

**LONDON BOROUGH OF BARNET  
LDF CS AND  
DEVELOPMENT MANAGEMENT POLICIES**

**Examination in Public – London Borough of Barnet’s Response  
Hearing Matter 5: Addressing Social, Community Needs and the  
Arts**

**Matter 5 – Addressing social, community needs and the arts**

1. Do the two DPDs provide an appropriate policy framework for considering the provision for and planning of social and community infrastructure to address the changing needs of the population and a growing population? How do the DPDs “enable integrated community facilities”? For the purposes of development management, is it necessary to broaden yet further the term “community use”? Is it specifically necessary to emphasise the role of the private and voluntary sectors in delivering community infrastructure?

**We consider that both DPDs provide an appropriate policy framework for considering the provision for and planning of social and community infrastructure that responds to a changing Barnet. The LDF policy framework reflects the One Barnet approach, the basis of which is set out at para 2.3.2 of the CS.**

**We are making progress on our One Barnet management approach to ‘public assets’ to ensure that partners’ accommodation is used efficiently and that high quality community facilities are provided in the right locations and are designed to meet the needs of all our customers. In a time of reduced public funding it focuses on the need to improve service integration to both reduce costs and provide an opportunity for generating capital receipts.**

**CS Section 15.2 highlights the One Public Sector Approach and the importance of partnership working to ensure efficient use of land and provision of customer focused facilities in the right locations. The benefits of co-location / integration of council-owned schools, health centres, libraries and other community facilities are set out at paras 15.2.2 and 15.2.3. This is further amplified in the Infrastructure Delivery Plan (IDP) (CD059a)**

**CS10 – Enabling Inclusive and Integrated Community Facilities highlights how the council will work with its partners to provide community facilities for Barnet’s communities.**

**CS para 15.7.3 reflects on the unprecedented pressure on primary school places due to demographic change. Significant capital investment is required in additional school places and this is set out in the IDP.**

**New and expanding schools provide the opportunity for providing other council or partner services such as children’s centres on site and integrating facilities. The importance of services provided by**

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children’s centres and the opportunities for co-location with schools is highlighted at CS para 15.7.1.

In CS para 15.5.3 we seek to widen community access to the schools estate for sport and leisure.

In CS para 15.6.3 we seek to maximise community use of performance space in schools.

The library estate provides another opportunity for integrated service delivery through shared-use community hubs. The IDP at Section 3.17 reflects the recent Council review of libraries that seeks to create new fit-for-purpose facilities responding to the changing needs of library provision.

Reflecting the opportunities for re-evaluating the use of land that is largely in the public sector CS10 promotes schools as ‘community hubs’. It also supports the enhancement and inclusive design of community facilities and the provision of multi-purpose community hubs in accessible locations.

In CS para 9.3.4 we highlight the opportunity for the re-modelling of sheltered accommodation as ‘extra care hubs’ that as well as providing supported housing, could provide more support services and to a wider community.

With regard primarily to the NHS estate CS11 – Improving Health and Well-Being in Barnet supports the plans of NHS Barnet and its proposed successor organisations. CS11 promotes integration and more accessible locations for health service delivery. This is supported by reference at CS para 16.3.8 to the existing plans of NHS Barnet to provide more health services at the primary care level instead of relying on referring patients to acute providers such as hospitals. Principally this will be achieved through community hospitals at Edgware and Finchley Memorial, but also will include health centres such as the Vale Drive Health Centre that bring together a wider range of core primary care services than would otherwise be provided through an individual practicing GP, pharmacist, dentist and/or optometrist.

CS15 - Delivering the Core Strategy sets out how we will work with partners and identify the funding to deliver infrastructure that forms the IDP. Further detail on the content of the IDP is set out in CS para 20.3.1.

The DMP adds to the CS policy framework by setting out in DM13 - Community and Education Uses the principle that protects all community and educational facilities from change of use except in exceptional circumstances. This helps ensure that the changing

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needs of the existing community are addressed as well as the needs of the new communities. The policy also sets out the principles for locating new community facilities in accessible locations.

We do not consider it necessary to broaden the term ‘community use’ beyond that contained in DM para 14.1.2. The paragraph identifies ‘health centres, dentists, schools & further education, space for the arts, museums, libraries, community halls and other public meeting venues, theatres, cinemas, indoor and outdoor sports facilities, places of worship and some policing facilities’ as all included under the term community use. It is not an exclusive list and therefore not intended to limit other community uses not identified. This is reflected by DM para 14.1.1 which sets out the wider contribution that community facilities provide to the community which we consider will help to clarify.

In planning terms the uses covered in DM para 14.1.2 broadly cover the D use classes identified in the Use Classes Order. Broadening the term for example to include more B1 type uses for offices may cause unintended impacts. An office used for medical support staff where no patients are treated for example may be a health use but is principally used as an office and an employment use. In this situation we would consider its impact should be considered as an employment use. In terms of location the amenity impact of a community use would be a greater consideration than an employment use which explains why it is referenced in the policy.

We make reference throughout the CS to the Council’s partners and at para 1.2.2 specifically refer to Barnet College, CommUNITY Barnet, Metropolitan Police, Middlesex University and NHS Barnet. The Council will work with a range of partners including the private sector to deliver the CS. We consider that the work of Barnet’s Voluntary and Community Sector is recognised at CS Section 15.3. We highlight the work of CommUNITY Barnet as a key partner in ensuring the delivery of integrated community services. CommUNITY Barnet serves over 500 service users. We do not consider that specific mention of the private sector in delivering community infrastructure is merited.

2. Does the sequential test for the location of new community and educational activity serve as an overly restrictive way of identifying sites suitable for such uses? Should areas outside of town centres,

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e.g., industrial and business parks and housing estates, be appropriate for educational and other training-related activity?

We do not consider that the sequential test for the location of new community and education uses overly restricts delivery of such uses. We have identified that Barnet's network town centres and local centres should be considered first before other locations which are well served by public transport. Almost exclusively, apart from Brent Cross, Barnet's town centres are better served by public transport than other parts of the borough. Encouraging new uses in these locations helps to support other town centre uses by bringing people into town.

DM13 - Community and Education Uses makes it clear that where it can be demonstrated that a town centre/local centre location is not available then another location will be acceptable provided it is accessible by public transport.

This excludes safeguarded employment sites which have through DM 14 – New and Existing Employment Space been protected as viable employment locations that can support B Class business uses. The sites safeguarded were assessed as part of the Employment Land Survey and make up the strategic pool of employment land in the borough, in particular for industrial uses.

The Mayor' Industrial Capacity SPG ([REG016](#)) identifies Barnet as in a restricted category for the release of employment land. Within these sites it is recognised that there may need to be some intervention in the future to retain their employment use however it is not acceptable for this to be an educational or training related activity. Such activities should be located within a town centre

We generally do not consider educational uses to be compatible uses for an industrial area. Further education uses can increase on-street parking stress and primary and secondary schools would create safety concerns. Further to this not many of the safeguarded employment sites are that accessible by public transport.

Locations in housing estates may be appropriate for education or training uses provided that they are accessible by public transport and do not have a detrimental impact on residential amenity. DM07- Protecting Housing in Barnet permits a loss of housing where a small scale community facility is to be provided. An education facility is one of the community facilities permitted with

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Arts**

**the aim to help improve local access that could help provide more training related activity.**

3. What is the logic for requiring some developments to provide a Health Impact Assessment (HIA)?

**In the CS we highlight at para 16.2.6 that in order to improve health and address health inequalities strategic applications (as defined in the LDF Glossary) are required by the London Plan (Policy 3.2 – Improving Health and Addressing Health Inequalities) to submit Health Impact Assessments.**

**In the DMP document we highlight at para 3.11.3 that the impact of major development (as defined in the LDF Glossary) should be assessed against the Watch out for Health checklist ([DM069](#))**

**As part of the Pre Examination Amendments to the CS and DM DPDs we make the requirement for HIA clearer as well as encouraging utilising the Watch out for Health checklist (CSPEA1 and DMPEA2).**

4. Does the CS provide a satisfactory policy context for promoting the arts in the borough?

**We consider that the CS provides a satisfactory policy context for promoting the arts.**

**CS Section 15.6 provides the supporting text for Arts and Culture and recognises the range of groups and facilities which contribute to the vibrancy of the local arts and cultural scene. It also highlights that the area with the greatest demand for public performance spaces is mainly found on the eastern side of the borough.**

**CS1 promotes housing and employment opportunities on the west side of the borough in Brent Cross / Cricklewood, Colindale and Mill Hill. Development in these locations will provide new community facilities that should be designed to allow multiple use. This provides opportunities for the arts. The BXC hybrid planning permission identifies provision of 1,000 m2 for multi-use community space in two locations (2,000 m2 in total). The Colindale AAP identifies provision of new health and other community facilities including a library. The flexibility of the new multi-use spaces will provide opportunities for the arts to raise**

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Arts**

the profile of this industry in those parts of the borough where there is less of a history of involvement.

The fourth bullet point of CS10 – Enabling Inclusive and Integrated Community Facilities states that we will ‘expect development that increases the demand for community facilities and services to make appropriate contributions towards new and accessible facilities, particularly within the regeneration and development areas of the borough or improving existing provision, particularly within town centres’. We consider that space for viewing the arts, whether visual or performance is a ‘community facility’ in this instance.

DM13 - Community and Education Uses supports this approach as it identifies ‘space for the arts and theatres’ as community uses in para 14.1.2.

Given the flexible nature of use of space for the arts we will explore co-location for arts and culture with other community provision on a site-by-site basis. As stated at Q1 there is potential for performance space in schools to be used by the wider community.

An example of the co-location of services on one site is the proposal for a ‘landmark’ library at the artsdepot in North Finchley town centre. The ‘Strategic Library Review’ ([EVD033](#)) has provided a direct opportunity for synergy with the arts with this proposal which will provide a library with an exceptional range of services, stock holding, events and other activities. The artsdepot provides a professional venue for a range of visual and performing arts in the borough. The co-location of the facility in the artsdepot also offers a more sustainable solution which benefits both users of the existing arts facilities and the new library users.

Opportunities identified elsewhere includes a recognition in CS para 12.2.3 that our 73 public parks serve as a vital focal point for formal and informal community activities including fairs and festivals.

Further reference to our support for the creative sector is in our approach to vacant commercial premises in town centres. We consider at CS para 13.6.6 that vacant shops and offices can have potential for the creative industries to add vitality to the town centre environment.