

## Barnet's 51 UDP deleted policies and their policy alternatives

**May 2009**

National Planning Policy Guidance / Statements

<http://www.communities.gov.uk>

Environmental Impact Assessment Regulations

<http://www.communities.gov.uk>

The London Plan

<http://www.london.gov.uk/thelondonplan>

DELETED POLICY	Policy Alternative
<b>PART ONE POLICIES</b>	
<p><b>Policy GEA – <i>Environmental Impact</i></b> The council will take full account of all aspects of potentially significant environmental impacts when assessing development proposals. Where a development is listed under Schedules 1 and 2 of the relevant Regulations and is likely to have a significant effect on the environment, the council will require an environmental statement to be provided by the developers.</p>	<p>This policy repeats national regulations. Town and Country Planning (Environmental Impact) (England and Wales) Regulations 1999 and the Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008 require EIA of certain developments.</p>
<p><b>Policy GEnergy – <i>Energy Efficiency</i></b> In planning for development in the borough the council will seek to conserve resources and minimise pollution by:</p> <ul style="list-style-type: none"> <li>• Encouraging energy and water efficient developments;</li> <li>• Promoting the use of renewable energy;</li> <li>• Seeking to reduce traffic generation; and</li> <li>• Improving air, water and land quality.</li> </ul>	<p><b>Regional – London Plan policy 4A.3 Sustainable Design and Construction</b> sets out the principles of sustainable design and construction, including energy efficiency. London Plan policy 4A.4 <b>Energy Assessment</b> sets out requirements for assessment of energy demand and CO<sup>2</sup> emissions from major developments.</p>

<p><b>Policy GLand – <i>Re-use of Brownfield Land</i></b> The council will encourage the reuse of previously developed land and existing buildings wherever possible. Before permitting development on greenfield land, the council will wish to see that the opportunities for development on derelict, contaminated, underused or other vacant land have been fully explored.</p>	<p><b>Regional</b> – London Plan policy 2A.1 <b>Sustainability Criteria</b> sets out the principles of sustainable development including giving priority to the use of brownfield land. London Plan chapters 3A, 3C and 3D provide more detail.</p>
<p><b>Policy GBEnv5 – <i>Accessible Environment</i></b> The council will encourage an accessible environment for everyone, including people with disabilities, the elderly and those with young children.</p>	<p><b>Regional</b> – London Plan policy 4B.5 <b>Creating an Inclusive Environment</b> requires development to meet high standards of accessibility and inclusion.</p>
<p><b>Policy GGreenBelt – <i>Green Belt</i></b> The council will safeguard the permanence and integrity of the borough's Green Belt.</p>	<p><b>National</b> – PPG2 <i>Green belts</i> safeguards green belt.</p> <p><b>Regional</b> – London Plan policy 3D.9 <b>Green Belt</b> protects green belt from inappropriate development.</p>
<p><b>Policy GMOL – <i>Metropolitan Open Land</i></b> The council will safeguard the permanence and integrity of the borough's Metropolitan Open Land.</p>	<p><b>Regional</b> – London Plan policy 3D.10 <b>Metropolitan Open Land</b> protects Metropolitan Open Land from inappropriate development.</p>
<p><b>Policy GL3 – <i>Outdoor Recreation</i></b> The council will seek to protect and promote the creation of public open spaces for formal and informal outdoor leisure and recreation in the borough.</p>	<p><b>Regional</b> – London Plan policy 3D.8 <b>Realising the Value of Open Space and Green Infrastructure</b> promotes the use of the open space network in London for recreation.</p>

<p><b>Policy GLoc – Reducing Need to Travel</b> The council will encourage developments in locations which will reduce the need for travel, promote the use of public transport and other non-car modes and reduce the journey length of those trips which are made by car.</p>	<p><b>National</b> – PPG13 Transport, paragraph 4 sets out the government's sustainable transport objectives.</p> <p><b>Regional</b> – London Plan policies 3C.1 – <b>Integrating Transport and Development</b>, 3C.2 – <b>Matching Development to Transport Capacity</b> and 3C.3 - <b>Sustainable Transport in London</b> promote sustainable development through the closer integration of transport and spatial planning.</p>
<p><b>Policy GNonCar – Sustainable Transport</b> The council will encourage the use of more sustainable modes of travel such as public transport, cycling or walking.</p>	<p><b>Regional</b> – London Plan policies 3C.16 – <b>Road Scheme Proposals</b>, 3C.17 – <b>Tackling Congestion and Reducing Traffic</b>, 3C.18 – <b>Allocation of Street Space</b> and 3C.20 – <b>Improving Conditions for Buses</b>, 3C.21 – <b>Improving Conditions for Walking</b> and 3C.22 – <b>Improving Conditions for Walking</b> promote sustainable modes of transport.</p>
<p><b>Policy GH1 – Housing Supply</b> The council will seek the minimum provision of 17,780 additional homes to contribute to local and regional housing provision between 1997 and 2016 through:</p> <ul style="list-style-type: none"> <li>• Allocating sites in the UDP for residential development;</li> <li>• Redevelopment of existing sites;</li> <li>• Conversion of large dwellings into small units;</li> <li>• Conversion of space above shops and offices into residential accommodation;</li> <li>• Development of infill sites in residential areas, and</li> <li>• Bringing empty homes into use and non self-contained accommodation.</li> </ul>	<p><b>National</b> – PPS6 Housing, paragraphs 10 and 11 set out the government's objectives for planning and housing.</p> <p><b>Regional</b> – London Plan policy 3A.2 – <b>Borough Housing Targets</b> requires boroughs to meet housing targets and identify sources of housing supply.</p> <p>The UDP policy's target of 17,780 is out of date. The London Plan target is 20,550 additional homes between 2007/08 and 2016/17.</p>
<p><b>Policy GH2 – Dwelling Mix</b> The council will seek to ensure that the mix of dwellings in terms of type and size accords with the needs of the borough's population.</p>	<p><b>National</b> – PPS3 Housing, paragraphs 10 and 11 set out the government's objectives for planning and housing.</p> <p><b>Regional</b> – London Plan policy 3A.5 – <b>Housing Choice</b> requires boroughs to plan for a mix of housing to meet local needs.</p>

<p><b>Policy GH3 – Affordable Housing</b> The council will seek to ensure that half of the 17,780 additional homes to be delivered between 1997 and 2016 are affordable, meeting the needs of residents unable to buy or rent housing on the open market.</p>	<p>The UDP policy's target of 17,780 is out of date. The London Plan target is 20,550 additional homes between 2007/08 and 2016/17.</p> <p><b>UDP Policy H5 – Affordable Housing is saved</b></p>
<p><b>Policy GTCR3 – Enhancing Town Centres</b> The council will seek to ensure that the quality of the environment of town centres is enhanced.</p>	<p><b>Regional</b> – London Plan policy 3D.1 – <b>Supporting Town Centres</b> seeks to enhance town centres.</p>
<p><b>Policy GMon – Monitoring</b> The council will monitor and review the effectiveness of policies in this Plan in the light of:</p> <ul style="list-style-type: none"> <li>• Trends and patterns of population change, economic activity, impacts on the environment, and development and physical conditions in the borough and surrounding areas;</li> <li>• Changes to government planning policy and strategic guidance for London; and</li> <li>• As a result the council will bring forward alterations to the policies and proposals of the Plan as necessary, in consultation with the local community.</li> </ul>	<p><b>National</b> – PPS12 requires councils to monitor the effectiveness of policies and publish results in an Annual Monitoring Report.</p> <p>This policy repeats national guidance and is unnecessary.</p>
<p><b>PART ONE POLICIES</b></p>	
<p><b>Policy ENV1 – Efficient Energy Production</b> The council will support and encourage proposals for efficient and environmentally acceptable forms of energy production, such as renewable energy sources and the use of combined heat and power schemes where appropriate, and will favourably consider plans to install equipment to provide alternative vehicle fuels where it is safe to do so.</p>	<p><b>National</b> – This policy reflects guidance in PPS 22 and PPS 1.</p> <p><b>Regional</b> – Efficient energy production is covered in London Plan (Policies 4A.4 – <b>Energy Assessment</b>, 4A.5 – <b>Provision of Heating and Cooling Networks</b>, 4A.6 – <b>Decentralised Energy – Heating, Cooling and Power</b>, 4A.7 – <b>Renewable Energy</b> and 4A.8 – <b>Hydrogen Economy</b> and the Mayor's SPG '<i>Sustainable Design and Construction</i>' (Chapter: 2.3.2) relates more specifically to renewable energy.</p>
<p><b>Policy ENV2 – Energy Efficient Design</b> The council will encourage energy efficient</p>	<p><b>National</b> – Energy efficient design is reflected in PPS 1 and PPS 22. The</p>

<p>development through:</p> <ul style="list-style-type: none"> <li>• Seeking forms of layout, design, landscaping and materials used in developments, refurbishments and conversions that conserve energy;</li> <li>• Expecting new developments to meet high standards of energy efficiency and achieve a National Home Energy Rating (NHER) of 8; and</li> <li>• Encouraging the integration and mixture of land uses where appropriate.</li> </ul>	<p>government's Code for Sustainable Homes has overtaken NHER.</p> <p><b>Regional</b> – The London Plan Policy 4A.3 <b>Sustainable Design and Construction</b> sets out the principles of sustainable design and construction London Plan policy 4A.4 <b>Energy Assessment</b> sets out requirements for assessment of energy demand and CO<sup>2</sup> emissions from major developments.</p>
<p><b>Policy ENV3 – Waste Management Facilities</b> Proposals for waste management facilities will be treated on their merits and will be assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>• The proximity of the facility to the source of waste;</li> <li>• The opportunity for access by rail to the waste management facility;</li> <li>• The impact of the proposal on the environment and residential amenities;</li> <li>• The scale and design of plant and buildings; and</li> <li>• The inclusion of energy recovery and recycling facilities on the site where possible.</li> </ul> <p>Proposals which do not meet all of these criteria and have unacceptable impacts will not be permitted.</p>	<p><b>National</b> – PPS 10 '<i>Planning for sustainable waste management</i>' includes criteria for the selection of sites.</p> <p><b>Regional</b> – The London Plan Policy 4A.23 - <b>Criteria for the Selection of Sites for Waste Management and Disposal.</b></p> <p><b>Local</b> – The North London Waste Plan will provide, '<i>a framework of identified sites suitable for waste facilities</i>'. It is due to be adopted in 2011.</p>
<p><b>Policy ENV4 – Recycling Facilities</b> The recycling of waste will be promoted by ensuring that there is an adequate network of recycling facilities in the borough and by requiring the provision of recycling facilities as part of new commercial, industrial, leisure and residential developments.</p>	<p><b>National</b> – PPS 10 '<i>Planning for sustainable waste management</i>' includes guidance on recycling facilities.</p> <p><b>Regional</b> - The London Plan Policy 4A.22 – <b>Spatial Policies for Waste Management</b> requires the provision of suitable waste and recycling storage facilities in all new development (Policy 4A.22)</p> <p><b>Local</b> – The North London Waste Plan will provide: '<i>A framework of identified sites suitable for waste facilities</i>'</p>
<p><b>Policy ENV7(A) – Air Quality Management Areas</b> Where development is proposed in identified areas of poor air quality the council will require developers to provide evidence of measures that</p>	<p><b>National</b> – PPS 23 '<i>Planning and pollution control</i>' includes guidance on air quality regulations at the European and national level.</p>

will be taken to address air quality.	<p><b>Regional</b> – The London Plan Policy 4A.19 <b>Improving Air Quality</b> requires air quality to be taken into account when considering proposals. The Mayor's SPD '<i>Sustainable design and construction</i>', and <i>Air Quality Management Strategy (2003)</i> also contain guidance.</p> <p><b>Local</b> - Barnet's Air Quality Action Plan was updated in 2006.</p> <p>.</p>
<p><b>Policy ENV8 – Water Quality</b> The council will not permit development that is likely to adversely affect ground or surface water quality or quantity. In addition, the council will encourage all new development to incorporate water conservation measures.</p>	<p><b>Regional</b> – London Plan policies 4A.16 – <b>Water Supplies and Resources</b> and A4.17- <b>Water Quality</b> require the protection and improvement of water quality.</p>
<p><b>Policy ENV9 – Flood Risk Areas</b> In areas at risk from flooding, new development or intensification of existing development will only be permitted where applicants have properly assessed the flood risk and made arrangements to implement flood prevention measures. The council will seek to ensure this through the use of planning conditions or obligations.</p>	<p><b>National</b> – PPS 25 – '<i>Development and Flood Risk</i>' sets out government policy on development and flood risk.</p> <p><b>Regional</b> – Flood risk is the subject of London Plan policy 4A.12 – <b>Flooding</b> and the Mayor's '<i>London Flood Risk Appraisal</i>'.</p>
<p><b>Policy ENV10 – Increased Flood Risk</b> Development that will generate significant surface water run-off likely to result in increased flood risk, or changes to natural habitats, will not be permitted unless appropriate prevention measures are taken as part of the development.</p>	<p><b>National</b> – PPS 25 – '<i>Development and Flood Risk</i>', June 2008, supersedes advice in the adopted UDP.</p> <p><b>Regional</b> – Flood risk management is the subject of London Plan policy 4A.13 – <b>Flood Risk Management</b> and the Mayor's '<i>London Flood Risk Appraisal</i>'.</p>
<p><b>Policy ENV11 – Drainage Infrastructure</b> The council will require new developments to include adequate foul and surface water drainage infrastructure and will seek to ensure this through the use of planning conditions or obligations. Wherever this is practicable, the council will require the use of sustainable drainage systems.</p>	<p><b>National</b> – PPS25 - <i>Development and Flood Risk</i>, June 2008 supersedes advice in the adopted UDP.</p> <p><b>Regional</b> – London Plan policy 4A.14 – <b>Sustainable Drainage</b> relates to sustainable drainage and states '<i>The use of sustainable urban drainage systems should be promoted</i>'</p>

<p><b>Policy D7 – Local Townscape and Landscape</b> New development should respect, as well as contribute to, the local townscape and landscape.</p>	<p><b>National</b> - PPS 1, <i>Delivering sustainable development</i>, advises local planning authorities to plan positively for good design and also refers to a number of best practice guides such as 'By Design' and 'The Urban Design Compendium' which detail the principles of quality urban design.</p> <p><b>Regional</b> – London Plan policy 4B.8 – <b>Respect Local Context and Communities</b> recognises the importance of local distinctiveness.</p>
<p><b>Policy D8 – Access for People with Disabilities</b> Development proposals relating to residential development, and buildings open to the public or used for employment or educational purposes, should provide suitable access and facilities for people with disabilities.</p>	<p><b>National</b> – PPS1, <i>Delivering sustainable development</i>, paragraph 35 refers to inclusive design. Government guidance is provided in, '<i>Planning and access for disabled people A good practice guide</i>', published 2003. The Disability Discrimination Act 2005 requires local authorities to not discriminate against people with disabilities.</p> <p><b>Regional</b> – London Plan policy 4B.5 <b>Creating an Inclusive Environment</b> requires development to meet high standards of accessibility and inclusion.</p>
<p><b>Policy D20 – Advertisements</b> The council will require that advertisements and signs:</p> <ul style="list-style-type: none"> <li>• Respect the scale, character and design of any building on which they are to be placed;</li> <li>• Are compatible with the character and appearance of the surrounding area; and</li> <li>• Are not a danger to highway safety.</li> </ul>	<p><b>National</b> – PPG 19 '<i>Outdoor advertisements</i>' 1992. Provides advice to those involved in outdoor advertising to contribute positively to the appearance of an attractive environment in cities, towns and the countryside. Circular 03/07 Town and Country Planning (Control of Advertisements) (England) Regulations 2007.</p> <p><b>Local</b> – Barnet Design Guidance Note 1 refers to Advertising and Signs.</p> <p>The wording of this policy does not conform with Circular 03/07 in respect to public safety and should not be saved.</p>
<p><b>Policy D25 – Access to Shopfronts for People with Disabilities</b> The council will require that new shopfronts are designed to be accessible for people with disabilities.</p>	<p><b>National</b> - PPS1, <i>Delivering sustainable development</i>, paragraph 39 provides guidance on inclusive design.</p> <p><b>Regional</b> – London Plan policy 4B.5 <b>Creating an Inclusive Environment</b></p>

	<p>requires development to meet high standards of accessibility and inclusion.</p> <p><b>Local</b> – Barnet’s Design Guidance 10, refers to shopfronts.</p>
<p><b>Policy HC3 – Conservation Areas – Demolition of Unlisted Buildings</b>  There is a presumption in favour of retaining any building which makes a positive contribution to the character or appearance of a Conservation Area. Applications to demolish these buildings will be assessed against the criteria to be found in PPG15.  Where, exceptionally, demolition is acceptable the site must be developed in a manner which enhances or preserves the character of the Conservation Area.</p>	<p><b>National</b> – PPG 15 – <i>Planning and the Historic Environment (1994)</i> provides guidance on the identification and protection of conservation areas and the role played by local planning authorities including advice on demolition of buildings.</p>
<p><b>Policy HC4 – Conservation Areas – Demolition and Replacement</b>  Consent for the demolition of buildings in Conservation Areas will not be granted in the absence of acceptable proposals for the redevelopment of the site. In those cases where demolition is approved, consent will be linked by condition to the implementation of an approved redevelopment scheme.</p>	<p><b>National</b> – PPG 15 – <i>Planning and the Historic Environment (1994)</i> provides guidance on the identification and protection of conservation areas and the role played by local planning authorities including advice on demolition of buildings.</p>
<p><b>Policy HC9 – Listed Buildings</b>  Demolition Consent for the total or substantial demolition of a Listed Building will normally be refused in accordance with the criteria to be found in PPG 15.</p>	<p><b>National</b> – PPG 15, <i>Planning and the historic environment</i>, sets out guidance and criteria in paragraphs 3.16 to 3.19 relating to listed buildings and their demolition.</p>
<p><b>Policy HC10 – Listed Buildings – Works On The</b>  The council will refuse development proposals and works affecting Listed Buildings which would have a detrimental effect on the special architectural or historic character of those buildings in accordance with the guidelines to be found in PPG15.</p>	<p><b>National</b> – PPG 15, <i>Planning and the historic environment</i>, sets out guidance and criteria in paragraphs 3.18 and 3.12 to 3.15 relating to listed buildings.</p>
<p><b>Policy HC11 – Listed Buildings – Change of Use</b>  Changes of use to Listed Buildings will only be permitted where the applicant can demonstrate that the existing use is no longer viable and any consequent alterations will not be detrimental to the fabric, character, appearance or setting of the building.</p>	<p><b>National</b> – PPG 15, <i>Planning and the historic environment</i>, sets out guidance relating to the use of historic buildings in paragraphs 3.5 to 3.15.</p>



<p><b>Policy HC12 – Listed Buildings – Setting</b> Development proposals must respect the setting of a Listed Building or group of Listed Buildings in accordance with the guidelines set out in PPG15.</p>	<p><b>National</b> – PPG 15, <i>Planning and the historic environment</i>, provides advice on the setting of historic buildings in paragraphs 2.16 to 2.17 and 3.5</p>
<p><b>Policy HC13 – Listed Buildings – Legal Powers</b> The council will use its legal powers to protect Listed Buildings from alterations and works of demolition that are of detriment to their special interest.</p>	<p><b>National</b> – PPG 15, <i>Planning and the historic environment</i>, Annex B provides guidance on legal powers available relating to listed buildings.</p>
<p><b>Policy HC16 – Archaeological Remains – National</b> The council will seek to ensure that nationally important archaeological remains and their settings, including Scheduled Ancient Monuments, are preserved. The council will not permit development which adversely affects such remains.</p>	<p><b>National</b> – PPG 16, <i>Archaeology and Planning</i> seeks to protect nationally important remains.</p> <p><b>Regional</b> – London Plan Policy 4B.15 – <b>Archaeology</b> protects archaeological resources and asks boroughs to include appropriate policies in their plans.</p>
<p><b>Policy HC18 – Archaeological Remains – Preservation</b> Development proposals should be designed to minimise damage to archaeological remains where practicable. Where important remains exist preservation in situ is to be preferred.</p>	<p><b>National</b> – PPG 16, <i>Archaeology and Planning</i> seeks to protect archaeological remains.</p>
<p><b>Policy HC19 – Archaeological Remains Recognised Archaeological Organisation</b> Where the preservation of archaeological remains on site is not appropriate, the council will require a recognised archaeological organisation to undertake investigation, excavation, analysis, interpretation and publication of archaeological remains before development begins. All such work shall be carried out to a format to be approved in advance by the council.</p>	<p><b>National</b> – PPG 16, <i>Archaeology and Planning</i> suggests qualified advice is sought.</p>
<p><b>Policy HC20 – Archaeological Remains – Site Evaluation</b> Where development proposals may affect archaeological remains, the council will expect applicants to have properly assessed and planned for the archaeological implications. The council will require a preliminary archaeological site evaluation before proposals are considered.</p>	<p><b>National</b> – PPG 16, <i>Archaeology and Planning</i> states that local planning authorities may ask for site evaluations before proposals are considered.</p>

<p><b>Policy HC21 – Historic Parks and Gardens</b> The council will require that all development proposals preserve or enhance the character of Historic Parks and Gardens and their settings.</p>	<p><b>National</b> – PPG 15 - <i>Planning and the historic environment</i>, paragraph 2.24 seeks to protect historic parks and gardens.</p> <p><b>Regional</b> – London Plan policy 4B.12 – <b>Heritage Conservation</b> seeks to identify, protect and enhance historic parks and gardens.</p>
<p><b>Policy O10 – Heritage Land</b> The council will maintain and enhance the individual quality and character of Heritage Land in Barnet.</p>	<p><b>National</b> - PPS 7 <i>Sustainable development in the countryside</i>, states in paragraph 1 (vi) 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 also states, in paragraphs 24 and 25 that policies to protect areas of local landscape character must be justified by a landscape assessment.</p> <p>This policy does not conform with PPS 7 guidance.</p>
<p><b>Policy O11 – Countryside Conservation Areas</b> The council will maintain and enhance the quality and character of Countryside Conservation Areas in Barnet.</p>	<p><b>National</b> - PPS 7 <i>Sustainable development in the countryside</i> states in paragraph 1 (vi) 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 also states in paragraphs 24 to 25 that policies to protect areas of local landscape character must be justified by a landscape assessment.</p> <p>This policy does not conform with PPS 7 guidance.</p>
<p><b>Policy O14 – Sites of Importance for Nature Conservation</b> Where development is proposed which would affect a site of importance for nature conservation, the council will, in the first instance, expect the proposals to avoid adverse impact or, where that is not possible, to minimise such impact while incorporating mitigation of any residual impacts. Where, exceptionally, a development is to be permitted because the reasons for it are judged to outweigh significant harm to nature conservation, the council will expect appropriate compensation measures.</p>	<p><b>National</b> – PPS 9 – <i>Biodiversity and geological conservation</i> states that planning decisions should have minimal impacts on biodiversity and enhance it where possible,</p> <p><b>Regional</b> – London Plan policy 3D.14 – <b>Biodiversity and Nature Conservation</b> seeks to protect biodiversity.</p>
<p><b>Policy O15 – Nature Conservation</b></p>	<p><b>National</b> – PPS 9 – <i>Biodiversity and</i></p>

<p>When considering development proposals the council will, where appropriate, seek the retention and enhancement, or the creation, of habitats and facilities for nature conservation, particularly in areas lacking ecological interest.</p>	<p><i>Geological Conservation</i> states that plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests</p> <p><b>Regional</b> – London Plan policy 3D.14 <b>Biodiversity and Nature Conservation</b> seeks to create, enhance and manage wildlife habitat and natural landscape and improving access to nature.</p>
<p><b>Policy O16 – Protected or Priority Species</b> The council will resist development that would have a significant adverse impact on the population or conservation status of protected or priority species identified in the London <i>Biodiversity Action Plan</i>.</p>	<p><b>National</b> – PPS 9 – <i>Biodiversity and geological conservation</i> provides advice on species protection in paragraphs 15 and 16.</p> <p><b>Regional</b> – London Plan policy 3D.14 <b>Biodiversity and Nature Conservation</b> states that development should be resisted that has an adverse impact on the population or conservation status of protected species or priority species identified in the UK</p>
<p><b>Policy L2 – Arts, Culture and Entertainment Facilities – Preferred Locations</b> The preferred location for arts, culture and entertainment facilities is in the borough's town centres. Where there are no suitable sites in these locations, the council may consider development proposals in edge-of-centre locations, and only then in out-of-centre locations that are accessible by a choice of means of transport. Development proposals which would be located on edge-of-centre and out-of-centre sites that have not been identified in this Plan will be required to provide evidence of need for development, and evidence that the sequential approach has been applied, as outlined in PPS 6.</p>	<p><b>National</b> – PPS6 <i>Planning for town centres</i>, promotes a sequential approach to selecting sites for town centre uses including arts, culture and entertainment.</p> <p><b>Regional</b> – London Plan policy 3D.4 – <b>Development and Promotion of Arts and Culture</b> requires the sequential approach to site selection of arts, culture and entertainment facilities.</p>
<p><b>Policy L9 – Hotels – Preferred Locations</b> The preferred location for hotels is in the borough's town centres. Where there are no suitable sites in these locations, the council may consider development proposals in edge-of-centre locations or in other areas provided that they are highly accessible by a choice of means of transport. All development proposals on edge and out-of-centre locations,</p>	<p><b>National</b> – PPS 6 <i>Planning for town centres</i>, promotes a sequential approach to selecting sites for town centre uses including tourist including hotels.</p> <p><b>Regional</b> – London Plan policy 3D.7 – <b>Visitor Accommodation and Facilities</b> provides guidance on the preferred location for visitor accommodation.</p>

other than those identified in this Plan, will be required to submit evidence of need for development and evidence that the sequential approach has been applied in selecting the site, as outlined in PPS 6.	
<p><b>Policy L17 – Sports Grounds and Playing Fields – Protection</b></p> <p>The council will resist the loss of sports grounds or playing fields (including school playing fields) to other uses other than in the circumstances set out in Policy L18.</p>	<p><b>National – PPG 17 Planning for open space, sport and recreation</b>, paragraph 10 states, ‘Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or buildings and land to be surplus to requirements’.</p>
<p><b>Policy L18 – Sports Grounds and Playing Fields – Surplus to Requirements</b></p> <p>The council will consider proposals for the development of playing fields identified as surplus, taking in to account considerations set out in government guidance, and where an overriding community benefit in terms of sport and recreation can be shown.</p>	<p><b>National – PPG 17 Planning for open space, sport and recreation</b>, paragraph 10 states, ‘Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or buildings and land to be surplus to requirements’.</p>
<p><b>Policy H4 – Dwelling Mix</b></p> <p>In housing developments of fifteen dwellings or more, there should be a mix of dwelling type and size in order to meet the range of housing needs required in the borough. The council will use its planning powers to achieve this.</p>	<p><b>National - PPS3</b> para 24 advises that on smaller sites the mix of housing should contribute to the creation of mixed communities having regard to the proportions of households that require market or affordable housing and the existing mix of housing in the locality.</p> <p><b>Regional – London Plan policy 3A.5 Housing Choice</b> states 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.</p>
<p><b>Policy H13 – Lifetime Homes</b></p> <p>When considering new housing development and conversion proposals, the council will seek to ensure it is built to Lifetime Homes Standards, providing homes which are accessible and capable of easy adaptation to meet the needs of people with disabilities.</p>	<p><b>Regional – London Plan policy 3A.5 Housing Choice</b> states that all new homes should be built to the ‘Lifetime Homes’ standard.</p>
<p><b>Policy H14 – Wheelchair Housing</b></p> <p>When considering new housing development proposals of ten units and over, the council will seek to negotiate with developers, where appropriate, to secure a minimum of 10% of new</p>	<p><b>Regional – London Plan policy 3A.5 Housing Choice</b> states that 10% of all new housing provision should be suitable or easily adapted for wheelchair users.</p>

housing that is designed to wheelchair standards set out in the Housing Corporation's wheelchair design standards.	
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