in a museum</b> as part of any application. <b>It may be also be appropriate for HADAS to be consulted.</b>	Revision to resolve the objection from Finchley Society and English Heritage to the DMP DPD Submission draft.
NPPF DMP E28	29	7.4.6 Supersedes PSA 92	Where important archaeological remains are found the council will seek to resist development which adversely affects the process of preserving the remains on site. Where this is not possible mitigation which may include excavation, analysis of remains and public dissemination of results will be expected by an archaeological organisation with approval from the GLAAS and the council before development commences. If permitted, the loss through development of any archaeological remains will need to be recorded in line with <b>paragraph 141 in the NPPF.</b> <del>policy HE12 of PPS5.</del> Planning Conditions or a Legal Agreement will be used to secure this.	Updating
PSA 92	29	7.4.6 Superseded by NPPF DMP E28	Where important archaeological remains are found the Council will seek to resist development which adversely affects the process of preserving the remains on site. Where this is not possible <del>excavation</del> <b>mitigation which may include excavation, analysis of remains and public dissemination of results</b> will be expected by an archaeological organisation with approval from the <b>GLAAS</b> and the Council <del>HADAS</del> before development commences. If permitted, the loss	In accordance with statement of common ground of November 8 2011 with English Heritage



**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			through development of any archaeological remains will need to be recorded in line with policy <b>HE12 of PPS5</b> . Planning Conditions or a Legal Agreement will be used to secure this.	
DMP E10	29	Policy DM06: Barnet's Heritage and Conservation supersedes DMP PEA 4/g	<p>DM06: <b>Barnet's</b> Heritage and Conservation</p> <ul style="list-style-type: none"> <li>a. All heritage assets in Barnet will be protected in line with their significance. All development in Barnet will have regard to the local historic context. <del>Proposals affecting heritage assets which respond to climate change will be expected to maintain the quality of the heritage asset.</del></li> <li>b. Development proposals must preserve or enhance the character and appearance of <b>the 16</b> Conservation Areas in <b>Barnet</b>.</li> <li>c. Proposals involving or affecting <b>Barnet's</b> <del>the</del> heritage assets set out in table 7.2 should demonstrate the following: <ul style="list-style-type: none"> <li>➤ the significance of the heritage asset</li> <li>➤ the impact of the proposal on the significance of the heritage asset</li> <li>➤ the impact of the proposal on the setting of the heritage asset</li> <li>➤ how the significance and/or setting of a heritage asset can be better revealed</li> <li>➤ the opportunities to mitigate or adapt to climate change</li> <li>➤ how the benefits outweigh any harm caused to the heritage asset</li> </ul> </li> <li>d. There will be a presumption in favour of retaining all <b>1,600</b> locally listed buildings in <b>Barnet</b> and any buildings which makes a positive contribution to the character or appearance of <b>the a 16</b> conservation areas.</li> <li>e. Archaeological remains will be protected in particular in the <b>19</b> identified Local Areas of Special Archaeological Significance and elsewhere in <b>Barnet</b> <del>the borough</del>. Any development that may affect archaeological remains will need to demonstrate the likely impact upon the remains and the proposed mitigation to reduce that impact</li> </ul>	Revisions following EIP hearing sessions on Spatial Strategy / Vision and Sustainability and Built Environment.
DMP PEA 4/g	29	Policy DM06: Barnet's Heritage and Conservation (supersedes PSA 93 & superseded in	<ul style="list-style-type: none"> <li>c. Proposals involving or affecting <del>the</del> heritage assets set out in table 7.2 should demonstrate <del>they comply with the principles set out in PPS5: Planning for the Historic Environment policy HE6 to HE12</del> <b>the following:</b> <ul style="list-style-type: none"> <li>➤ <b>the significance of the heritage asset</b></li> <li>➤ <b>the impact of the proposal on the significance of the heritage asset</b></li> <li>➤ <b>the impact of the proposal on the setting of the heritage asset</b></li> <li>➤ <b>how the significance and/or setting of a heritage asset can be better</b></li> </ul> </li> </ul>	In accordance with statement of common ground of November 8 2011 with English Heritage

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

		part by DMP E9)	<b>revealed</b> ➤ <b>the opportunities to mitigate or adapt to climate change</b> ➤ <b>how the benefits outweigh any harm caused to the heritage asset</b>	
PSA 93	29	DM06: Barnet's Heritage and Conservation superseded by DMP PEA 4/g	c Proposals involving or affecting the heritage assets set out in table 7.2 5-4 should demonstrate they comply with the principles set out in PPS5: Planning for the Historic Environment policy HE6 to HE12.	In accordance with statement of common ground of November 8 2011 with English Heritage
DMP PEA 4/h	30	Useful References	➤ <b>Barnet Characterisation Study</b>	In accordance with statement of common ground of November 8 2011 with English Heritage
NPPF DMP E29	30	Useful references	➤ <del>PPS5: Planning for the Historic Environment. 2010</del> ➤ <b>National Planning Policy Framework</b>	Updating
PSA 94	30	DM06 Useful references	<ul style="list-style-type: none"> <li>➤ Barnet conservation area character <b>appraisals for Hampstead Garden suburb, Cricklewood Railway Terraces, Glenhill Close, Golders Green town centre, Hampstead Garden suburb, the Bishop's Avenue, Mill Hill, Monken Hadley, Totteridge, Watling Estate and Wood Street.</b></li> <li>➤ <b>Hampstead Garden Suburb Design guidance; Barnet / Hampstead Garden Suburb Trust; 2010</b></li> <li>➤ <b>Design Guidance Note 10 – Shopfronts; Barnet; 2011</b> <del>Barnet design guidance</del></li> <li>➤ <b>Design Guidance Note 3 – The Construction of Hardstandings and Vehicular Crossovers; Barnet; 2010</b></li> <li>➤ <b>Design Guidance Note 1 – Advertising and Signs; Barnet; 1993</b></li> <li>➤ <b>Design Guidance Note 5 – Extensions to Houses; Barnet; 2010</b></li> <li>➤ <del>English Heritage guidance for heritage buildings</del></li> <li>➤ <b>Energy conservation in traditional buildings; English Heritage; 2008</b></li> <li>➤ <a href="http://www.climatechangeandyourhome.org.uk/">www.climatechangeandyourhome.org.uk/</a></li> <li>➤ <b>Flooding and Historic Buildings; English Heritage; 2010</b></li> </ul>	Updating

**Chapter 8: Protecting housing in Barnet**

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
DMP PEA 2/bb	31	8.1.2	...including Houses <del>ing</del> in Multiple Occupation (HMOs)...	Clarification

## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

PSA 95	31	8.1.3	Any proposal should be <b>of a</b> small scale....	Improving wording
PSA 96	31	8.1.4	<b>Proposals for the</b> demolition and net replacement of affordable housing will <b>only be considered</b> acceptable <b>where it accords</b> in-line with the London Plan. This is normally where there <b>are</b> is large scale identified regeneration plans	Improving wording
PSA 97	31	Policy DM07: Protecting Housing in Barnet	Loss of residential accommodation will not be <del>granted</del> <b>permitted</b> unless: a. the proposed use is for a local facility (children's nursery, educational or health use) <b>provided that it is not detrimental to residential amenity and;</b> b. where need can be demonstrated ( <del>provided that it is not detrimental to residential amenity</del> ) and;	Correction
PSA 98	31	Useful references	➤ The London Plan ( <del>consolidated with Alterations since 2004</del> ); Mayor of London; July 2011 <del>February 2008</del> ➤ <del>Draft replacement London Plan; Mayor of London; October 2009</del>	Updating following publication of London Plan in July 2011

### Chapter 9: Ensuring a variety of sizes of homes to meet housing need

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
NPPF DMP E30	32	Table 9.1 Supersedes DMP PEA/2c and PSA 101	Table 9.1 National <sup>7</sup> and London Plan guidance on the size of new homes  <b>The National Planning Policy Framework sets out that “local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)” (NPPF: paragraph 50)</b>  <del>“Local Planning Authorities should plan for a mix of housing on the basis of the different types of households that are likely to require housing over the plan period” (PPS3: Housing [June 2011], paragraphs 23)</del>  The London Plan policy 3.8: Housing Choice requires that: “new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups”	Reflects NPPF approach on housing mix
PSA 99	32	Table 9.1	The <del>draft revised</del> London Plan policy 3.8: Housing	Updating following publication of London Plan in July 2011

<sup>7</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

### Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

PSA 101	32	Table 9.1	<del>[June 2010 2011]</del>	Updating
PSA 100 amended December 2011	32	9.1.5	<b>Continuous</b> This continuing research..... The AMR for 2009/10 <del>continues to show highlights</del> that flats..... <del>Of these flats</del> Less than 10% <b>of new flats</b> have <del>three-3</del> or more bedrooms..... The dominant unit size in new build development <del>was has two 2 bedrooms unit</del> (50%) <b>and under 20% of new build development</b> <del>comprised three has 3 bedrooms properties. 18% of new build development comprised three bedroom properties.</del>	Improving wording
PSA 100	32	9.1.5 Superseded by PSA 100 amended December 2011	<b>Continuous</b> This continuing research..... The AMR for 2009/10 <del>continues to show highlights</del> that flats..... <del>Of these flats</del> Less than 10% <b>of new flats</b> have <del>three-3</del> or more bedrooms..... The dominant unit size in new build development <del>was has two 2 bedrooms unit</del> (50%) <b>and under 20% of new build development</b> <del>comprised three has 3 bedrooms properties.</del>	Improving wording
DMP PEA 2/cc	32	9.1.5	Maintaining and increasing the supply of family housing is a priority in Barnet. <del>as delivery</del> Since 2004 <b>we know that delivery</b> has been dominated by smaller flatted homes.	To improve wording
NPPF DMP E31	33	Useful References	➤ <del>PPS3: Housing; CLG; June 2010</del> ➤ <b>National Planning Policy Framework</b>	Updating
DMP PEA 2/dd	33	Useful references	➤ North London Strategic Housing Market Assessment; <del>Barnet; date 2011</del>	Updating
PSA 102	33	Useful References	Annual Monitoring Reports : <del>Barnet; 2009/2010</del> June 2010 <b>2011</b>	Updating

### Chapter 10: Specialist Housing – Houses in Multiple Occupation, Hostels, Student Accommodation and Housing Choice for Older People

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
PSA 103	34	10.1.2	<b>Annex 4</b> in the <del>revised draft</del> London Plan's housing delivery monitoring target for sets out that <b>127 units of non self contained housing</b> <del>in are expected to come forward per annum as part of Barnet's housing target is 127 units per year up</del>	Improving wording



**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			to <del>2016/7</del> <b>2020/21</b>	
NPPF DMP E32	36	Table 10.1 Supersedes DMP PEA/2c	Table 10.1 National <sup>a</sup> guidance on the specialist housing	Updating
PSA 104	34	Table 10.1	...There are 14 classes of use. Classes C4 cover specialist housing: C4 – Houses in multiple occupation (HMO) where less than 6 unrelated people live and share facilities in a self contained house Sui generis – An HMO property where more than 6 unrelated people live and share facilities or a hostel or student housing <b>Circular 08/2010: Changes for planning regulations for dwelling houses and houses in multiple occupation make possible a change of use from a dwellinghouse (Class C3) to a house in multiple occupation (Class C4) and from a house in multiple occupation to a dwellinghouse under permitted development rights and planning applications are not needed.</b>	Updating
DMP PEA 2/ee	34	10.2.1	<del>According to the Core Strategy states that</del> 31% of older people in Barnet live alone and this proportion is expected to increase.	Improving wording
DMP PEA 2/ff	34	10.2.3	<del>Applications</del> <b>Proposals</b> are expected to clearly demonstrate need and how they are contributing to the delivery of Council strategies and priorities. The Core Strategy highlights an over-supply of residential care homes in Barnet and recommends remodelling these homes <del>for example as sheltered housing plus to</del> address the higher support needs of tenants. Loss of extra care housing will not normally be acceptable and compliance with policy DM13: Community, Health and Education <del>uses will be required expected to be demonstrated</del> where community facilities may be lost.	Improving wording
PSA 105	34	10.2.3	Applications <del>will be</del> <b>are</b> expected .....	Improving wording
PSA 106	35	10.2.4	The <del>revised draft</del> London Plan expects boroughs...	Updating following publication of London Plan in July 2011
DMP PEA 2/gg	35	10.2.4	The <b>London Plan</b> <del>Mayor</del> also supports...	Improving wording
DMP PEA 2/hh	35	10.2.5	...which contributes to an oversupply will need to provide robust evidence <b>in support of their proposals.</b>	Improving wording
PSA 107	35	10.2.6	facilities for staff <b>will help</b> support.....	Additional words to revise the supporting text
DMP PEA 2/ii	35	10.3.1	There are two <b>planning use</b> classes for HMO. A <b>Use</b> Class C4 HMO is one that is not used by more than six people.	To improve wording
PSA 108	35	10.3.1	<b>There are two classes for HMO. A Class C4 HMO is classed as C4 in the Use Class Order provided it one that is not used by more than six people. A HMO larger than this is classed as a sui generis use. It is permitted to change a Class</b>	Replacement words to clarify and revise the supporting text

<sup>a</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

			C4 HMO property to a <b>Class</b> C3 dwelling house without planning permission. Equally it is now permitted to change from a <b>Class</b> C3 dwelling house to <b>Class</b> C4 HMO property without planning permission. Converting dwellings to HMO, when classed as sui generis will require planning permission. <b>Likewise a conversion from a HMO to flats will require planning permission.</b>	
DMP PEA 2/jj	35	10.3.2	Applicants for such conversions will be expected to demonstrate the absence of need <b>for this type of accommodation.</b>	Improving wording
PSA 109	35	10.3.2	( <del>where</del> <b>as</b> planning permission is required) as this would be likely to <del>increase rents, thereby reducing choice and</del> affordability.	Improving wording
PSA 110	35	10.3.3	Hostels <b>can</b> include <b>accommodation</b> <del>hostels</del> for the homeless and short-stay accommodation <del>such as hostels</del> for tourists.	Improving wording
PSA 111	35	10.4.1	student population <del>made</del> <b>makes</b> up 1.9%..... Over 75% of student households lived in ...	Improving wording
PSA 112	35	10.4.2	<del>demand led</del>	Improving wording
PSA 113	36	Policy DM09: Specialist Housing	a Proposals for new HMO will be encouraged provided that they meet an identified need, <b>can demonstrate that they will</b> <del>do not have a demonstrably</del> harmful impact on the character and amenities of the surrounding area, are easily accessible by public transport, cycling and walking and meet the relevant housing standards for HMO.	Improving wording
PSA 114	36	Policy DM09: Specialist Housing	c ii <b>demonstrate that they will</b> not have a <del>demonstrably</del> harmful impact on the character and amenities of the surrounding area; and	Revision to resolve the objection from the Finchley Society to the DMP DPD Submission draft.
PSA 115	36	Useful References	<a href="http://www.planningportal.gov.uk/permission/commonprojects/changeofuse">http://www.planningportal.gov.uk/permission/commonprojects/changeofuse</a>	Updating

### Chapter 11: Affordable Housing Contributions

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and <del>struck through</del> )	Justification for change
DMP E11	37	11.1.1	...the borough-wide target for <del>30%</del> <b>40%</b> of all new homes to be affordable...	Revisions following EIP hearing session on Housing.
NPPF DMP E33	37	Table 11.1  Supersedes DMP	Table 11.1 <sup>9</sup> National and London Plan guidance on affordable housing  Affordable housing is defined by <b>the National Planning Policy Framework PPS3:</b>	Reflects NPPF approach on requiring affordable housing

<sup>9</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

		PEA/2c	<p><del>Housing.</del> "Affordable housing: <del>includes</del> social rented, affordable rented and intermediate housing, provided to <del>specified</del> eligible households whose needs are not met by the market.</p> <p><b>The National Planning Policy Framework states that local planning authorities should: "where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time." (NPPF: paragraph 50)</b></p> <p><del>"Local Planning Authorities should "Set an overall (ie plan-wide) target for the amount of affordable housing to be provided". The target should "reflect an assessment of the likely economic viability of land for housing within the area". (PPS3: Housing, paragraph 29 [June 2011]) states that affordable housing should be included in developments of 15 dwellings or more.</del></p> <p>The Mayor's London Plan sets a London wide target for affordable housing and states that "Boroughs should set an overall target in LDFs for the amount of affordable housing provision needed over the plan period in their areas" (policy 3.11). It also indicates more tenure mix flexibility of 60:40 split between social rent and intermediate.</p>	
DMP PEA 2/kk	37	Table 11.1 supersedes PSA 116	<p>The Mayor's London Plan sets a London wide target for affordable housing and states that "Boroughs should set an overall target in LDFs for the amount of affordable housing provision needed over the plan period in their areas" (policy 3.11<del>2</del>). It also indicates more tenure mix flexibility of 60:40 split between social rent and intermediate.</p>	To correct policy cross reference in response to question INSP03-02.
PSA 116	37	Table 11.1 superseded by DMP PEA 2/kk	<p>Affordable housing is defined by PPS3: Housing. "Affordable housing includes social rented, <b>affordable rented</b> and intermediate housing... [June 2010<del>1</del>])</p> <p><del>The adopted London Plan [2008] states a strategic target for affordable housing provision of 50%. The London wide objective is for this to be comprised of 70% social housing and 30% intermediate provision (London Plan, policy 3A.9). The Mayor has been clear in his intention to scrap the top-down 50% target on London boroughs. The Mayor's draft revised London Plan sets a London wide target for</del></p>	To reflect changes to national guidance in PPS3 and respond to objection from A2 Dominion Housing to the DMP DPD Submission draft.

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			affordable housing and states that "Boroughs should set an overall target in LDFs for the amount of affordable housing provision needed over the plan period in their areas" (policy 3.12). It also indicates more tenure mix flexibility of 60:40 split between social rent and intermediate.	
DMP E12	37	11.1.2	<del>11.1.2 Since the introduction of a 50% affordable housing target at 10 units or more in 2006 there has been a reduction in affordable housing delivery in Barnet because of a decrease in proposals for small to medium-sized residential sites. Prior to the economic downturn the viability of these sites appears to have been impacted by inflexible top down targets and a low trigger threshold which caused developers to either submit residential developments of up to 9 units or landowners chose not to bring forward their site for development thereby reducing overall supply.</del>	Revisions following EIP hearing session on Housing.
DMP E13	37	11.1.3 supersedes DMP PEA 2/II & PSA 117	<del>Whilst retaining a threshold of 10 units</del> <b>The threshold for requiring affordable housing is 10 or more housing units. The maximum reasonable amount of affordable housing that will be required on site will be considered on a site by site basis and subject to viability.</b> <del>considers that for schemes of 15 units or more it is reasonable to aim to implement on site, subject to viability, the borough-wide target of 30% of all new homes to be affordable. Delivery of more than 340% affordable housing will be sought where viable. However the Council recognises that viability is a key consideration for smaller sites and will take a more flexible approach for sites capable of reaching 10 to 15 units.</del> <b>The affordable housing threshold will also be triggered by redevelopment on sites larger than 0.4 hectares (including conversions). Affordable housing calculations should be made in terms of habitable rooms or floorspace. Calculations should be made in relation to gross development based on the total number of units in the final development.</b>	Revisions following EIP hearing session on Housing.
DMP E14	37	11.1.4	<del>The affordable housing threshold will also be triggered by redevelopment on sites larger than 0.4 hectares (including extensions and conversions). It will be more appropriate for affordable housing calculations to be made in terms of habitable rooms or floorspace and it will be calculated in relation to gross development rather than net. That is, it should be based on the total number of units in the final development. The Mayor's residential space standards will be the guide.</del>	Revisions following EIP hearing session on Housing.
DMP PEA 2/II	37	11.1.3 supersedes PSA 117 and superseded by DMP E13	<del>... However the Council recognises that viability is a key consideration for smaller sites and will take a more realistic and flexible approach for sites capable of reaching 10 to 15 units.</del>	To revise the supporting text to avoid misinterpretation in response to INSP03-17.
PSA 117	37	11.1.3	<del>Whilst retaining a threshold of 10 units the Council considers that for schemes of</del>	Revision to the supporting text to

# Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

		superseded by DMP PEA 2/II	<b>15 units or more it is reasonable to aim to implement on site, subject to viability, the borough-wide target of 30% of all new homes to be affordable. a more realistic and flexible approach is to seek a minimum of 30% affordable housing on site for schemes of 15 units or more. Delivery of more than 30% affordable housing will also be sought where viable. However the Council recognises that viability is a key consideration for smaller sites and will take a more realistic and flexible approach</b> the Council will consider reducing the 30% target for sites capable of reaching 10 to 15 units.	reflect the change to the policy to resolve the objections from A2 Dominion housing, Bride Hall estates, Workspace Group and Comer Homes and clarification of the application of the borough wide target.
PSA 118	37	11.1.5	In line with the Core Strategy the tenure mix of affordable housing which will be sought is 60% social rented and 40% intermediate. <b>To reflect the emerging affordable rented housing market and retain flexibility for developments a proportion of the 60% social rented and 40% intermediate housing may be replaced by affordable rented housing. The proportions will be determined on a case by case basis to reflect local market rents. Further detail will be provided in the Affordable Housing Supplementary Planning Document.</b>	To reflect changes to national guidance and to resolve the objection from A2 Dominion Housing to the DMP DPD Submission draft.
DMP E15	37	11.1.6	<del>11.1.6 When assessing whether a flexible approach is appropriate for sites capable of reaching 10 to 15 units the following will be considered:</del> <ul style="list-style-type: none"> <li><del>financial viability,</del></li> <li><del>site size,</del></li> <li><del>suitability for affordable housing,</del></li> <li><del>the intended management of the affordable housing.</del></li> </ul>	Revisions following EIP hearing session on Housing.
PSA 119	38	11.1.7	Exceptional circumstances which may justify a reduction in the affordable housing contribution <b>or details of payments in lieu</b> are set out in the Affordable Housing Supplementary Planning Document.	Improving wording
DMP E16	38	Policy DM10: Affordable Housing Contributions (supersedes DMP PEA 2/mm & PSA 120)	Having regard to the borough-wide target that <del>30%-40%</del> of housing provision should be affordable, the maximum reasonable amount of affordable housing will be required on site, subject to viability, from all new sites providing 10 or more units gross or covering an area of 0.4 hectares or more.	Revisions following EIP hearing session on Housing.
DMP PEA 2/mm	38	Policy DM10: Affordable Housing Contributions (supersedes PSA 120 and superseded by DMP E15)	Having regard to the borough-wide target that <del>30%</del> of housing provision should be affordable, the maximum reasonable amount of affordable housing will be required on site, subject to viability, from all new sites providing 10 or more units gross or covering an area of 0.4 hectares or more.  <del>Subject to viability a more flexible approach to affordable housing delivery will be permitted where new development is capable of providing between 10 and 15 units.</del>	To revise the policy to remove unnecessary wording in response to INSP03-17.
PSA 120	38	Policy DM10: Affordable Housing	<b>Having regard to the borough-wide target that 30% of housing provision should be affordable, the maximum reasonable amount of affordable</b>	Policy revision to resolve the objections from A2 Dominion



Those matters that go to soundness  
Matters that clarify policy  
Minor textual changes

## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

		Contributions (superseded by DMP E15 & DMP PEA 2/mm)	<p><b>housing will be required on site, subject to viability, from all new sites providing 10 or more units gross or covering an area of 0.4 hectares or more.</b></p> <p><del>All new development providing 10 or more units will be required to achieve on-site, subject to viability, a minimum of 30% affordable housing.</del></p> <p><del>Subject to viability a more flexible approach to affordable housing delivery will be permitted where new development is capable of providing the number of additional units is between 10 and 15 units.</del></p>	housing, Bride Hall estates, Workspace Group and Comer Homes to clarify the application of the borough wide target.
NPPF DMP E34	38	Useful References	<p>➤ <del>PPS3: Housing; CLG; June 2010</del></p> <p>➤ <b>National Planning Policy Framework</b></p>	Updating
PSA 121	38	Useful References	<p><del>...June 2010</del> <b>2011</b></p> <p>➤ <del>The London Plan (consolidated with Alterations since 2004); Mayor of London; July 2011 February 2008</del></p> <p>➤ <del>draft replacement London Plan; Greater London Authority; October 2009</del></p>	Updating

### Chapter 12: Development Principles for Barnet's Town Centres

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
PSA 122	39	12.1.3	<p><del>This will ensure in a period of consolidated growth</del> successful Barnet centres <b>are maintained in a period of consolidated growth helping to maintain in</b> successful London suburbs.</p>	Improving wording
NPPF DMP E35	41	Table 12.1 Supersedes DMP PEA/2c	<p>Table 12.1 National<sup>40</sup> and London Plan guidance on town centres</p> <p>The London Plan and <b>the National Planning Policy Framework</b> <del>PPS4: Planning for Sustainable Economic Growth [Dec 2009]</del> both require town centre boundaries and primary and secondary frontages to be defined <del>on the proposals map</del>, and a sequential approach to approving sites for main town centre uses. Existing centre sites should be used where possible, then edge of centre and out of centre locations considered in that order. <b>The NPPF PPS4 defines edge of centre as 300 metres from the primary shopping area town-centre boundary for retail uses. For all other main town centre uses, a location up to 300 metres of the town centre boundary and up to 500 metres for an office use provided the town centre contains a public transport interchange.</b></p> <p><b>The National Planning Policy Framework defines main town centre uses as</b></p>	Reflects NPPF approach on ensuring the vitality of town centres

<sup>40</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

			<p><b>“Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).”</b></p> <p>Town centre uses are defined as retail, leisure, entertainment facilities, more intensive sport and recreation uses, offices and arts, culture and tourism development.</p> <p>PPS4 states that other uses such as leisure could be appropriately located on a town centre edge. <del>It</del> <b>The NPPF (paragraph 26)</b> requires an impact assessment <b>for retail, leisure and office development outside a town centre.</b> <del>edge of centre and out of centre development over 2,500 square metres and town centre development that could affect neighbouring centres.</del></p> <p>The Use Class Order [as amended April 2010] classifies the range of different uses for buildings and land for planning purposes. There are 14 classes of use. Classes A1 – A5 cover typical high street uses:</p> <ul style="list-style-type: none"> <li>• A1 – retail shops for selling goods to the public</li> <li>• A2 – financial and other professional services</li> <li>• A3 – restaurants and cafes</li> <li>• A4 – pubs and bars</li> <li>• A5 – take aways</li> <li>• Sui Generis – for example launderettes, taxi businesses, amusement arcades, theatres and nightclubs</li> </ul>	
PSA 123	41	Table 12.1	The <del>draft revised</del> London Plan	Updating following publication of London Plan in July 2011
PSA 124	41	12.2.1	...within the town centre boundary <del>are defined by PPS4 and</del> include retail,...	To remove duplication with Table 12.1
PSA 125	41	12.2.2	<del>to</del> <b>consider</b> hotels and hostels as tourism <b>related</b> development	Improving wording
NPPF DMP E36	41	12.3.1	All out of town retail development will be required to consider the sequential approach as set out in national policy ( <b>NPPF: paragraph 24</b> ) <del>PPS4: policy EC15.1). In line with PPS4,</del> <b>In Barnet</b> extensions which exceed 200m2 gross will	Reflects NPPF approach on ensuring the vitality of town centres

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			also need to comply with the sequential approach ( <del>EC14.3</del> ). <del>In Barnet</del> The council also expects this approach to be applied to the amalgamation of existing retail units in local centres or parades which result in a single unit exceeding 200m2 gross. There are fourteen local centres in the borough which generally provide for day to day needs with small independent shops. The objective of this approach is to both protect these local centres and maintain the vitality and viability of existing district town centres which are more appropriate locations for larger units.	
PSA 126	41	12.3.1	...for <del>such</del> larger units.	Improving wording
NPPF DMP E37	42	12.3.2	An impact assessment will be required for any significant new retail development in the borough. This requirement will apply to any development outside the 14 district town centres and one major town centre in the borough. Any large retail proposal could impact on these centres. This is in line with <b>paragraph 26 in the NPPF</b> <del>policy EC3.1d in PPS4</del> . <b>The threshold for a significant new retail development will be defined as that above 500 m2 or a net addition of this amount to an existing unit.</b>	Reflects NPPF approach on ensuring the vitality of town centres
DMP PEA 2/nn	42	12.3.2	Any large retail proposal could impact <b>on</b> these centres.	Improving wording
NPPF DMP E38	42	12.3.3	The proposals for Brent Cross/Cricklewood will create a new town centre as part of the regeneration and the adopted Area Action Plan for Colindale identifies the development of a new community neighbourhood centre in Colindale. Neither will be required to demonstrate compliance with the tests set out in <b>the NPPF PPS4</b> unless they either exceed the floorspace set out in the AAP or the approved hybrid planning permission for Brent Cross/Cricklewood. ➔—	Updating
PSA 127	42	12.4.1	Employment is critical to a town centres vitality, <del>but</del> <b>and</b> the Council needs to ensure that viable employment activity is retained and growth enabled.	Improving wording
DMP PEA 2/oo	42	12.4.2	Policy <del>in</del> DM14: New and Existing Employment Space sets out the approach for releasing existing employment sites to other uses. The amount of employment space re-provided as part of the redevelopment will be considered on a case by case basis unless otherwise indicated in a Town Centre Framework or Site Allocations DPD. The provision of community space will be a consideration when assessing <del>this</del> <b>the amount of re-provision</b> . Retail units will be required where the employment site is part of the existing retail frontage or where it could be extended to increase the retail frontage.	Improving wording
PSA 128	42	12.4.2	Retail units will be required where the employment site is part of the existing <b>retail</b> frontage or <b>where</b> it could be extended to increase the <b>retail</b> frontage.	Improving wording
PSA 129	42	12.4.3	This <b>approach</b> will deliver community uses and supports the wider vitality and viability of the town centre <b>provided that</b> <del>although</del> an active street frontage <del>will</del>	Improving wording

# Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

			<del>have to be</del> is maintained, to enable this. For example health care facilities could be provided in areas of secondary retail frontage.	
DMP PEA 2/pp	42	12.4.4	An example of this is where residential access is required to the rear of shops <b>and</b> <del>as it should not</del> conflict with space for servicing the retail function <b>should be avoided</b> .	Improving wording
DMP PEA 2/qq	43	12.5.1	Planning controls on maximum shop unit size and frontage will be applied in <del>certain cases and</del> town centres to ensure diversity, viability and mix of interest and to avoid 'clone town' dominance by large retail stores that could ultimately diminish vitality of Barnet's town centres.	Improving wording
PSA 131	43	12.6.2	The approach will be applied flexibly as not all town centres are of this form <del>As a guide to this flexible approach and</del> the Council will use.....	Improving wording
PSA 132 amended December 2011	43	12.6.3	Appropriate uses for edge of centre sites are offices and community/leisure uses. <del>Developments should not create a negative impact.</del> They should be suitably integrated into the existing town centre and allow easy movement in order to support existing town centre uses. <del>The following issues should be considered:</del>  siting the <b>Proposals for edge of centre</b> development and pedestrian access to it to encourage access to and from the existing town centre <b>should consider:</b>	Improving wording
PSA 132	43	12.6.3 Superseded by PSA 132 amended December 2011	Appropriate uses for edge of centre sites are offices and community/leisure uses. <del>Developments should not create a negative impact.</del> They should be suitably integrated into the existing town centre and allow easy movement in order to support existing town centre uses.  siting the <b>Proposals for edge of centre</b> development and pedestrian access to it to encourage access to and from the existing town centre <b>should consider:</b>	Improving wording
PSA 133	43	12.7.1	<del>Protecting</del> Maintaining the existing percentage of retail units (Class A1 uses) <b>vitality and viability</b> in town centre the frontages is a <b>the</b> priority in order for Barnet's town centres to retain their main retail function. The primary frontage in a town is the strip of most popular, central shops.	Improving wording
PSA 134	44	12.7.2	The <b>percentage of</b> town centre frontages <del>targets</del> (primary/secondary) used for retail <del>has have</del> been reviewed. The evidence set out in the Background Report: District Centre Frontages identifies that the primary frontage retail uses have broadly been maintained.	Improving wording
PSA 135	44	12.7.3	<del>Generally though</del> <b>Elsewhere</b> the other town centres continue to <b>mirror reflect</b> the <b>established</b> policy approach <del>to of</del> .....	Improving wording
DMP PEA 2/rr	44	12.7.3	... found in edge of the town centre locations and....	Improving wording
DMP PEA 2/ss	44	12.7.4	The results of the survey <b>on frontages</b> provide justification to maintain the percentage split for Class A1 uses as set out in policy DM11: Development	Improving wording

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			Principles in town centres. Instead of identifying individual percentage figures for each town centre retail uses will be removed, de-designated or re-designated from frontages where appropriate. Appendix 2 sets out the details for each town centre. The local centres policy <b>DM12: Maintaining local centres and parades</b> will apply in any de-designated frontages.	
PSA 136	44	12.7.4	The results of the survey <b>provide justification to</b> maintaining the percentage <b>split</b> for A1 use <del>currently applied for both primary and secondary town centre frontages.</del> <b>Class A1 uses as set out in policy DM11: Development principles in the town centres.</b> Instead of identifying individual percentage figures for each town centre <b>retail uses</b> <del>shops</del> will be removed, ... <del>This will reflect more realistic town centres....</del>	Improving wording
PSA 137 amended December 2011	44	12.7.6	Where the percentage of <b>Class A1</b> use in a town centre <b>frontage</b> exceeds the <b>thresholds set out in policy DM11</b> applications for a change of use to A2, A3, A4 & A5 will be permitted dependent on <b>effective marketing</b> <del>the following.</del> <del>For a change of use from A1 to A2, A3, A4 &amp; A5 a</del> <b>Effective marketing is where the unit is will have to have been</b> actively marketed <b>continuously</b> for at least 12 months at an appropriate price for both rent and sale <b>which can be agreed in advance with the Council (at pre-application if appropriate)</b> prior to the application being made and <del>have had</del> <b>where</b> no interest <b>is</b> expressed in it for retail or similar use. Provided sufficient evidence can demonstrate this and the existing percentage of <b>Class A1</b> units plus vacant units exceeds the threshold then change of use to other retail uses classes (A2, A3, A4 & A5) will be permitted.	Improving wording
PSA 137	44	12.7.6 Superseded by PSA 137 amended December 2011	Where the percentage of <b>Class A1</b> use in a town centre <b>frontage</b> exceeds the <b>thresholds set out in policy DM11</b> applications for a change of use to A2, A3, A4 & A5 will be permitted dependent on <b>effective marketing</b> <del>the following.</del> <del>For a change of use from A1 to A2, A3, A4 &amp; A5 a</del> <b>Effective marketing is where the unit is will have to have been</b> actively marketed <b>continuously</b> for at least 12 months at an appropriate price for both rent and sale <b>which can be agreed in advance with the Council (at pre-application if appropriate)</b> prior to the application being made and <b>where</b> no interest <b>is</b> expressed in it for retail or similar use. Provided sufficient evidence can demonstrate this and the existing percentage of <b>Class A1</b> units plus vacant units exceeds the threshold then change of use to other retail uses classes (A2, A3, A4 & A5) will be permitted.	Improving wording
PSA 138	44	12.7.7	Preventing an over concentration of similar <b>non class A1</b> uses is important to maintaining the vitality and viability of <del>the a</del> town centre. <b>Where a proposed use would create three or more adjacent non retail uses of any class then this will be resisted.</b> The planning system is confined to managing uses within the constraints of the use class system. It cannot control one type of <b>Class A1</b> use over another. However it can limit changes from <b>Class A1</b> to other non retail <del>high street classes of use</del> <b>uses</b> such as <b>Class A2, A3, A4</b> and A5. <del>Where</del>	Improving wording

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			<del>concentrations already exist in the primary/secondary frontages or across the town centre the Council shall resist any further changes to that use class. Also where the proposed use would create three or more adjacent non retail uses of any class then this will also be resisted.</del>	
PSA 140	44	12.7.8	<del>Non-retail uses, where an active street frontage can be maintained, help maintain the viability and vitality of some of the town centres. Uses including those in the evening economy can make a contribution providing appropriate planning conditions or licensing limits any harmful impacts on nearby residential amenity. The Core Strategy supports a healthy evening economy. As a minimum an active street frontage would mean that the ground floor interior is visible from the street and is the principal means of access.</del>	Paragraph transferred to 12.8.1 as more related to the section on evening uses
PSA 139	44	12.7.8	<del>Any significant new retail development in the a town centre should be in line with policy DM01: Protecting Barnet's Character and Amenity and have proper regard to its relationship with its surroundings. The level of significance will depend on the context and the centre within which it</del> <b>a proposal is proposed to be located.</b>	Improving wording
PSA 141	45	12.8.1	<b>The Core Strategy supports a healthy evening economy. Non-retail uses, where an active street frontage can be maintained, can help maintain the viability and vitality of some of the town centres. Uses including those in the evening economy can make a contribution providing appropriate planning conditions or licensing limits any harmful impacts on nearby residential amenity. As a minimum an active street frontage entails that the ground floor interior is visible from the street and is the principal means of access.</b>	Paragraph transferred from 12.7.8 as more related to the section on evening uses
PSA 142	45	12.8.2	<del>... on local residents due to noise, smells</del> <b>odours</b> , litter and potentially...	To cross reference with the reference in the air pollution section.
PSA 143	45	12.8.3	<del>Where appropriate planning conditions or legal agreements will be used to manage hours of operation, noise and fumes from machinery, storage and disposal of refuse, the areas used by customers and any other issues that may need to control the impact of evening uses in order to protect amenity. They will be used for example to manage the hours of operation of a bar or club or the areas used by customers, the noise and fumes from kitchen extractors from a takeaway/restaurant, or the storage and disposal of refuse.</del>	Removing unnecessary detail
NPPF DMP E39	46	Policy DM11: Development Principles for Barnet's Town Centres	<del>a: Significant new retail and other appropriate town centre uses outside the town centres or any expansion of existing out of centre sites will be strongly resisted unless they can meet the sequential approach and tests set out in the NPPF Planning Policy Statement 4 or are identified in an adopted Area Action Plan. Edge of centre proposals will not normally be appropriate and therefore should demonstrate why they are not locating in a town centre site.</del>	Updating
DMP E17	46	Policy DM11:	a: Town centre uses	Revisions following EIP hearing

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

		Development Principles for Barnet's Town Centres	i. Significant new retail and other appropriate <b>town centre</b> uses outside the town centres or any expansion of existing out of centre sites will be <b>strongly resisted</b> <del>refused</del> unless they can meet the sequential approach and tests set out in Planning Policy Statement 4 or are identified in an adopted Area Action Plan. Edge of centre proposals will not normally be appropriate and therefore should demonstrate why they are not locating in a town centre site.	session on Planning for Barnet's town centres.
DMP PEA 2/tt	46	Policy DM11: Development Principles for Barnet's Town Centres (supersedes PSA 144)	biii Change from a retail use (Class A1) will be <b>strongly resisted</b> <del>refused</del> unless it can be demonstrated that there is no viable demand for continued Class A1 use. When it can be demonstrated that the site has been marketed effectively for Class A1 use acceptable alternatives to Class A1 use will be Class A2, A3, A4, A5 or community uses. Conversion of any Class A use to a community use will be expected to present an active frontage at ground floor and be able to demonstrate a similar weekday footfall to a Class A1 use.	To reinstate the previous policy wording to provide for exceptional reasons in response to INSP03-21.  To reinstate the link with A1 use class activity footfall in response to INSP03-23.
PSA 144	46	Policy DM11: Development Principles for Barnet's Town Centres (superseded by DMP PEA 2/tt)	<p>aii the town centre boundaries, primary and secondary retail frontages are shown <b>on the Proposals Map in and detailed in the table in Appendix 2 and on the maps in Appendix 2 3</b></p> <p>biii Change from a retail use (Class A1) will be <del>strongly resisted</del> <b>refused</b> unless it can be demonstrated that there is no viable demand for continued Class A1 use. When it can be demonstrated that the site has been marketed effectively for Class A1 use acceptable alternatives to Class A1 use will be Class A2, A3, A4, A5 or community uses. Conversion of any Class A use to a community use will be expected to present an active frontage at ground floor and be able to demonstrate a similar weekday footfall to <b>a Class A4 use</b>. <del>All alternatives to Class A1 use will be subject to amenity impacts</del></p> <p>bv Evening economy uses will be expected <del>not to</del> <b>not</b> have an adverse affect on the amenity of local residents and <b>to</b> be in keeping with the scale and character of the surrounding area. <del>Planning conditions and planning obligations will be used to manage impact from food, drink and entertainment venues.</del></p> <p>c: Mixed use development  4i. The protection of employment floorspace should meet the requirements set out in DM14: New and Existing Employment Space unless otherwise indicated in the:  i.Site Allocation DPD  i.Town Centre Frameworks  i.<b>Areas identified as a Locally Significant Industrial Site, Industrial Business Park or Business Locations.</b></p>	<p>Revision to resolve the objection from Robert Newton to the DMP DPD Submission draft.</p> <p>Revision to resolve the objection from the Finchley Society to the DMP DPD Submission draft.</p> <p>Improving wording</p> <p>Revision to structure of policy application and to update referencing</p>

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			<p>2ii. Appropriate mixed use re-development will be expected to provide re-provision of employment use, residential and community use.</p> <p>3iii. ... will consider the location of new, and the relocation</p>	
NPPF DMP E40	47	Useful References	<p>➤ <del>PPS4: Planning for Sustainable Economic Growth</del>; CLG; Dec 2009</p> <p>➤ <b>National Planning Policy Framework</b></p>	Updating
PSA 145	47	Useful References	<p>➤ Outline planning permission for Brent Cross Cricklewood; Barnet <b>reference: C17559/08; 28</b> October 2010</p> <p>➤ The London Plan (<del>consolidated with Alterations since 2004</del>); Mayor of London; <b>July 2011</b> February 2008</p> <p>➤ <del>draft replacement London Plan; Greater London Authority; October 2009</del></p>	Updating references and Updating following publication of London Plan in July 2011

**Chapter 13: Maintaining Local Centres and Parades**

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
PSA 146	48	13.1.1	...those less mobile <b>including</b> <del>such as</del> older people, people who...	Improving wording
NPPF DMP E41	48	Table 13.1 Supersedes DMP PEA/2c	<p>Table 13.1 National<sup>14</sup> guidance relevant to town centres</p> <p><b>The National Planning Policy Framework states that “To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</b></p> <p><b>•plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments” (NPPF: paragraph 70)</b></p> <p><del>PPS4: Planning for Sustainable Economic Growth [Dec 2009] expects local authorities to protect local shops. It requires an evidence base to identify deficiencies in the provision of local convenience shopping and other facilities which serve people's day-to-day needs.</del></p>	Reflects NPPF approach on ensuring the vitality of town centres

<sup>14</sup>. In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

DMP PEA 2/uu	48	Table 13.1	Table 13.1 National and London Plan guidance relevant to town centres	To remove reference to London Plan
DMP PEA 2/vv	48	13.1.2	<i>To be inserted after the bullets</i>  <b>The Core Strategy identifies the five centres Friern Barnet, East Barnet Village, Market Place, Childs Hill and West Hendon as local centres alongside the 14 district town centres and one major town centre.</b>	To clarify which centres are local centres to ensure consistency with the Core Strategy in response to INSP03-19.
PSA 147	48	13.1.3	<del>... from change in the local centres is</del>  Subject to <b>Sufficient</b> evidence demonstrating lack of demand for Class A1 use a <del>sequential approach will be followed with uses such as cafes/restaurants (A2-A5) considered</del> <b>will need to be demonstrated</b> before other town centre uses <del>including such as</del> community uses.	Improving wording
PSA 148 amended December 2011	48	13.1.4	For a change of use from Class A1 to A2, A3, A4 & A5 <b>or a use which meets an identified local need (eg community facility)</b> a unit will have to have been <del>effectively</del> actively marketed. <b>Effective marketing is where a unit is actively marketed continuously</b> for at least 12 months at an appropriate price for both rent and sale <b>which can be agreed in advance with the Council (at pre-application if appropriate)</b> prior to the application being made and where no interest has been expressed in <del>it</del> <b>the unit</b> for retail or similar use. <del>Provided sufficient evidence has been provided to demonstrate this then change of use to other retail uses classes (A2, A3, A4 &amp; A5) will be permitted.</del>	Improving wording to resolve the objection from Robert Newton to the DMP DPD Submission draft.
PSA 148	48	13.1.4 Superseded by PSA 148 amended December 2011	For a change of use from Class A1 to A2, A3, A4 & A5 <b>or a use which meets an identified local need (eg community facility)</b> a unit will have to have been effectively actively marketed. <b>Effective marketing is where a unit is actively marketed continuously</b> for at least 12 months at an appropriate price for both rent and sale <b>which can be agreed in advance with the Council (at pre-application if appropriate)</b> prior to the application being made and where no interest has been expressed in the <del>unit should have had no interest expressed in it</del> for retail or similar use. <del>Provided sufficient evidence has been provided to demonstrate this then change of use to other retail uses classes (A2, A3, A4 &amp; A5) will be permitted.</del>	Improving wording to resolve the objection from Robert Newton to the DMP DPD Submission draft.
PSA 149	48	13.1.5	Preventing an over concentration of similar <b>non Class A1</b> uses is important to maintaining the vitality and viability of the local centre or parade. <del>The planning system is confined to managing uses within the constraints of the</del> <b>Where a proposed use would create three or more adjacent non retail uses of any class system. It cannot control one type of A1 shop then this will be resisted. It cannot control one type of A1 shop use over another but it can limit changes to other high street classes of use such as A2 and A5. Another limitation of the use class system is the ability provided to landowners to change an A use 'up' the use</b>	Improving wording

## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

			<del>class order from A5 to A1 without the need for planning permission. So for example a pub can be changed into a shop without the need for planning permission for the change in use although any shop front alterations will still need permission.</del>	
PSA 150	49	13.1.6	Where local need ( <b>eg for a community facility</b> ) can be justified ...	Improving wording
DMP PEA 2/ww	49	Policy DM12: Maintaining our Local Centres and Parades (supersedes PSA 151)	A proposal that either creates an over concentration of Class A2, A3, A4 and A5 uses or has a significant adverse effect on the amenity of existing residents will be refused. Community uses will be expected to present an active frontage at ground floor and be able to demonstrate a similar weekday footfall to a Class A1 use. Proposals for residential use should not cause a break in a frontage.	To reinstate the link with A1 use class activity footfall in response to INSP03-23.
PSA 151	49	Policy DM12: Maintaining our Local Centres and Parades (superseded by DMP PEA 2/ww)	ii. that alternative shopping facilities that are similarly accessible by walking, cycling or public transport, exist to meet the needs of the area; and  A proposal that either creates an over concentration of Class <b>A2</b> , A3, A4 and A5 uses or has a significant adverse effect on the amenity of existing residents will be refused. Community uses will be expected to present an active frontage at ground floor and be able to demonstrate a similar weekday footfall to a <b>Class A4</b> use. Proposals for residential use should not cause a break in a frontage.	Updating
NPPF DMP E42	49	Useful References	<ul style="list-style-type: none"> <li>➤ <del>PPS4: Planning for Sustainable Economic Growth; CLG; Dec 2009</del></li> <li>➤ <b>National Planning Policy Framework</b></li> </ul>	Updating

### Chapter 14: Community and Education Uses

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
PSA 152	50	14.1.1	The Council plan to protect existing community and education uses <del>in a range of locations</del> across the borough, and ensure that new facilities are in accessible locations.	Improving wording
NPPF DMP E43	50	Table 14.1 Supersedes DMP PEA/2c	Table 14.1 National <sup>12</sup> and London Plan guidance for community and education uses  <b>The National Planning Policy Framework, Core planning principles states</b>	Reflects NPPF approach on promoting healthy communities

<sup>12</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

			<p>that planning should “take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.” (NPPF: paragraph 17)</p> <p>The NPPF further states that “To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>•plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments” (paragraph 70)</li> </ul> <p><del>PPS1: Delivering Sustainable Development states in paragraph 16 that development plans should promote development that “addresses accessibility (both in terms of location and physical access) for all members of the community to amongst other things health, education, leisure and community facilities. They should also take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income”.</del></p> <p>The London Plan advises in Policy 3.16: “Protection and enhancement of social infrastructure” that DPDs should assess the need for social infrastructure and community facilities in their area, and ensure that they are met wherever possible. New facilities should be provided within easy reach of walking and public transport of their target population. Net loss must be resisted and increased provision sought.</p> <p>The London Plan also sets criteria for educational facilities in Policy 3.18, Healthcare facilities in policy 3.17, Sports facilities in Policy 3.19 and Arts, Culture and Entertainment in Policy 4.6</p>	
PSA 153	50	Table 14.1	<p><del>The draft revised</del> London Plan advises in Policy 3.167...</p> <p><del>The draft revised</del> London Plan also sets criteria for educational facilities in Policy 3.189, Healthcare facilities in policy 3.178, Sports facilities in Policy 3.190and...</p>	Updating following publication of London Plan in July 2011
PSA 154	50	14.1.3	<p><del>Over the next ten years</del> Barnet’s <b>projected</b> population <b>for the next ten years</b> will increase and change our existing communities, attracting a much younger and more diverse population.</p>	Improving wording

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

DMP E18		14.1.5	Community and education uses should be easily accessible to users. <b>We will encourage</b> new uses <del>should seek to locate in town centres and local centres first before as these other locations which</del> are well served by public transport. Where local facilities are being provided which serve a local catchment, proximity to the bus network will be considered over and above the tube and train network.	Revision following EIP hearing session on Addressing Social, Community Needs and the Arts.
PSA 155	51	14.1.7	Community and educational uses may be appropriate in residential areas <del>However, it should be ensured that the development of such uses in residential areas does not where they do not</del> have a demonstrably harmful impact on the amenities of nearby residential properties and other uses in terms of noise and traffic generation, or on the character of the surrounding area. <del>Both new buildings and the conversion of existing buildings will be considered.</del> In town centre retail frontages and local centres community uses ( <b>other than educational uses</b> ) should comply with policies DM11: Development Principles for Barnet's Town Centres and DM12: Maintaining our Local Centres and Parades. <del>Education uses will not be appropriate uses in retail frontages.</del>	Improving wording
PSA 156 amended December 2011	51	14.1.8	<del>When considering the loss of any community or educational use, The following factors should all be demonstrated</del> <b>evidenced when considering the loss of any community or educational use:</b> <ul style="list-style-type: none"> <li>• Does the facility meet the needs of a specific section of the community eg older people or religious/faith community?</li> <li>• Can these needs be met by another local community facility or proposed facility (replacement)?</li> <li>• Could <b>improving</b> the facility <del>be improved?</del> <b>strengthen the demand for its use?</b></li> <li>• Could it be used for another community use?</li> <li>• How accessible is the building to public transport, walking and cycling and other local services such as shops and could this access be improved?</li> <li>• Is there an overriding community need for another use?</li> <li>• Has <b>effective</b> <del>adequate marketing at an appropriate level both for rent and sale been carried out and no interest expressed in its existing use and current form for a period of 12 months</del> <b>marketing been carried out? Effective marketing is continuous active marketing for a period of 12 months at an appropriate level both for rent and sale which can be agreed in advance with the Council (at pre-application if appropriate) with no interest expressed in its existing use or other community facility uses</b></li> </ul>	Improving wording
PSA 156	51	14.1.8 Superseded by PSA 156 amended December 2011	<del>When considering the loss of any community or educational use, The following factors should all be demonstrated</del> <b>evidenced when considering the loss of any community or educational use:</b> <ul style="list-style-type: none"> <li>• Could <b>improving</b> the facility <del>be improved?</del> <b>strengthen the demand for its</b></li> </ul>	



**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			<p><b>use?</b></p> <ul style="list-style-type: none"> <li>• Could it be used for another community use?</li> <li>• How accessible is the building to public transport, walking and cycling and other local services such as shops and could this access be improved?</li> <li>• Is there an overriding community need for another use?</li> <li>• Has effective <del>adequate</del> marketing been carried out? Effective marketing is continuous active marketing for a period of 12 months at an appropriate level both for rent and sale which can be agreed in advance with the Council (at pre-application if appropriate) <del>been carried out and with no interest expressed in its existing use and current form or other community facility uses uses for a period of 12 months</del></li> </ul>	Improving wording
NPPF DMP E44	51	14.1.11	<p>Educational uses have been highlighted by the Secretary of State for Communities and Local Government as a priority. <b>National policy states that “Local planning authorities should: give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.” (NPPF: paragraph 72)</b> <del>It was stated in July 2010 that planning authorities should “adopt a positive and constructive approach towards applications to create new schools” and that planning authorities should “only refuse planning permission for a new school if the adverse planning impacts on the local area outweigh the desirability of establishing a school in that area”. Further to this, consultation has now commenced on how to facilitate the conversion of buildings in other uses to schools, including the removal of the requirement for planning permission.</del></p> <p><sup>46</sup> <del><a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/1734022.pdf">http://www.communities.gov.uk/documents/planningandbuilding/pdf/1734022.pdf</a></del></p>	Reflects NPPF approach on promoting schools
DMP E19	52	Policy DM13: Community and Education Uses	<p>b: New community or educational use</p> <p><del>Where it can be demonstrated that no town centre or local centre site is available,</del></p> <p><b>New community or educational uses should be located where they are accessible by public transport, walking and cycling, preferably in town centres or local centres.</b></p> <p>New community or educational uses should ensure that there is no significant impact on the free flow of traffic and road safety. New community or educational uses will be expected to protect the amenity of residential properties.</p>	Revision following EIP hearing session on Addressing Social, Community Needs and the Arts.
NPPF DMP E45	52	Useful References	<p>➤ <del>Removing Planning Barriers (Schools); statement by Secretary of State for CLG Eric Pickles; July 2010</del></p> <p>➤ <b>National Planning Policy Framework</b></p>	Updating

Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

PSA 157	52	Useful References	<ul style="list-style-type: none"> <li>➤ <del>draft replacement London Plan; Mayor of London Greater London Authority July 2011; October 2009</del></li> <li>➤ <b>Community Building Needs Assessment; Barnet; June 2011</b></li> </ul>	Updating references and Updating following publication of London Plan in July 2011
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**Chapter 15: New and Existing Employment Spaces**

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
PSA 158	53	15.1.1	mixed use <b>floorspace</b> in the town	Improving wording
NPPF DMP E46	53	Table 15.1 Supersedes DMP PEA/2c and PSA 159	<p>Table 15.1 National<sup>13</sup> and London Plan guidance relevant to new and existing employment space</p> <p><b>The National Planning Policy Framework sets out that local planning authorities should use an evidence base to assess “the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs.” (NPPF: paragraph 161) The NPPF states in paragraph 22 that “Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed.” NPPF: paragraph 24 sets a sequential approach for main town centre uses including offices.</b></p> <p><del>PPS4 (Planning for Sustainable Economic Growth) requires boroughs to maintain a robust evidence base on existing business needs and likely changes. This should include an assessment of employment land. It states that local policies should require offices to locate in town centres first before other less accessible locations.</del></p> <p>The London Plan seeks to provide in Policy 4.1: Developing London's Economy a range of workspaces and office premises of different types, sizes and costs. It promotes the renovation and renewal of existing stock in Policy 4.2: Offices and mixed use redevelopment in Policy 4.4: Managing Industrial Land and Premises. It allows boroughs to identify and manage Locally Significant Industrial Sites. It indicates the likely level of release of industrial land for other uses; Barnet is identified as suitable for limited transfer.</p>	Reflects NPPF approach on building a strong competitive economy

<sup>13</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			<p>The Town and Country Planning (Use Class Order) [as amended April 2010] classifies the range of different uses for buildings and land for planning purposes. There are 14 classes of use. Classes B1, B2 and B8 cover typical employment uses:</p> <ul style="list-style-type: none"> <li>• B1 – office high tech/research and light industry</li> <li>• B2 – industrial</li> <li>• B8 - warehousing</li> </ul>	
PSA 159	53	Table 15.1 Superseded by NPPF DMP E46	PPS4 ( <b>Planning for Sustainable Economic Growth</b> )	Updating
DMP PEA 2/xx	53	Table 15.1	The London Plan seeks to provide in <b>Policy 4.1: Developing London's Economy</b> a range of workspaces and office premises of different types, sizes and costs. It promotes the renovation and renewal of existing stock in <b>Policy 4.2: Offices</b> and mixed use redevelopment in <b>Policy 4.3: Mixed Use Development</b> . It allows boroughs to identify and manage Locally Significant Industrial Sites in <b>Policy 4.4: Managing Industrial Land and Premises</b> . It indicates the likely level of release of industrial land for other uses; Barnet is identified as suitable for limited transfer.	Updating
PSA 160	53	15.2.1	In 2009 a qualitative appraisal.....	Improving wording
PSA 161	53	15.2.3	The Council would expect the proposals	Improving wording
PSA 162 amended December 2011	54	15.2.4	<p>Outside these locations <b>Locally Significant Industrial Sites, the Industrial Business Park and the Business Locations</b>, all employment spaces will be protected where viable to enhance Barnet's local economy and support enterprise potential. Employment spaces are defined as <b>Class B1, B2 and B8 under the Use Classes Order</b>. <b>Effective marketing is where a site has been continuously actively marketed both for sale and rent for a period of 12 months at an appropriate price which can be agreed in advance with the Council (at pre-application if appropriate) for re-use or redevelopment for employment use and no interest has been expressed. Once this can be satisfied then partial loss for residential and employment use may be permitted.</b> Where there is no interest expressed in its current form for a period of 12 months and it has been actively marketed both for sale and rent for re-use or redevelopment then partial loss for residential and employment use may be permitted. The impact on local employment is a will be considered consideration and re-provision, preferably of small business units will be favoured which can secure re-provide an equivalent amount of floorspace or and level of employment intensity. A financial contribution will be required for employment training where this cannot be delivered</p>	Improving wording and in response to objection from Robert Newton to the DMP DPD Submission draft on marketing.

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			satisfactorily on site. Further details <del>are</del> is set out in the SPD on Contributions to Enterprise, Employment and Training.	
PSA 162	54	15.2.4 Superseded by PSA 162 amended December 2011	Outside <del>these locations</del> <b>Locally Significant Industrial Sites, the Industrial Business Park and the Business Locations</b> , all employment spaces will be protected where viable to enhance Barnet's local economy and support enterprise potential. Employment spaces are defined as <b>Class B1, B2 and B8 under the Use Classes Order</b> . <b>Effective marketing is where</b> <del>there is no interest expressed in its current form for a period of 12 months and it has been</del> a site has been <b>continuously</b> actively marketed both for sale and rent <b>for a period of 12 months at an appropriate price which can be agreed in advance with the Council (at pre-application if appropriate)</b> for re-use or redevelopment <b>for employment use</b> and no interest is expressed <del>for a period of 12 months</del> . <b>Once this can be satisfied then</b> partial loss for residential and employment use may be permitted. The impact on local employment <del>is a will be considered</del> consideration and re-provision, preferably of small business units will be favoured which can <b>secure re-provide</b> an equivalent amount of floorspace <del>or</del> <b>and level of</b> employment intensity. A financial contribution will be required for employment training where this cannot be delivered satisfactorily on site. Further details <del>are</del> is set out in the SPD on Contributions to Enterprise, Employment and Training.	Improving wording and in response to objection from Robert Newton to the DMP DPD Submission draft on marketing.
PSA 163	54	15.2.5	The following <del>questions</del> <b>factors</b> should be <del>evidenced</del> <b>considered</b> :	Improving wording
PSA 164	54	15.2.6	Where proposals to redevelop existing employment space in town centres and edge of centre sites can demonstrate that <b>existing uses</b> <del>they</del> are no longer viable and suitable then they <b>new development</b> will be expected to re-provide mixed use <b>floorspace</b> <del>redevelopment</del> with some employment <del>use</del> , residential and community use.  <del>15.2.7 New office space should be locating in the town centres before edge of centre or other sites as these are more accessible by public transport. A sequential approach will be expected and proposals</del> <b>The impact on sites outside local employment in the town centre is a consideration and re-provision will be favoured which can re-provide an equivalent amount of floorspace and level of employment to ensure that viable employment activity is retained and growth enabled in the town centres</b> <del>will need to demonstrate that there are no town centre sites available.</del>	Improving wording including moving part of paragraph to next paragraph to create new sub-section.
PSA 165 amended December 2011	54	15.3.1	<b>New Employment Space</b> <b>New office space should be located in the town centres before edge of centre or other sites as these are more accessible by public transport and will help contribute to the continued vitality and viability of the rest of the town centre. Edge of centre proposals will need to demonstrate that there are no town centre sites available.</b>	Improving wording including moving part of paragraph to next paragraph.

## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

PSA 165	54	15.3.1 Superseded by PSA 165 amended December 2011	<b>New Employment Space</b> New office space should be <del>located</del> <b>located</b> in the town centres before edge of centre <b>or other sites as these are more accessible by public transport and will help contribute to the continued vitality and viability of the rest of the town centre. Edge of centre proposals</b> <del>A sequential approach will be expected and proposals on sites outside a town centre will need to demonstrate that there are no town centre sites available.</del>	Improving wording including moving part of paragraph to next paragraph.
PSA 166	54	Policy DM14: New and Existing Employment Space	i. Proposals which result in a redevelopment or change of use of a Locally Significant Industrial Site, <b>Industrial Business Park</b> or <del>Industrial Business Location</del> as shown on the Proposals Map to a non B Class use will not be permitted. i. Outside these locations loss of a B Class use will only be permitted where it can be demonstrated to the Council's satisfaction that a site is no longer suitable and viable for its existing or alternative business use in the short, medium and long term and a suitable period of <del>active</del> <b>effective</b> marketing has been undertaken. Where this can be demonstrated the priority for re-use will be a mixture of small business units with residential use.	Improving wording
NPPF DMP E47	55	Useful References	➤ <del>PPS4: Planning for Sustainable Economic Growth; CLG; Dec 2009</del> ➤ <b>National Planning Policy Framework</b>	Updating
PSA 167	55	Useful references	➤ The London Plan ( <del>consolidated with Alterations since 2004</del> ); Mayor of London; <b>July 2011</b> <del>February 2008</del>	Updating following publication of London Plan in July 2011

### Chapter 16: Green Belt and Open Spaces

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and <del>struck through</del> )	Justification for change
NPPF DMP E48	56	Table 16.1 Supersedes DMP PEA/2c	Table 16.1 National <sup>14</sup> and London Plan guidance for open spaces <b>The National Planning Policy Framework states that "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence." (NPPF: paragraph 79)</b>  <b>National policy further states that "Green Belt serves five purposes:</b> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> </ul>	Reflects NPPF approach on the green belt and open spaces

<sup>14</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

		<ul style="list-style-type: none"> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.” (NPPF: paragraph 80)</li> </ul> <p>PPG2: Green Belt (Jan 1995) covers Green Belt policy which is designed to prevent urban sprawl or towns merging into one another by keeping land permanently open. This also assists in safeguarding the countryside from encroachment. There are a few limited types of development that are appropriate for the Green Belt including that associated with agricultural use, essential facilities for outdoor sport and recreation and limited extension, alteration or replacement of existing <b>buildings dwellings</b>. Inappropriate development would have to demonstrate very special circumstances.</p> <p>PPS7: Sustainable Development in Rural Areas (Aug 2004) states that “all development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.” It goes on to highlight the role of the countryside around urban areas as improving public access and facilitating the provision of appropriate sport and recreation facilities whilst recognising the importance to those who live or work there.</p> <p>PPG17: Open Space, Sport and Recreational Facilities (July 2002) <b>The NPPF in paragraph 73</b> requires local authorities to identify specific needs and deficits or surpluses of open space, sports and recreational facilities. It states that open space standards should be set locally. <b>It states at paragraph 74, and that open spaces should not be built on unless they have been identified as surplus to requirements, that “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</b></p> <ul style="list-style-type: none"> <li>• an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</li> <li>• the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</li> <li>• the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”</li> </ul> <p>The London Plan aims to protect Metropolitan Open Land (Policy 7.17) at the same level as Green Belt. It requires that deficiencies in public open space are addressed (Policy 7.18).</p>	
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# Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

PSA 168	56	Table 16.1	The <del>draft revised</del> London Plan aims to protect...	Updating following publication of London Plan in July 2011
PSA 169	56	16.2.1	Over one third of Barnet's total land area is designated as either Green Belt (28%) or Metropolitan Open Land (MOL) (8%). The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. <del>The principle will remain that only essential facilities for appropriate uses that do not have an adverse impact on the openness of Green Belt and MOL are acceptable.</del>	Removal of words to ensure accordance with PPG2: Green Belt
PSA 170	56	16.2.2	Appropriate <del>uses</del> <b>development</b> in Green Belt or MOL include <b>limited extensions to dwellings, replacement dwellings</b> , development for agriculture, horticulture, woodland, nature conservation, wildlife and essential facilities for outdoor sport and recreation and uses which compliment and improve access to, and which preserve the openness and do not conflict with the objectives of the Green Belt or MOL. Potentially acceptable Green Belt development such as golf courses and cemeteries can have a considerable impact on the local character, appearance, <b>accessibility</b> and nature conservation value of the countryside.	Improving wording to ensure accordance with PPG2: Green Belt
PSA 171 amended December 2011	57	16.2.3 Superseded by PSA 171 amended December 2011	<del>Extensions to some buildings may be required to retain the viability of existing uses and hence help preserve the character of the Green Belt or MOL. The extension of buildings, provided they are of limited size, may be acceptable. They may also be necessary to maintain the viability of existing uses in the Green Belt/MOL. Extensions which lead to over-development, or over-intensification of the use of the site will be refused.</del>	Improving wording to ensure accordance with PPG2: Green Belt
PSA 171	57	16.2.3	<del>Extensions to some buildings may be required to retain the viability of existing uses and hence help preserve the character of the Green Belt or MOL. The extension of buildings, provided they are of limited size, may be acceptable. They may also be necessary to maintain the viability of existing uses in the Green Belt/MOL.</del>	Improving wording to ensure accordance with PPG2: Green Belt
PSA 172	57	16.3.2	• public open space (as defined by the Public Open Space Hierarchy in the <del>revised draft</del> London Plan – Table 7.2)	Updating following publication of London Plan in July 2011
PSA 178	57	16.3.2	<b>Many areas of Green Belt/MOL and open space are also identified and protected as Sites of Importance for Nature Conservation which are set out in table 17.2.</b>	Additional reference to resolve the objection from Greater London Authority to the DMP DPD Submission draft.
PSA 173	57	16.3.4	<del>The other exception where</del> Development on open space is also acceptable <del>is</del> where replacement open space is provided. This will only be permitted where it results in no net loss of equivalent open space or a better quality of provision. Replacement open space should <b>be the same or better quality than that which is proposed to be lost and</b> be provided in the local catchment area to ensure that it does not create further deficiency in public access to open space <del>deficiency</del> . The Barnet 'Open Space, Sport and Recreational Facilities Needs Assessment' can be	Improving wording

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			used to assess a better quality of provision.	
DMP PEA 2/yy	58	16.3.8	This is because larger developments may need to provide facilities on site for younger children in line with the Mayor of London's SPG: <b>Providing for Children and Young People's Play and Informal Recreation.</b>	Clarification
NPPF DMP E49	58	Policy DM15: Green Belt and Open Spaces	a. Development proposals in Green Belt are required to comply with <b>the NPPF (paragraphs 79 to 92)</b> <del>Planning Policy Guidance 2: Green Belt</del> . In line with the London Plan the same level of protection given to Green Belt land will be given to Metropolitan Open Land (MOL).	Updating
PSA 174	58	Policy DM15: Green Belt and Open Spaces	a2: Except in very special circumstances, the Council will refuse any development in the Green Belt or MOL which is not compatible with their purposes and objectives <del>and or</del> does not maintain their openness <del>and would harm their visual amenity</del> .	Improving wording to ensure accordance with PPG2: Green Belt
PSA 175	58	Policy DM15: Green Belt and Open Spaces	a3: The construction of new buildings, <del>and changes of use of existing land and buildings</del> within the Green Belt or Metropolitan Open Land, unless there are very special circumstances, will be inappropriate, except for the following purposes:	Improving wording
PSA 176	58	Policy DM15: Green Belt and Open Spaces	a5: The replacement or re-use of buildings will not be permitted where they would have <del>an a greater</del> adverse impact on the openness of the area or the purposes of including land in <b>Green Belt or MOL</b> , <del>compared with the dwellings they replace or the previous buildings use.</del>	Improving wording to ensure accordance with PPG2: Green Belt
PSA 177	58	Policy DM15: Green Belt and Open Spaces	b2:... [para 16.3.76]	Correction
DMP PEA 2/zz	58	Policy DM15: Green Belt and Open Spaces	b: Open Spaces	To revise the policy in response to question INSP03-26.
NPPF DMP E50	59	Useful References	<ul style="list-style-type: none"> <li>➤ <del>PPG2: Green Belt Jan 1995</del></li> <li>➤ <del>PPS7: Sustainable Development in Rural Areas (Aug 2004)</del></li> <li>➤ <del>PPG17: Open Space, Sport and Recreational Facilities (July 2002)</del></li> <li>➤ <b>National Planning Policy Framework</b></li> </ul>	Updating



**Chapter 17: Biodiversity**

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
PSA 179	60	17.1.1	...and churchyards, rivers, streams <b>(including the Blue Ribbon Network)</b> and open water areas as well as...	Revision to resolve the objection from the Greater London Authority to the DMP DPD Submission draft.
NPPF DMP E51	60	Table 17.1 Supersedes DMP PEA/2c	<p>Table 17.1 National<sup>45</sup> and London Plan guidance for biodiversity</p> <p><b>The National Planning Policy Framework sets out that “The planning system should contribute to and enhance the natural and local environment by:</b></p> <ul style="list-style-type: none"> <li>• <b>protecting and enhancing valued landscapes, geological conservation interests and soils;</b></li> <li>• <b>recognising the wider benefits of ecosystem services;</b></li> <li>• <b>minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...” (NPPF: paragraph 109)</b></li> </ul> <p><b>National policy further states that “When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:</b></p> <ul style="list-style-type: none"> <li>• <b>if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused...” (NPPF: paragraph 118)</b></li> </ul> <p><del>PPS9: Biodiversity and Geological Conservation (Aug 2005) aims to enhance biodiversity in green spaces and developments and ensure that developments take account of the role and value of biodiversity. It sets out the principle that policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological</del></p>	Reflects NPPF approach on biodiversity

<sup>45</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			<p><del>interests within the wider environment. It also sets out the principle that significant harm on biodiversity should be avoided and alternative options that might reduce impacts should be followed; and where adverse impacts are unavoidable, local authorities should consider mitigation measures.</del></p> <p>In line with this the London Plan Policy 7.19E states that when the Council is considering proposals that would affect a site and/or species of importance, it should apply the following hierarchy:  1 avoid adverse impact to the biodiversity interest  2 minimize impact and seek mitigation  3 only in exceptional cases where the benefits of the proposal clearly outweigh the biodiversity impacts seek appropriate compensation.</p>	
DMP PEA 2/aaa	60	Table 17.1 supersedes PSA 180	In line with this the London Plan Policy 7.19E	To correct policy cross reference in response to question INSP03-02.
PSA 180	60	Table 17.1 superseded by DMP PEA 2/aaa	In line with this the <del>draft replacement</del> London Plan <b>Policy 7.9E</b>	Updating following publication of London Plan in July 2011
PSA 181	60	17.1.2	...species and habitat <del>or</del> /species identified in...	Improving wording
PSA 182	60	17.1.4	and species <del>which are important for London setting</del> and settings out targets...	Improving wording
NPPF DMP E52	61	17.1.5	<p>In line with Policy DM01: Protecting Barnet's Character and Amenity development proposals should retain existing wildlife habitat, including trees and hedges for amenity value. These features can also provide biodiversity interest and where appropriate a survey will be required to determine the significance of that interest.</p> <p>In line with <b>the NPPF: paragraph 113 PPS9</b> the level of biodiversity interest identified determines the weight given to retaining biodiversity in the wider environment.</p>	Reflects NPPF approach on biodiversity
PSA 183	61	17.1.6	In line with the London Plan proposals which may affect a site of <b>importance for</b> nature conservation <del>importance</del> (SINC)	Correction
PSA 184	61	17.1.7	3. Borough Grade <del>Sites of Nature Conservation (SINC)s</del>	Correction
DMP PEA 2/bbb	62	17.1.8 (supersedes PSA 185)	Policy <b>7.28: Restoration of the blue ribbon network</b> in the London Plan aims to restore and enhance these features.	Clarification
PSA 185	61	17.1.8 (superseded by DMP PEA 2/bbb)	<b>Barnet also contains parts of the Blue Ribbon network in the form of tributaries to the River Thames; the River Brent and Silk Stream. Policy in the London Plan aims to restore and enhance these features.</b>	Additional reference to resolve the objection from the Greater London Authority to the DMP DPD Submission draft.
PSA 187	62	17.1.11	...Borough Grade SINC <del>Site of Importance for Nature Conservation</del> ...	Correction

### Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

PSA 188	61	Table 17.2	Table 17.2 Site of <b>Importance for Nature Conservation</b> Importance in Barnet	Correction
DMP PEA 2/ccc	61	Table 17.2	<div> <b>Sites of Special Scientific Significance</b> <ul style="list-style-type: none"> <li><b>Brent Reservoir (or the Welsh Harp)</b></li> </ul> </div> <div> <b>Sites of Metropolitan Importance</b> <ul style="list-style-type: none"> <li><del>Brent Reservoir (or the Welsh Harp) (SSSI)</del></li> <li>Hampstead Heath</li> <li>Hadley Green</li> <li>Edgware Way Rough</li> <li>Rowley Green Common (<i>Local Nature Reserve</i>)</li> <li>Mill Hill Substation Pastures</li> <li>Totteridge Fields and Highwood Hill</li> <li>Scratchwood (<i>Local Nature Reserve</i>)</li> <li>Arrandene Open Space &amp; Featherstone Hill</li> </ul> </div>	A separate row has been added to reflect the SSSI status of the Brent Reservoir in response to INSP03-28.
PSA 186	62	17.1.9	Where appropriate proposals will be expected to contribute to biodiversity improvements and the wider...	Improving wording
DMP E20	62	Policy DM16: Biodiversity	c. Where development will affect a Site of Importance for Nature Conservation and / or species of importance the Council will expect the proposal to meet the requirements of London Plan Policy 7.19E.	Clarification
PSA 189	62	Policy DM16: Biodiversity	a. When considering development proposals the Council will, <del>where appropriate,</del> seek the retention and enhancement, or the creation of biodiversity.	Revision to respond to objection from Natural England to the DMP DPD Submission draft.
NPPF DMP E53	62	Useful References	<ul style="list-style-type: none"> <li><del>PPS9: Biodiversity and Geological Conservation (Aug 2005)</del></li> <li><b>National Planning Policy Framework</b></li> </ul>	Updating
DMP PEA 2/ddd	62	Useful references	<ul style="list-style-type: none"> <li><b>London Plan, July 2011</b></li> </ul>	Updating

### Chapter 18: Travel Impact and Parking Standards

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
PSA 190	63	18.1.1	.....system. <b>This system</b> which <del>is</del> available to all in Barnet.....	Improving wording
NPPF DMP E54	63	Table 18.1 Supersedes DMP	Table 18.1 National <sup>146</sup> and London Plan guidance on transport impact and parking	Reflects NPPF approach on transport

<sup>146</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

		PEA/2c	<p>The National Planning Policy Framework states in paragraph 29 that “Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.”</p> <p>The NPPF further states in paragraph 30 that “Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.”</p> <p>Finally the NPPF states in paragraph 34 that “Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.”</p> <p>Paragraph 39 sets out the NPPF approach on parking standards stating that: “If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>• the accessibility of the development;</li> <li>• the type, mix and use of development;</li> <li>• the availability of and opportunities for public transport;</li> <li>• local car ownership levels; and</li> <li>• an overall need to reduce the use of high-emission vehicles.”</li> </ul> <p><del>PPG13: Transport (January 2011) is the key relevant national planning policy guidance paper, and has recently been updated from the version produced in 2001 to reflect the new approach of government to allow local authorities to set more flexible parking standards. PPG13 provides transport planning policies which are part of an overall approach to addressing the needs of motorists, businesses and public transport users by reducing congestion, whilst achieving better access to developments and facilities. PPG13 states that we “should actively manage the pattern of urban growth to make the fullest use of public transport, and focus major generators of travel demand in city, town and district</del></p>	
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# Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

			<p>centres and near to major public transport interchanges". It states that day to day facilities should be located near their clients in local centres so that they are accessible by walking and cycling and also says that planning for increased intensity of development for housing and other uses should be in locations accessible by public transport, walking, and cycling. Finally parking policies, alongside other planning and transport measures should be used to promote sustainable transport choices and reduce reliance on the car for work and other journeys.</p> <p>PPG13 goes on to state that where developments will have significant transport implications, Transport Assessments should be provided. Transport safety is an absolute priority. The London Plan in Policy 6.1: Strategic Approach reiterates the statements in PPG13 <b>emphasises</b> on integrating transport and development. These policies, together with other key DfT guidance documents, the Mayor's Transport Strategy, the report of the Outer London Commission, and the recently produced Sub Regional Transport Plan for North London have all been considered.</p>	
DMP PEA 2/ggg	63	Table 18.1	The <del>revised draft</del> London Plan in <b>Policy 6.1: Strategic Approach</b> reiterates the statements in PPG13 on integrating transport and development. These policies, together with other key DfT guidance documents, the Mayor's Transport Strategy, the report of the Outer London Commission, and the recently produced Sub Regional Transport Plan for North London have all been considered.	Clarification
PSA 191	63	18.2.1	In planning new developments, the needs of vulnerable road users ( <b>pedestrians and cyclists</b> ) must be taken into account.	Improving wording
PSA 192	63	18.3.1	Barnet's road hierarchy <b>is identified on the proposals map</b> and is made up of three tiers; tier one are strategic routes, tier two distributor roads and tier three are local <b>distributor</b> roads.	Improving wording
PSA 193	64	18.4.1	The <b>overall assessment of accessibility will take into account factors such as the proposed use, the size and nature of the development's catchment area, the location and relative size of competing sites, and the suitability of transport links between the development and its catchment area.</b> The Council uses recognised accessibility tools, such as Public Transport Accessibility Levels (PTALs), to measure individual site accessibility. Measurement of walking and cycling accessibility will be assessed case-by-case, taking into account the distance people are prepared to walk for different types of journey. The <del>overall assessment of accessibility will take into account factors such as the proposed use, the size and nature of the development's catchment area, the location and relative size of competing sites, and the suitability of transport links between the development and its catchment area.</del>	Reordering of paragraph to revise the supporting text by moving text from end of paragraph to front



**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

DMP E21		18.5.1 supersedes DMP PEA 4/j	Transport Assessments should be provided in accordance with the thresholds set out in Department for Transport "Guidance for Transport Assessment, Appendix B – Indicative thresholds for Transport Assessments". The thresholds and the need for an assessment are based on the size or scale of the land use, which are set out in line with the Use Class Order. In accordance with the <b>guidance thresholds a less onerous Transport Statement is for development that has relatively small transport implications whilst a Transport Assessment is for development that has significant transport implications.</b> <del>may be provided for certain types / scale of development.</del>	Revision following EIP hearing session Transport.
DMP PEA 4/j	64	18.5.1 superseded by DMP E20 supersedes PSA 194	Transport Assessments should be provided in accordance with the thresholds set out in Department for Transport " <b>G</b> uidance <b>for Transport Assessment</b> , Appendix B – Indicative thresholds for Transport Assessments". <b>The thresholds and the need for an assessment are based on the size or scale of the land use, which are set out in line with the Use Class Order. In accordance with the thresholds a less onerous Transport Statement may be provided for certain types / scale of development.</b>	Clarification
PSA 194	64	18.5.1 superseded by DMP PEA 4/j	Transport Assessments should be provided in accordance with the <b>thresholds</b> <del>criteria</del> set out in...	Clarification
PSA 195	64	18.6.1	...Travel plans need to be produced for all developments that exceed the relevant <del>Department for Transport</del> <b>for London</b> thresholds and contain smart targets which are regularly monitored. In appropriate circumstances consideration should be given to providing funds to help subsidise, amongst other things, occupiers purchase of – <b>for subsidising</b> Oyster cards and <b>or</b> cycle purchase vouchers or car club membership <b>of a car club.</b>	Improving wording
PSA 196	65	18.7.4	Policy CS15: Delivering the Core Strategy sets out that <del>the use of</del> planning obligations and other suitable funding mechanisms will be used to secure infrastructure, facilities and services to meet the needs generated as part of the development. With regards to transport improvements contributions will be sought for transport infrastructure and service improvements to ensure that safety, efficiency and capacity on the transport network is maintained. This will also ensure that the impact of the development on the transport network is mitigated.	Correction
PSA 197	65	18.8.1	In the <del>revised draft</del> London Plan the Mayor expects... The <del>draft</del> London Plan... ...Generally minimum levels of car parking are advocated and Table 6.42 in the <del>draft revised</del> London Plan sets out the Mayor's <del>maximum</del> parking standards which <b>must not be exceeded and which</b> will apply to the borough.	Updating following publication of London Plan in July 2011  Improving wording
PSA 198	65	18.8.2	While all non-residential development should comply with the parking standards set out in the <del>draft revised</del> London Plan in deciding on residential parking requirements, we will continue to apply standards set out in the adopted UDP	Updating following publication of London Plan in July 2011

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			2006.	
PSA 199	65	18.8.3	Appropriate parking for disabled people should always be provided <b>for all development</b> and provision should also be made for motorcycle parking.	Improving wording
PSA 200	65	18.8.4	In these situations the <b>Council will show flexibility in our assessment of</b> <del>developer may be permitted to forgo the</del> parking requirements and where necessary in Controlled Parking Zones (CPZ)	Improving wording
DMP E22	65	18.8.5	... Also where development proposals are on the edge of a CPZ the streets in close proximity but outside the CPZ will need to be included in the survey to ensure parking stress is not increased in the surrounding area not covered by the CPZ. <b>The scope of the parking surveys must be agreed in advance with the council.</b>	Revision following EIP hearing session on Transport.
PSA 201	65	18.8.5	Development proposals will need to demonstrate through a parking survey that sufficient on- street capacity is available to <b>justify deliver</b> limited or no on site parking.	Improving wording
DMP PEA 4/k	66	18.8.6	Parking for bicycles and electric vehicle charging points will generally be provided in accordance with the London Plan for all new development <b>or as agreed in a Travel Plan.</b>	To resolve objections of Middlesex University.
PSA 202	66	18.8.7	<b>Parking standards for Brent Cross – Cricklewood will be treated differently from those set out in policy DM17 (see saved suite of policies on Brent Cross – Cricklewood in the Core Strategy).</b>	A new paragraph to clarify policy exemption to resolve the objection from Brent Cross development partners to the DMP DPD Submission draft.
PSA 203	66	Policy DM17: Travel Impact and Parking Standards	d: Transport Assessment In considering planning applications for new development, the Council will require developers to submit a full Transport Assessment (as defined by Department for Transport <b>threshold criteria</b> ) where the proposed development is anticipated to have significant transport implications in order to ensure that these impacts are considered. This assessment should include an analysis of accessibility by all modes of transport.	Clarification
PSA 204	66	Policy DM17: Travel Impact and Parking Standards	e: Travel Planning For significant trip generating developments, (defined by Department for Transport <b>for London criteria thresholds</b> ), the Council will require the occupier to develop, implement and maintain a satisfactory Travel Plan (or plans) to minimise increases in road traffic and meet mode split targets. In order to ensure that they are delivering this the travel plan will need to contain measurable outputs so that they can be monitored.	Clarification



**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

DMP E23	67	Policy DM17: Travel Impact and Parking Standards	<p>1. The Council will expect development to provide parking in accordance with the London Plan standards, except in the case of residential development, where the <b>maximum</b> standards will be:</p> <p>i 2 to 1.5 spaces per unit for detached and semi detached houses <b>and flats</b> (4 or more bed)</p> <p>ii 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bed); and</p> <p>iii 1 to less than 1 space per unit for development consisting mainly of flats (1 bed)</p>	Revision following EIP hearing session on Transport.
DMP E24	67	Policy DM17: Travel Impact and Parking Standards	<p><b>2. Residential development may be acceptable</b></p> <p>i. <b>with limited or no parking outside a Controlled Parking Zone (CPZ) but only where it can be demonstrated through a survey that there is sufficient on street parking capacity.</b></p> <p>ii. <b>with limited or no parking within a CPZ where it can be demonstrated that there is insufficient capacity on street the applicant will be required to enter into a legal agreement to restrict future occupiers from obtaining on street parking permits. For proposals in close proximity to the edge of a CPZ a survey will also be required to demonstrate that there is sufficient on street parking capacity on streets outside the CPZ.</b></p> <p><del>2. Residential development may be acceptable which proposes limited or no parking where either of the following can be demonstrated: surveys indicate that there is sufficient on street parking capacity and or ii. In cases where the proposal is within a Controlled Parking Zone (CPZ) or town centre and surveys indicate there is not sufficient on street parking capacity, the roads outside a CPZ which are in close proximity to the proposal will need to have sufficient on street parking capacity to accommodate parking from the development</del></p>	Revision following EIP hearing session on Transport.
DMP PEA 2/eee	66	Policy DM17: Travel Impact and Parking Standards supersedes PSA 205	<p>i 2 to 1.5 spaces per unit for <del>detailed</del> <b>detached</b> and semi detached houses (4 or more bed)</p>	Correction
PSA 205	66	Policy DM17: Travel Impact and Parking Standards superseded by DMP E21 & DMP	<p>1. The Council will expect development to provide parking in accordance with the London Plan standards, except in the case of residential development, where the standards will be:</p> <p><del>i. 2 or more spaces per unit for detached and semi detached houses (4 or more</del></p>	Improving wording to resolve objection from GLA to the DMP DPD Submission draft.

## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

		PEA 2/eee	<p>bedrooms)</p> <p>i. 1 or more spaces per unit for terraced houses and flats (1 to 3 bedrooms)</p> <p><b>i 2 to 1.5 spaces per unit for <del>detailed</del> and semi detached houses (4 or more bed)</b></p> <p><b>ii 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bed); and</b></p> <p><b>iii 1 to less than 1 space per unit for development consisting mainly of flats (1 bed)</b></p> <p>2. Residential development may be acceptable which proposes limited or no parking where either of the following can be demonstrated:</p> <p>i. surveys indicate that there is sufficient on-street parking capacity <b>and</b> <del>or</del></p> <p>ii. In cases where the proposal is within a Controlled Parking Zone (CPZ) or town centre and surveys indicate there is not sufficient on street parking capacity, the roads outside a CPZ which are in close proximity to the proposal will need to have sufficient on-street parking capacity to accommodate parking from the development <del>and the applicant is willing to enter into a legal agreement which restricts future occupiers from obtaining on street parking permits.</del></p>	
NPPF DMP E55	67	Useful References	<p>➤ <del>PPG13: Transport; CLG; January 2011</del></p> <p>➤ <b>National Planning Policy Framework</b></p>	Updating
PSA 206	67	Useful references	<p>➤ The London Plan (<del>consolidated with Alterations since 2004</del>); Mayor of London; <b>July 2011</b> <del>February 2008</del></p> <p>➤ <del>draft replacement London Plan; Greater London Authority; October 2009</del></p> <p>➤ <del>PPG13: Transport; CLG ODPM; January 2011</del> <del>April 2004</del></p>	Updating following publication of London Plan in July 2011 and PPG13
DMP PEA 2/fff	67	Useful References	<p>➤ <b>Travel Planning for New Development in London incorporating Deliveries and Servicing; Transport for London; March 2011</b></p>	To add a reference in response to INSP03-29.

### Chapter 19: Telecommunications

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
NPPF DMP E56	68	Table 19.1 Supersedes DMP PEA/2c	<p>Table 19.1 National<sup>17</sup> telecommunication guidance</p> <p><b>The National Planning Policy Framework states that “In preparing Local Plans, local planning authorities should support the expansion of electronic</b></p>	Reflects NPPF approach on telecommunications

<sup>17</sup> In 2012 the suite of national planning policy statements and planning policy guidance notes will be replaced by the National Planning Policy Framework

**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

			<p><b>communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.” (NPPF: Paragraph 43)</b></p> <p><del>PPG8: Telecommunications [august 2001] sets out Government's policy to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. It provides guidance on environmental considerations, mast and site sharing, design and health considerations.</del></p>	
PSA 207	68	Policy DM18: Telecommunications	i there is no significant adverse effect on the external appearance of the building on which, or space in which, they are located	Improving wording
DMP PEA 2/hhh	68	Policy DM18: Telecommunications	iv. Technologies to miniaturise and camouflage any telecommunications apparatus have been <del>fully</del> explored;	To revise the policy in response to question INSP03-30.
NPPF DMP E57	69	Useful References	<p>➤ <del>PPG8: Telecommunications; ODPM; August 2001</del></p> <p>➤ <b>National Planning Policy Framework</b></p>	Updating

**Appendix 1: Core Strategy and Development Management Policies and Replacement of Saved UDP Policies (2006)**

Prefix	Page No.	Policy / paragraph	Changes (additions are in <b>bold</b> and <del>struck through</del> )	Justification for change
DMP PEA3/ee		Title	<p><del>Relationships between LDF documents</del> <b>Core Strategy and Development Management Policies DPDs and Replacement of Saved UDP Policies (2006)</b><sup>33</sup></p> <p>And add footnote 33Excluding policies on Brent Cross – Cricklewood in Appendix A <b>of the Core Strategy</b></p>	Clarification
CS E37			Core Strategy and Development Management Policies DPDs and Replacement of Saved UDP Policies (2006)	Clarification of replacement policies for UDP



## Appendix 1:\_Core Strategy and Development Management Policies DPDs and Replacement of Saved UDP Policies (2006)

UDP saved policies (2006)	Replaced by Core Strategy Policy	Replaced by Development Management Policy
GSD Sustainable Development	CS1, CS13	<b>DM01</b> , DM04
GMixed Use Mixed Use	CS1, CS6, CS9	DM11
GWaste – Waste Disposal	CS14	
GBEnv1 Character	CS5	DM01
GBEnv2 Design	CS1, CS5	DM01, DM02
GBEnv3 Safe Environment	CS5, CS9, CS12	DM03
GBEnv4 Special Area	CS5, CS7	DM06, DM15, DM16



# Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

GL1 Sport and Recreation	CS7, CS10	DM13, DM15,
GL2 Tourist Facilities	CS6	DM11
GRoadNet Road Network	CS9	DM17
GParking Parking		DM17
GCS1 Community Facilities	CS10	DM13
GEMP1 Protecting Employment Sites	CS8	DM14
GEMP2 Promoting Business Activities	CS8	
GEMP3 Maximising Job Creation	CS8	DM11, DM12, DM14
GEMP4 Protecting Employment Land	CS8	DM14
GTCR1 Retailing and Town Centres	CS6	DM11, DM12
GTCR2 Range of retail services	CS6	<del>DM09, DM10</del> <b>DM11, DM12</b>
ENV5 – Aggregates Facilities		DM01, DM04, <b>DM17</b>
ENV6 – Light Pollution	<del>CS13</del>	DM01
Policy ENV7 – Air Pollution	CS13	DM04
Policy ENV12 – Noise Generating Development	CS13	DM04
Policy ENV13 – Minimising Noise Disturbance	CS13	DM04
Policy ENV14 – Contaminated Land		DM04
Policy ENV15 – Notifiable Installations		DM04
Policy D1 – High Quality Design	CS1, CS5	DM01, DM02
Policy D2 – Character	CS5	DM01
Policy D3 – Spaces	CS5	DM01, DM02
Policy D4 – Over-development	CS5	DM01, DM02
Policy D5 – Outlook		DM01, DM02
Policy D6 – Street Interest	CS1, CS5, CS6	<del>DM02</del> <b>DM01, DM11</b>
Policy D9 – Designing Out Crime	CS12	DM02
Policy D10 – Improving Community Safety	CS12	DM02
Policy D11 – Landscaping	CS5, <del>CS7</del>	DM01, DM02, DM15
Policy D12 – Tree Preservation Orders	CS7	<del>DM15</del> <b>DM01</b>
Policy D13 – Tree Protection and Enhancement	CS7	<del>DM15</del> <b>DM01</b>
Policy D14 – Important Hedgerows	CS7	<del>DM15</del> <b>DM16</b>
Policy D15 – Other Hedgerows	CS7	<del>DM15</del> <b>DM16</b>
Policy D16 – Telecommunications		DM18
Policy D17 – High Buildings – Acceptable Locations	CS1, CS5	<b>DM05</b>
Policy D18 – High Buildings – Unacceptable Locations	CS1, CS5	<b>DM05</b>
Policy D21 – Hoardings		DM01



# Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

Policy D22 – Design and Shopfronts		DM01
Policy D23 – Traditional Shopfronts		DM01
Policy D24 – New Shopfronts		DM09
Policy HC1 – Conservation Areas – Preserving or Enhancing	CS5	<del>DM04</del> <b>DM06</b>
Policy HC2 – Conservation Areas – Outline Applications		<del>DM04</del> <b>DM06</b>
Policy HC5 – Areas of Special Character	CS5	DM01
Policy HC6 – West Heath/Golders Hill Park Area		
Policy HC7 – Development in West Heath/Golders Hill Park Area		
Policy HC8 – The Bishop's Avenue		
Policy HC14 – Locally Listed Buildings – Demolition		DM06
Policy HC15 – Locally Listed Buildings – Safeguarding		DM06
Policy HC17 – Archaeological Remains	CS5	DM06
Policy HC22 – Battlefield Site	CS5	DM06
Policy O1 – Green Belt/Metropolitan Land	CS7	DM15
Policy O2 - Green Belt/Metropolitan Land – New buildings and uses		DM15
Policy O3 - Green Belt/Metropolitan Land – Extensions of buildings		DM15
Policy O4 – Green Belt – Major developed sites		
Policy O5 - Green Belt/Metropolitan Land – Replacement of existing dwellings		DM15
Policy O6 - Green Belt/Metropolitan Land – Re-use of buildings		DM15
Policy O7 - Green Belt/Metropolitan Land -adjacent land		DM15
Policy O8 – Green Belt – Agricultural Land	<b>CS7</b>	<del>DM15</del>
Policy O12 – Green Chains	CS7	DM15
Policy O13 – Green Corridors	CS7	DM15
Policy O17 – Ecological Impact Statement		<del>DM15</del> <b>DM16</b>
Policy O18 – Watling Chase Community Forest	CS7	<del>DM15</del>
Policy L1 – Arts, Culture and Entertainment (ACE) – Loss of Facilities	CS10	DM13
Policy L3 – Arts, Culture and Entertainment Facilities – Development Criteria		DM11, DM13
Policy L5 – Arts, Culture and Entertainment Facilities – Planning Obligations	CS15	
Policy L6 – Designing in Art		
Policy L7 – Tourist Facilities – Preferred Locations	CS6	DM11
Policy L8 – Tourist Facilities – Retention	CS6	DM11
Policy L10 – Hotels – Development Criteria		DM11
Policy L11 – Public Open Space	CS7	DM15
Policy L12 – Public Open Space – Areas of Deficiency	CS7	DM15
Policy L13 – New Public Routes	CS7	



## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

Policy L14 – Public Open Space – Improved Provision	CS7	
Policy L15 – Metropolitan Walks	CS7	
Policy L16 – Allotments	CS7	DM15
Policy L19 – Sports Grounds and Playing Fields – New Provision	CS7	DM15
Policy L20 – Floodlighting of Sports Facilities		DM01
Policy L21 – Synthetic Sports Pitches	CS7	DM15
Policy L22 – Golf Courses		DM01, DM15
Policy L23 – Indoor Sports and Recreation Facilities – Protection	CS10	DM13
Policy L24 – Indoor Sports and Recreation Facilities – New Provision	CS10	DM13
Policy L25 – Indoor Sports and Recreation Facilities – Preferred Locations	CS10	DM13, DM15
Policy L26 – Indoor/Outdoor Sports and Recreation Facilities	CS7, CS10	<del>DM13</del>
Policy L27 – Indoor/Outdoor Sports and Recreation Facilities	CS7, CS10	<del>DM13</del>
Policy M1 – Transport Accessibility	CS9	DM17
Policy M2 – Transport Impact Assessments	CS9	DM17
Policy M3 – Travel Plans	CS9	DM17
Policy M4 – Pedestrians and Cyclists – Widening Opportunities	CS9	DM17
Policy M5 – Pedestrians and Cyclists – Improved Facilities	CS9	DM17
Policy M6 – Public Transport – Use	CS9	
Policy M7 – Public Transport – Improvements	CS9	
Policy M8 – Road Hierarchy		DM17
Policy M9 – Road Improvement Schemes	CS9, CS15	
Policy M10 – Reducing Traffic Impact	CS9	DM17
Policy M11 – Safety of Road Users	CS9	DM17
Policy M12 – Safety of Road Network	CS9	<b>DM17</b>
Policy M13 – Safe Access to New Development	CS9	DM17
Policy M14 – Parking Standards		DM17
Policy M15 – Rail Freight	CS9	
Policy M16 – Lorries – Controls on Movements	<b>CS9</b>	DM17
Policy M17 – Lorries – Deliveries and Servicing	CS9	DM11, DM17
Policy H1 – Housing – Allocated Sites	CS3	
Policy H2 – Housing – Other Sites	CS3	
Policy H3 – Loss of Residential Uses		DM07
Policy H5 – Affordable Housing	CS4	DM10
Policy H8 – Affordable Housing – Commuted Payments		DM10
Policy H9 – Houses in Multiple Occupation	CS4	DM09



## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

Policy H10 – Accommodation for Homeless People	CS4	DM09
Policy H11 – Accommodation for Homeless People – Planning Obligations		DM09
Policy H12 – Special Needs Housing	CS4, CS10	DM09
Policy H15 – Sites for Gypsies and Other Travelling People	CS4	
Policy H16 – Residential Development – Character	CS5	DM01
Policy H17 – Residential Development – Privacy Standards	<del>CS5</del>	DM01, DM02
Policy H18 – Residential Development – Amenity Space Standards		DM01, DM02
Policy H20 – Residential Development – Public Recreational Space	CS7	DM02, DM15
Policy H21 – Residential Density	CS3	
Policy H23 – Conversion of Residential Property	<del>CS4, CS5</del>	DM01, <del>DM07</del>
Policy H24 – Conversion of Non-residential Uses	CS8, CS6, CS10	DM01, DM11, DM14
Policy H26 – Conversion of Residential Property – Design		DM02, <del>DM07</del>
Policy H27 – Extensions to Residential Property		DM01, <del>DM14, DM15</del>
Policy CS1 – Community and Religious Facilities	CS10	DM13
Policy CS2 – Community and Religious Facilities – Planning Obligations	CS10, CS15	<del>DM13</del>
Policy CS3 – Community and Religious Facilities – Protection	CS10	DM13
Policy CS4 – Educational Facilities	CS10	DM13
Policy CS5 – Educational Facilities – Shared Use	CS10	DM13
Policy CS6 – New School Sites	CS10	DM13
Policy CS7 – Surplus Educational Land and Buildings	CS10	DM13
Policy CS8 – Educational Needs	CS10	<del>DM13</del>
Policy CS9 – Enlargement of School Facilities	CS10	DM13
Policy CS10 – Health Care Facilities	CS10, CS11	DM13
Policy CS11 – Health Care Facilities – Multiple Use	CS10, CS11	DM13
Policy CS12 – Social Day Care Facilities	CS10, CS11	DM13
Policy CS13 – Health and Social Care Facilities	CS10, CS11	<del>DM13</del>
Policy CS14 – Surplus Health Care Facilities	CS10, CS11	DM13
Policy CS15 – Cemeteries and Crematoria	CS10	DM01, DM13
Policy CS16 – Utility Companies and Statutory Undertakers	CS15	
Policy GEMP1 – Protecting Employment Sites	CS8	DM14
Policy EMP1 – Primary Industrial Sites and Business Parks	CS8	DM14
Policy EMP2 – Employment Land – Protection	CS8	DM14
Policy EMP3 – Employment Land – Consolidation	CS8	DM14
Policy EMP4 – North London Business Park	CS3	
Policy EMP5 – Warehousing	CS8	DM14



## Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

Policy EMP6 – Offices – New Development	CS8	DM14
Policy EMP7 – Offices – Re-use	CS8	DM14
Policy EMP8 – Small Businesses	CS8	DM14
Policy EMP9 – New Residential Development		
Policy EMP10 – Live Work Accommodation		
Policy TCR1 – Sequential Approach	CS6	DM11
Policy TCR2 – Town Centre Development Sites – Identified	CS6	
Policy TCR3 – Town Centre Development Sites – New		
Policy TCR5 – Edge-of-Centre	CS6	DM11
Policy TCR7 – Out-of-Centre Locations		DM11
Policy TCR10 – Primary Retail Frontages		DM11
Policy TCR11 – Secondary Retail Frontages		DM11
Policy TCR12 – Evening Uses in Town Centres	CS6	DM11
Policy TCR13 – Residential Development in Town Centres	CS6	DM11
Policy TCR14 – Minicab Offices		
Policy TCR15 – Car Showrooms		
Policy TCR16 – New Markets	<del>CS6</del>	
Policy TCR18 – Mixed Use Development	CS1, CS6, CS9	DM11
Policy TCR17 – North Finchley Town Centre	CS3, CS6	
Policy TCR19 – Neighbourhood Centres, Shopping Parades and Local Shops	CS6	DM12
Policy TCR21 – Town Centre Environmental Quality	CS5, CS6	DM11
Policy TCR22 – Design of New Retail Development		DM11
Policy IMP1 – Priorities for Planning Obligations	CS15	
Policy IMP2 – Use of Planning Obligations	CS15	

Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
PMP PEA 4/I	70	Title	<p><del>Relationships between LDF documents</del> <b>Core Strategy and Development Management Policies DPDs and Replacement of Saved UDP Policies (2006)</b><sup>4</sup></p> <p>And add footnote <sup>4</sup><b>Excluding policies on Brent Cross – Cricklewood in Appendix A of the Core Strategy</b></p>	Clarification

### Appendix 3: Town Centre Maps

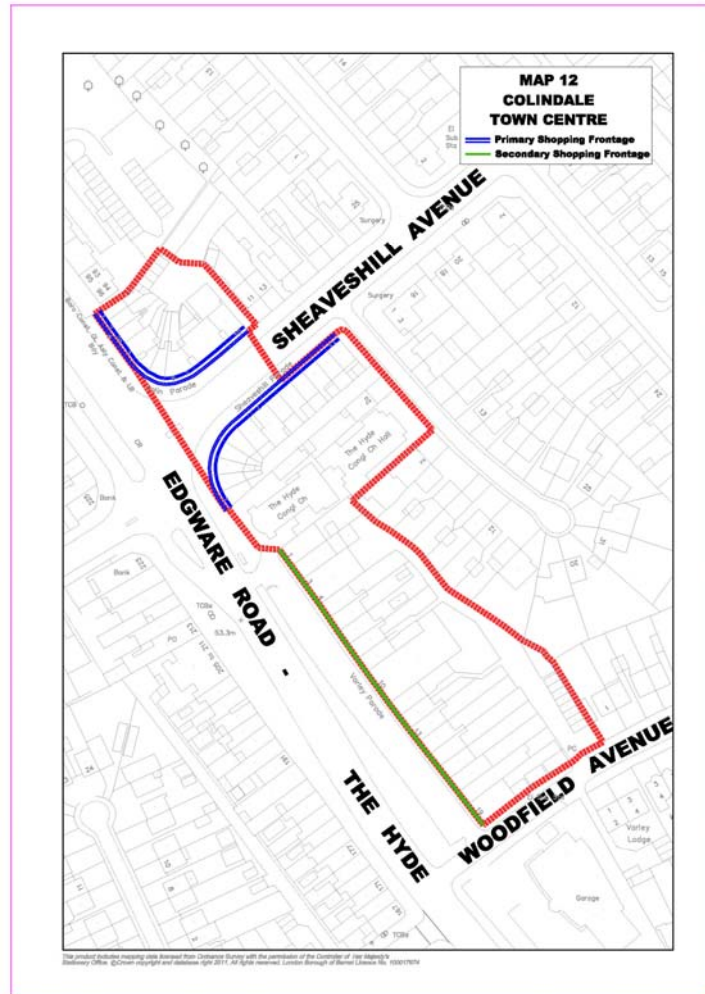


Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD

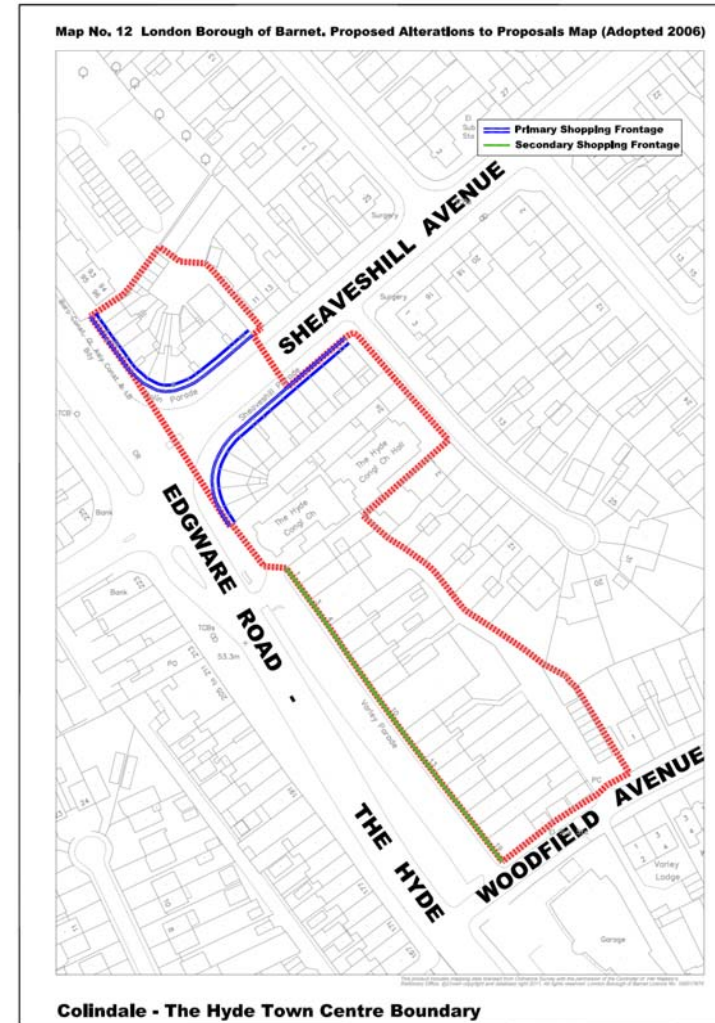
Prefix	Page (Sept 2011 Doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and struck through)	Justification for change
PSA 208	98	Appendix 2 – Brent Street primary frontage	<del>Amend 61 to 51</del> <b>Retain existing ... Type in UDP</b> <b>No change</b>	Correction

### Appendix 3: Town centre maps – amendment to town centre name only

Former Map12



Proposed Map 12



**Appendix 5: Locally Significant Industrial Sites and Business Locations**

Prefix	Page (Sept 2011 doc)	Policy / paragraph	Changes (additions are in <b>bold</b> and <del>struck through</del> )					Justification for change
PSA 209		Appendix 6	Appendix <del>5</del> <b>6</b> : Locally Significant Industrial Sites, <b>Industrial Business Park</b> and Business Locations					Improving wording in response to objection to the DMP DPD Submission draft.
DMP PEA 2/jjj	105/106	Appendix 6	<b>Name of employment site</b>		<b>Local Designation</b>	<b>Size<sup>4</sup> (ha)</b>	<b>Map Number</b>	To correct site area for Mill Hill Industrial Estate and Regent's Park Road and add footnote to clarify the site area represents the area of the buildings and not the site boundary.
			Squire's Lane & Regents Park Road employment cluster		Business locations	0.5 <del>0.7</del> 0.4	2	
			Bunns Lane, Mill Hill Industrial Estate & Granard Business Centre		Locally Significant Industrial Sites	0.5 <del>0.7</del> 0.2	3	
			<sup>4</sup> <b>Size is the net employment land area in hectares which is an estimate of the area taken up by the buildings based on GIS calculations and visual site survey</b>					
PSA 210		Appendix 6	<del>Locally Significant Industrial Site</del> <b>Name of employment site</b>		<b>Local Designation</b>	<b>Size (ha)</b>	<b>Map Number</b>	Improving wording to resolve the objection of Comer Homes to the DMP DPD Submission draft.
			Garrick Industrial Centre & Connaught Business Centre		<b>Locally Significant Industrial Sites</b>	2.3 0.5	1	
			Squire's Lane & Regents Park Road employment cluster		<b>Business locations</b>	0.5 0.4	2	
			Bunns Lane, Mill Hill Industrial Estate & Granard Business Centre		<b>Locally Significant Industrial Sites</b>	0.5 0.7 0.2	3	
			Brunswick Business <del>Industrial</del> Park		<b>Locally Significant Industrial Site</b>	1.8	4	
			Finchley Industrial Estate		<b>Locally Significant Industrial Site</b>	0.6	5	
			Grenville Place		<b>Locally Significant</b>	1.8	6	



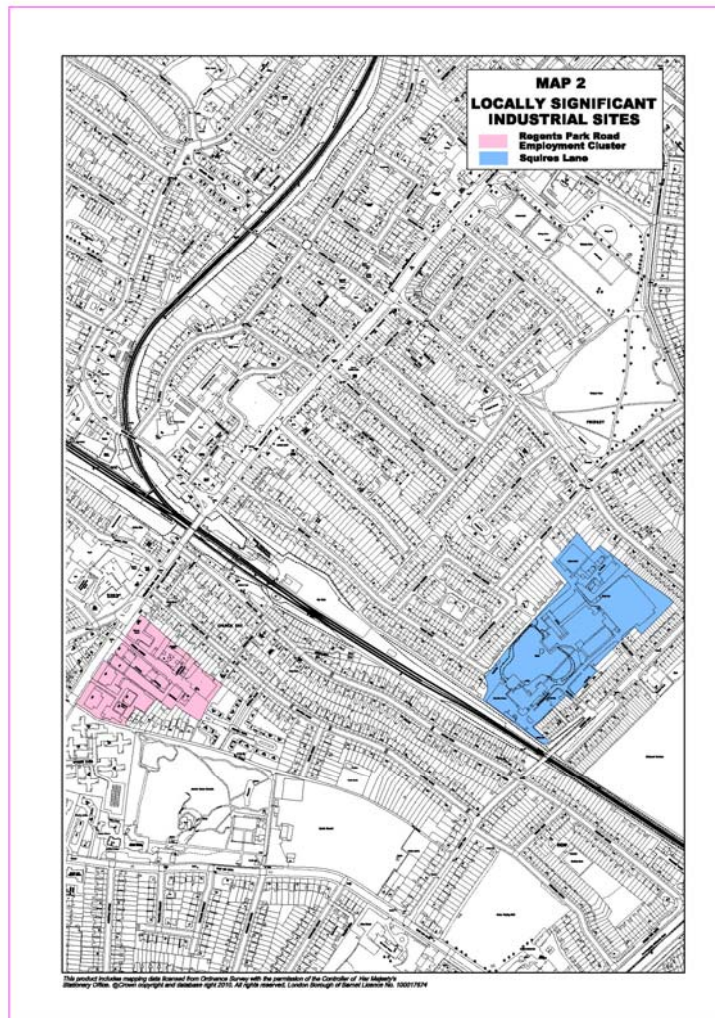
**Schedule 1 of Further Proposed Changes to Barnet's Development Management Policies DPD**

				<b>Industrial Site</b>				
			Hadley Manor Trading Estate	<b>Locally Significant Industrial Site</b>	0.4	7		
			Lancaster Road Industrial Estate & Redrose Trading Centre	<b>Locally Significant Industrial Sites</b>	0.7 0.1	8		
			North London Business Park	<b>Industrial Business Park</b>	2.6	9		
			Queens Road Industrial Estate	<b>Locally Significant Industrial Site</b>	0.4	10		
			Oakleigh Road South	<b>Locally Significant Industrial Site</b>	1.7	11		

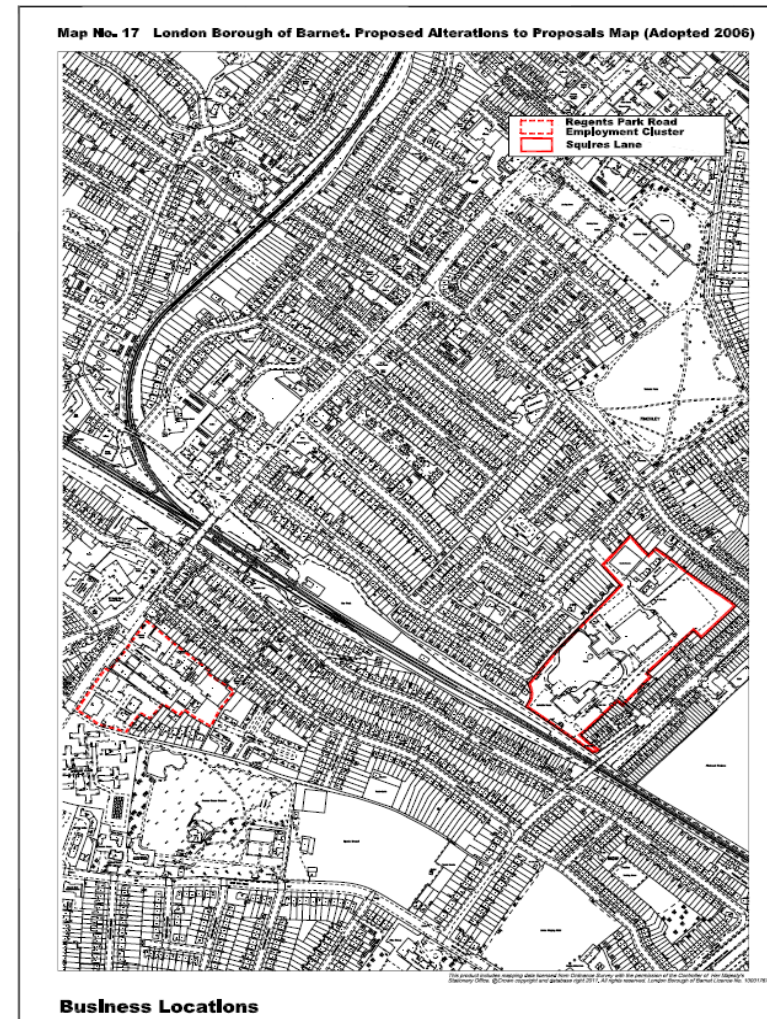


## Appendix 6: Employment Maps – amendments to designation name only and not boundary

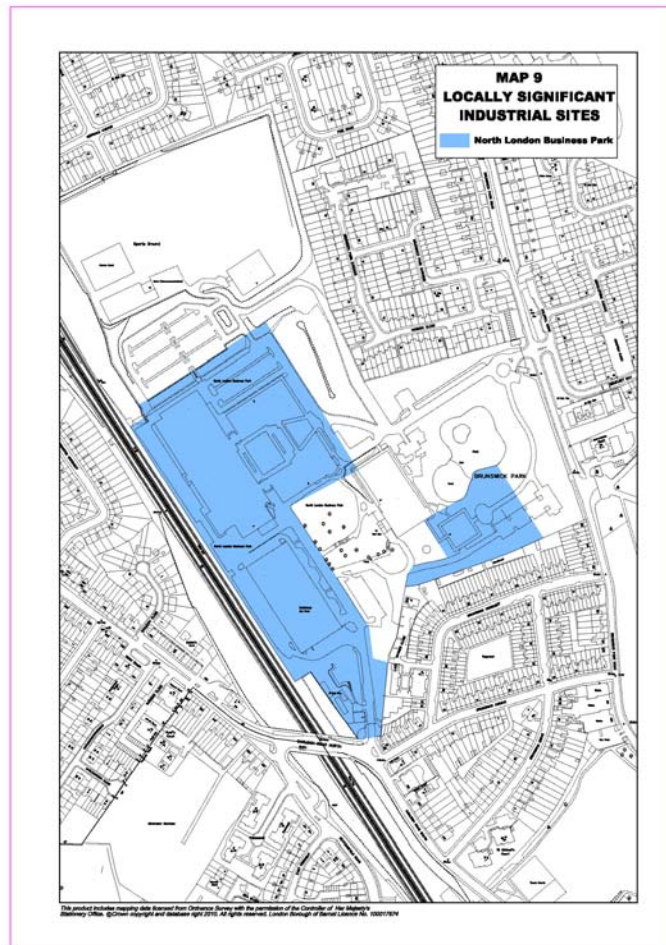
Former Map 2



Proposed Map 2



Former Map 9



Proposed Map 9

