

Local Development Framework

**Development Management
Policies DPD
Submission draft**

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Foreword

People choose to live in Barnet because of its clean and green environment, excellent schools, and low levels of crime, good radial transport, public spaces and high quality housing. This Development Management Policies document will help to further implement the Core Strategy (the guide for planning, regeneration and redevelopment to enhance Barnet as an excellent suburb) for day to day planning decisions.

Our philosophy is to ensure protection and enhancement of what is good, consolidation of building work in the pipeline and ensure the provision of supporting infrastructure. We will plan and control further re-development and manage change, throughout the borough for the benefit of residents.

The policies in the Development Management Policies document will shape our suburb in the future, help create attractive new buildings and neighbourhoods by providing us with the policy framework to restrict inappropriate increases in urbanisation.

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Councillor Richard Cornelius
Cabinet Member for Planning, Housing and Regeneration

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1. Introduction

- 1.1.1 The Local Development Framework (LDF) 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 LDF is described as a ‘folder’ of separate documents, the most important of which is the Core Strategy. This contains the ‘vision’ for the LDF and the most fundamental, cross-cutting objectives and policies that the local authority and its partners seek to deliver.
- 1.1.2 Barnet’s LDF primarily consists of a suite of Development Plan Documents (DPD’s), the Proposals Map and Supplementary Planning Documents (SPDs)
- the Core Strategy DPD
 - the Site Allocations DPD which identifies future sites for development
 - the Development Management Policies DPD which sets out the policy framework for decision making on planning applications
 - the Mill Hill East Area Action Plan DPD (adopted January 2009)
 - the Colindale Area Action Plan DPD (adopted March 2010)
 - the emerging North London Waste Plan DPD (submission draft May 2011)
 - a suite of ‘supplementary planning documents’ and ‘design guidance notes’ which provide more detailed guidance on determining planning applications and S106 requirements
 - the Local Development Scheme for Barnet which sets out the timetable for the above documents
 - the Statement of Community Involvement which sets out the principles on how Barnet will consult with the community
 - the Annual Monitoring Report which assesses the performance of the LDF and identifies significant trends affecting Barnet
- 1.1.3 Government policy towards spatial planning is contained in Planning Policy Statement 1 – Delivering Sustainable Development and is further amplified in other Planning Policy Statements. 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.
- 1.1.4 In December 2010 the Coalition Government introduced the Localism Bill as part of its objective to shift power back into the hands of individuals, communities and local authorities and give local people a real share in growth. The main features of the Bill are :
- introduction of new freedoms and flexibilities for local government
 - introduction of new rights and powers for communities and individuals
 - reform to make the planning system more democratic and more effective
 - reform to ensure that decisions about housing are taken locally.
- 1.1.5 The Localism Bill introduces Neighbourhood Development Plans (NDPs) known as Neighbourhood Plans, and the potential for planning permission to be granted through Neighbourhood Development Orders (NDOs) and Community Right to Build Orders (CRBOs). Table 1 in the Core Strategy explains how the introduction of Neighbourhood Plans will operate at a local level.

1.2 Development Management

- 1.2.1 The LDF 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. The DMP DPD sets out the policy basis for delivering the long-term spatial vision and strategic place-shaping objectives in Barnet which are set out in the Core Strategy.
- 1.2.2 Development management is a shift in approach from the former development control and involves seeking balanced planning decisions that support positive and sustainable development but resist inappropriate or harmful schemes. It aims to solve problems rather than create compromise that pleases no one. In many respects Barnet is already delivering this approach through the Three Strands Approach of protection, enhancement and consolidated growth.

1.3 Policy content

- 1.3.1 In line with the Government's Planning Policy Statement 12 (PPS12), only policies that 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 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.
- 1.3.2 Planning Policy Statements (PPS) set out the Government's national policies on spatial planning in England. The London Plan sets out at a regional level an integrated social, economic and environmental strategic framework for London's future development. Development Management policies will be required to conform with these national and regional documents.
- 1.3.3 Policies are longer in length than those in the UDP to deal with a wider policy remit. They are more detailed in places and specific to reflect the distinctive character and issues of Barnet as a high quality, successful London borough. Each policy is preceded by a background section which explains how the policy will be applied.

1.4 Brent Cross Cricklewood

- 1.4.1 A hybrid planning application to establish a masterplan and framework for the comprehensive regeneration of the Brent Cross Cricklewood Area in accordance with relevant development plan policies was submitted by a partnership of key landowners and developers (BXC Development Partners) in March 2008. This followed and resulted in extensive pre and post application consultation with the council, the GLA, Transport for London, the Highways Agency, the Environment Agency and other agencies and stakeholders including the local community. In November 2009 the council resolved to approve the hybrid application subject to completion of a Section 106 Agreement. On 28 October 2010 the Section 106 Agreement was completed and the hybrid planning permission for the BXC development was granted.
- 1.4.2 In December 2005 together with the Mayor for London we adopted the Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework as Supplementary Planning Guidance. The Development Framework was prepared in parallel with the development of UDP policies on Brent Cross – Cricklewood. This suite of UDP policies were saved by the Direction issued by the Secretary of State on 13 May 2009.
- 1.4.3 In view of the progress that has been made towards the implementation of the saved UDP policies on Brent Cross – Cricklewood we consider that it is inappropriate to replace them. In order to provide a policy framework to secure the future comprehensive redevelopment of Brent Cross Cricklewood these 'saved' policies will

continue to operate until it is considered appropriate to replace them. Where required BXC will be referenced in this document to clarify the policy application.

1.5 Evidence Base and sustainability appraisal

- 1.5.1 The evidence base supports the LDF documents by ensuring that they are based on sound principles. Studies that have been produced to do this cover: 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.
- 1.5.2 The preparation work on the DMP DPD included a sustainability appraisal to assess its environmental, social and economic impacts. This helps ensure that any harmful impacts of the policies are identified and suggests ways that they can be minimised. In line with guidance and the iterative nature of the process, the report draws on and repeats information contained in the Core Strategy sustainability appraisal and the Scoping Report.
- 1.5.3 We will also be carrying out an assessment of the policies to see whether they are likely to have any significant effect on sites of European importance for habitats or species.

1.6 Relationship with the Core Strategy

- 1.6.1 As highlighted above the DMP DPD delivers the approach set out in the Core Strategy. The policies will be used for day to day decision making by the Planning Service and provide additional detail and guidance on how the Council will make decisions on applications for planning permission. Throughout the DMP DPD cross references are made to the policies in the Core Strategy. This enables both documents to be read in conjunction when considering a planning application.
- 1.6.2 The table in Appendix 1 shows how individual policies in this document relate to the policies in the Core Strategy and which policies they replace in the UDP. Also the policies in the DMP DPD are structured in a similar manner to those in the Core Strategy.

1.7 Monitoring

- 1.7.1 The DMP DPD is not a static document. Monitoring mechanisms make it a living document that is capable of being changed in part or in full. We will monitor the effectiveness of the DMP DPD in delivering its objectives by assessing its performance against a series of indicators. A number of indicators will be included for each policy in the DMP DPD. These are set out in Appendix x. Each year we publish an Annual Monitoring Report. This will:
 - assess the performance of the DMP DPD and other LDF documents following their adoption
 - identify the need to reassess or review any policies or approaches
 - make sure the context and assumptions behind our approach are still relevant; and
 - identify trends in the wider social, economic and environmental issues facing Barnet.

1.8 Implementation

- 1.8.1 The Core Strategy sets the most fundamental cross-cutting objectives and policies that the Council and its partners will seek to deliver. Core Strategy policy CS 15 states that the Council will use planning obligations where appropriate alongside other suitable funding mechanisms to support the delivery of infrastructure, facilities and

services to meet needs generated by development and mitigate the impact of development.

- 1.8.2 The Council will use planning obligations (also known as S106 Agreements) in appropriate circumstances and in accordance with Circular 05/05 - Planning Obligations, to influence the nature of a development or mitigate or compensate for its potential affects. Where existing and planned provision of infrastructure, facilities and services are inadequate to meet the needs generated by a proposal, we will negotiate planning obligations to secure measures to meet those needs.
- 1.8.3 Planning obligations can help to contribute to the success of a development and achieve our aims for a site, its local area and the borough as a whole. They can enhance the quality of a development and enable proposals to go ahead that would otherwise be refused. Planning obligations will only be sought where it is not possible to deal with the matter through the imposition of a condition on a planning permission. The items sought through a planning obligation will vary depending on the development scheme and its location. Barnet's main considerations for planning obligations are set out in the Core Strategy.
- 1.8.4 In considering planning obligations, we will take into account the range of benefits a development provides. The extent to which a development is publicly funded will also be taken into account and policy applied flexibly in such cases. Pooled contributions will be used when the combined impact of a number of schemes creates the need for infrastructure or works, although such pooling will only take place within the restrictions of the Community Infrastructure Levy Regulations 2010.
- 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 Local Development Framework. Such an approach will replace our current approach of using standard formulae to calculate contributions towards providing school places, libraries and healthcare across all developments. Set out in the April 2010 Regulations, new restrictions on the use of planning obligations have been introduced in order for the two mechanisms to complement each other. Existing Planning Obligations guidance must be replaced with a new 'charging schedule' by July 2014.
- 1.8.6 Revisions to the Planning Obligations SPD will be implemented concurrently with the adoption of a CIL for Barnet. Until the Council's SPD on Planning Obligations is revised, additional detail on our approach and the processes for consideration and flexibility regarding planning obligations is set out in the Interim Guidance Note on Section 106 which has been brought forward in response to the recession.

2. Protecting Barnet's character and amenity

- 2.1.1 Core Strategy Policy CS5: Protecting and Enhancing Barnet's Character to Create High Quality Places highlights that development in Barnet should respect the local context and distinctive local character, creating places and buildings of high quality design. As part of this, development should enhance all the suburbs that make Barnet such an interesting, diverse and attractive place to live. This policy applies to all development in the borough.

Table 2.1: National and London Plan character and amenity guidance

National guidance states that "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)

"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

"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

Revised draft 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..."

2.2 High Quality Design

- 2.2.1 The Council will not accept designs for new development that are inappropriate to their context or do not take opportunities to improve the character and quality of an area. High quality design solutions help to make new places in the borough which can add to and complement the existing suburban character. Contemporary design may be appropriate provided it has regard to the local context.
- 2.2.2 Using this policy combined with DM02: Development Standards, which sets out the particular standards important for Barnet, will ensure development makes a positive contribution to the borough.
- 2.2.3 Climate change is one of the greatest challenges the world is facing and a key priority for Barnet's future is to reduce the borough's carbon footprint where possible particularly in new development. Reducing carbon dioxide (CO2) emissions and adapting to future climate change are the priorities.

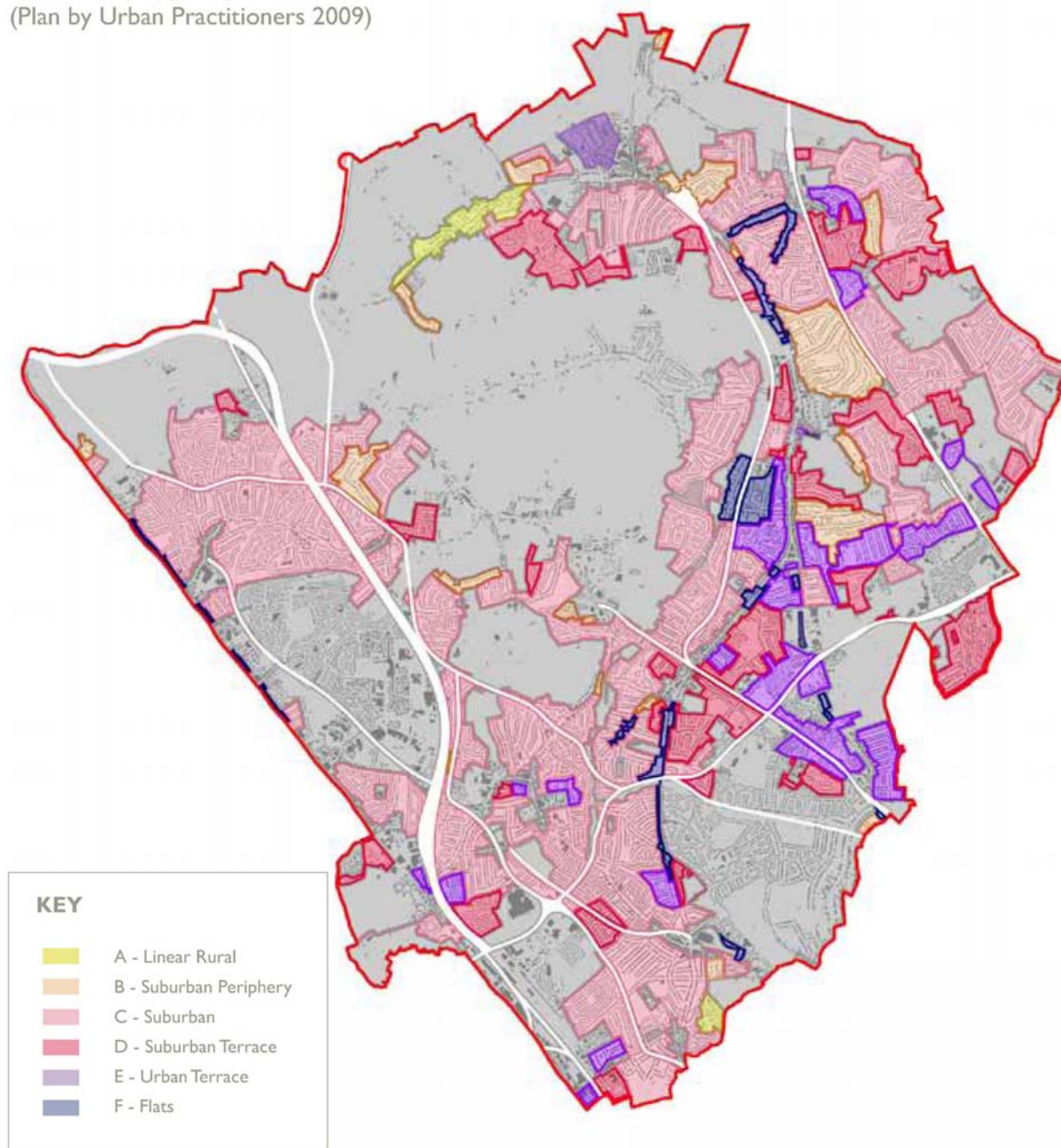
- 2.2.4 Mitigating the emissions which cause climate change through reducing energy use is important to protect against the impacts of climate change which in the long term could affect the boroughs character. New development should provide the opportunity to meet the highest standards of energy efficiency and minimise carbon emissions. Adapting to climate change means that we are better prepared for the following possibilities; increased frequency and severity of flooding, water shortages, hotter summers, rising energy costs and increased risk of damage to homes and infrastructure.

2.3 Character

- 2.3.1 The Characterisation Study (September 2010) provides a detailed assessment and understanding of the characteristics of Barnet's built environment. It identifies the different architectural typologies and character areas in the borough and the pressures facing them.
- 2.3.2 The 'suburbs' cover a large proportion of the built environment in the borough (see figure 1). The Characterisation Study identifies differences between traditional and newer building styles. The existing traditional housing stock is almost always vertically orientated with window bays and pitched roofs. Newer developments are usually more horizontal often with balconies and flat roofs with a larger bulk and building footprint. When built in close proximity to each other these building styles can clash diminishing the uniformity, rhythm and pattern of suburban character. Because of this impact on character loss of houses in roads predominantly characterised by the same typology of houses will not normally be considered appropriate. Further guidance on loss of houses will be set out in the Residential Design Guidance SPD.

Secondary Typologies

(Plan by Urban Practitioners 2009)



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Figure 1 – Map of Barnet showing the spread of residential typologies

- 2.3.3 The suburban type of housing is the commonest typology (see typologies C & D in figure 1 above) in the borough dominated by housing built during the inter war period. It is two storey detached and semi detached property with front and rear gardens sometimes with a grass verge (see paragraph 2.3.5 for layout). The other housing typologies in Barnet are detached, suburban terraced, urban terraced, flats and linear-rural detached. Barnet's urban terraces include some of the borough's most dense residential housing; they were predominantly built during the Victorian and Edwardian periods. Terraced streets have a strong coherent appearance due to the consistent and rhythmic architectural style and consistent street profile, usually with on-street parking.

- 2.3.4 Flatted development, detached, and linear-rural detached are the least common housing types in Barnet. Flatted development is located in comprehensive social housing estates, regeneration areas or across the borough in post war infill development. The lowest density linear-rural detached and detached housing is generally found on the edge of the green belt.
- 2.3.5 The diagram below (taken from the Characterisation Study) shows the layout of a typical suburban street typology in Barnet. This type of housing, predominantly detached and semi detached with front and rear gardens, predominates in Barnet.

Figure 2 – Plan of typical Barnet suburban street



- 2.3.6 Suburban terraces are lower density than their urban counterparts with a more varied architectural style and wider streets. Most are two storeys sometimes with off street parking and a grass verge. This pattern of development and street layout is replicated across the borough and the layout of new development should take this into account.
- 2.3.7 Protecting character helps to maintain Barnet's heritage. Policy DM01: Protecting Barnet's character and amenity sets out that development proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. In order to protect character Policy DM01: Protecting Barnet's character and amenity requires development to demonstrate a good understanding of the local characteristics of an area. Residential schemes which are out of keeping with the character of an area will be refused.
- 2.3.8 Character can be eroded through smaller incremental changes to houses such as replacement windows, doors, roofing materials, loss of gardens and trees, through to larger scale changes such as loft conversions and extensions. This type of suburban development can cumulatively have a considerable impact on the existing character of the borough. Residents can exercise their permitted development rights to make certain small scale alterations to their houses and the Council can manage development that requires consent through considered design advice.
- 2.3.9 Whilst the policy intention is to protect local character, it should not be used to restrict well designed and sympathetic development which meets other objectives in the Core Strategy, Development Management Policies DPD, the Council's suite of Design Guidance Notes and Supplementary Planning Documents. The Characterisation Study should be referred to for a more detailed description of the typologies and used as a tool to help judge the effect of a development on character. The Supplementary Planning Document (SPD) on Residential Design Guidance will provide more specific

requirements on development that is suitable for Barnet's distinctive suburban character.

2.4 Character in town centres

- 2.4.1 Some of Barnet's town centres such as Golders Green, Finchley Church End and Chipping Barnet are designated as conservation areas yet face increasing pressure from development. The design of new buildings and shopfronts can have a significant impact on the appearance and character of a shopping area, particularly where fascias and adverts are changed without careful thought. New or altered shopfronts should be designed to respect the building of which they are part as well as any adjoining shopfronts and the general street scene. The Council will resist the loss of traditional features and historic shopfronts which contribute positively to the appearance of a building or an area. Updated design guidance on Shopfronts is available to provide more in depth design guidance.

2.5 Advertising

- 2.5.1 Advertising can look unattractive if poorly sited and designed. The amenity impacts and safety implications of all advertisements will be carefully considered. Permission will not be given for proposals which detract from the character of a building or street. Design guidance on Advertising and Signs is available.
- 2.5.2 In areas particularly sensitive to the impact of advertisements, such as 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 proposals map). The design guidance on Advertising and Signs identifies the 'Areas of Special Advertisement Control' in the borough that were designated in 1993.

2.6 Security in design

- 2.6.1 A well-designed environment can help to reduce the real and perceived risk of crime. The design and layout of buildings, open spaces, roads and footpaths can influence opportunities to commit crime and also affect people's sense of safety and security. Appropriate design and layout of landscaping, planting and lighting can reduce crime and the fear of crime. Development proposals should be designed to provide safety within the development site and in nearby and adjacent areas. The guidance set out in Secured by Design, the standard produced by the Metropolitan Police is identified under DM02: Development Standards.
- 2.6.2 Entrances, windows and shopfronts provide visual interest and help contribute to a sense of security. Blank facades create a dead frontage. They can be part of a building, boundary wall or fence or roller shutter to a shopfront. Where appropriate, in particular in town centres, local centres or on major roads active frontages should be incorporated at street level which present a larger window or shopfront which can better help in contributing to the vibrancy of a street.

2.7 Amenity

- 2.7.1 Schemes which harm the amenity of neighbouring occupiers will be refused. Protecting amenity helps to protect the well being of the boroughs residents. It is important to ensure that developments do not overshadow neighbouring buildings and block daylight, reduce sunlight, or result in a loss of privacy or outlook. Gardens and windows should not be significantly overlooked.
- 2.7.2 Further detail on day lighting, sun lighting and outlook will be contained in the revised Sustainable Design and Construction SPD. The existing UDP standards for distances required between habitable rooms windows will be used in the interim.
- 2.7.3 Lighting can also affect amenity by creating light spillage and increasing glare. Proposals involving new lighting should demonstrate they will not significantly impact

on residential amenity. Proposals should seek to minimise any adverse impact of lighting schemes through design or technological solutions or by controlling the hours of use. Technological solutions may include using types of lighting that can control the distribution of light and minimise glare. Design solutions could include screening, shielding, reducing lantern mounting heights and minimising glare. The visual impact of light fittings should also be considered. Further details are set out in the revised Sustainable Design and Construction SPD.

- 2.7.4 Noise can reduce the quality of life of people living or working in the borough. Therefore it is important to minimise noise disturbance by exercising planning control on new developments. Planning conditions can be used to control the operating hours of a particular source of noise. They can also influence the layout and design of buildings to reduce the effects on nearby noise sensitive residential uses, for example by screening with natural barriers or through considered placement of buildings. Policy DM04: Environmental Considerations sets out policy on noise and further details are set out in the revised Sustainable Design and Construction SPD.

2.8 Conversions

- 2.8.1 The conversion of existing dwellings into flats can have a cumulative effect that damages 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 but can harm the character by changing the function of a neighbourhood through more activity which increases noise and disturbance and thus impacts on amenity. This intensification of use can often involve more people movements, increased car movements, more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to small flatted accommodation. Conversions in roads characterised by unconverted houses will not normally be considered 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.

2.9 Gardens

- 2.9.1 Gardens make a significant contribution to local character. They provide the natural element of residential character contributing towards biodiversity, tranquillity, sense of space and enhance the setting of buildings. They also provide amenity value for both residents and their neighbours. Development that impacts the character created by gardens can include large extensions and infill development. Where development is considered detrimental to local character it will be refused. Further guidance on development in gardens will be set out in the Residential Design Guidance SPD.

2.10 Landscaping and trees

- 2.10.1 High quality landscape design can help to create spaces that provide attractive settings for both new and existing buildings, integrating new development into the surrounding area in terms of appearance and access. Hard and soft landscaping proposals should make a positive contribution to the character and appearance of the site and the surrounding area.
- 2.10.2 Landscaping should be included as an integral part of any development proposal at an early stage and landscaping schemes should be approved before work on site commences. Careful consideration should be given to the existing character of a site, its topography and how any features such as planting, trees, surface treatments, furniture, lighting, walls, fences and other structures are to be appropriately used. More detailed advice about the use of landscaping is provided in the revised Sustainable Design and Construction SPD. The SPD also sets out the minimum

outdoor amenity space standards. Further advice is set out in a Design Guidance Note on Walls, Fences and Gates.

- 2.10.3 The Council will seek to retain existing wildlife habitats such as trees, shrubs, ponds and hedges wherever possible. The Council will require the submission of a tree survey indicating the location, species, size and condition of trees. Trees should be retained wherever possible and any removal will need to be justified in the survey. Where removal of trees and other habitat can be justified appropriate replacement should consider both habitat creation and amenity value.
- 2.10.4 The proper management of well-landscaped areas is vital to ensure their survival and to preserve their attractiveness. Management should also be sympathetic to wildlife adjacent to water courses and should promote ecological interests. Where appropriate, the Council will seek to ensure the protection of good quality landscaping through the use of conditions and legal agreements. During building operations we will expect that adequate precautions will be taken to ensure that existing trees and other landscape features are not damaged.
- 2.10.5 Trees make an important contribution to the character and appearance of the borough. Trees which are healthy and are of high amenity value can be protected by the making of a Tree Preservation Order (TPO) under the Town and Country Planning Act 1990. Tree Preservation Orders can help to protect trees from inappropriate treatment and prevent their removal, as permission must first be sought from the council to carry out most types of tree surgery. Appropriate protection of TPO trees and those identified for retention will be expected in line with good practice during construction of a development.
- 2.10.6 If a tree is dead, dying or dangerous then it may be acceptable to remove the tree but they should be replaced by suitable species of appropriate size. Further detail on this is provided in the revised Sustainable Design and Construction SPD.
- 2.10.7 Smaller changes to front gardens such as paving over lawns or established planting can cumulatively affect the wider character of an area, often in a harmful way. However, depending on its scale and detailing, paving over front gardens does not always require planning permission. The Council will encourage changes to front gardens which consider the wider impact on character and also reduce surface water run-off. Design Guidance Note 3 – The Construction of Hardstandings and Vehicular Crossovers advises how to design a front garden with a hardstanding.

Policy DM01: Protecting Barnet's character and amenity

- a. All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation.
- b. Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.
- c. Development proposals should ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest, particularly at street level and avoid blank walls.
- d. Development proposals should create safe and secure environments and reduce opportunities for crime and minimise the fear of crime.

- e. Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.
- f. Development proposals for lighting schemes should not have a demonstrably harmful impact on residential amenity or biodiversity.
- g. Development proposals should retain private garden amenity space having regard to its character.
- h. Conversion of dwellings into flats in roads characterised by houses will not normally be appropriate
- i. Loss of houses in roads predominantly characterised by houses will not normally be considered appropriate
- j. Development proposals will be required to include hard and soft landscaping that::
 - i. Is well laid out in terms of access, car parking and landscaping
 - ii. Considers the impact of hardstandings on character
 - iii. Achieve a suitable visual setting for the building
 - iv. Provide an appropriate level of new habitat including tree and shrub planting
 - v. Make a positive contribution to the surrounding area
 - vi. Contributes to biodiversity including the retention of existing wildlife habitat and trees
 - vii. Adequately protects existing trees and their root systems
- k. Trees should be safeguarded. When protected trees are to be felled the Council will require replanting with suitable size and species of tree where appropriate.

Useful References

- Extensions to Houses design guidance note; Barnet; 2010
- Shopfronts design guidance note; Barnet; 1996
- Advertising and Signs design guidance note; Barnet; 1993
- Planning Policy Guidance 19: Outdoor Advertisement Control; Department of the Environment; 1992
- Circular 03/2007 Town And Country Planning (Control Of Advertisements) (England) Regulations; Department for Communities and Local Government; 2007
- By Design Urban design in the planning system: towards better practice; Commission for Architecture and the Built Environment; 2000
- Revised draft London Plan; Greater London Authority; October 2009
- Characterisation Study; Barnet; September 2010
- Hardstanding guidance; Barnet; 2010
- Sustainable Design and Construction SPD; Barnet 2007
- Residential Conversions design guidance note; Barnet; 1994
- Planning Policy Statement 1, Delivering Sustainable Development; ODPM; 2005

3. Development standards

- 3.1.1 Core Strategy policy CS1: Barnet's Place Shaping Strategy – the Three Strands Approach seeks the highest standards of urban design. Poorly designed, unsympathetic development can have a greater impact than just looking out of place. It can impact on the quality of life and links have been made with poor physical health and mental health by health providers. 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.
- 3.1.2 The development standards set out in DM02: Development Standards are regarded as key for Barnet to deliver the highest standards of urban design. These development standards will be supported by a suite of Supplementary Planning Documents which will be identified where relevant.

Table 3.1 National and London Plan guidance on standards

PPS3: Housing [June 2010] 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).

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)

All new housing should be built to lifetime homes standard and 10% should be wheelchair accessible (Policy 3.8 draft revised London Plan).

All new development should meet minimum dwelling space size standards (Policy 3.5 in the draft revised London Plan).

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+).

3.2 By Design

- 3.2.1 By Design sets out good practice principles which will be used to assess applications for developments of all sizes, in particular major development applications. The Council will take into account the principles set out in By Design, to ensure development makes a positive contribution to the borough. The Residential Design Guidance SPD expands on the principles in relation to the suburban residential typologies in Barnet.

3.3 Lifetime Homes

- 3.3.1 The Council supports Lifetime Homes standards, creating lifetime neighbourhoods and wheelchair accessible development. Lifetime Homes standards include 16 design criteria which can be applied to new homes at minimal cost to ensure that homes support the changing needs of individuals and families at different stages of their lives. All development will be expected to comply. Lifetime neighbourhoods are where transport, shops, green spaces and other facilities, toilets, and benches, are consciously planned with people of all ages and conditions in mind. The Residential Design Guidance SPD sets out the application of Lifetime Homes standards in Barnet.

3.4 Code for Sustainable Homes

- 3.4.1 The Code is intended as a single national standard which measures the sustainability of a home against design categories, rating the 'whole home' as a complete package. The Code helps to provide a route map for future Building Regulations requirements, and to this end represents a means to enable developers to prepare for new Building Regulations when they are implemented. It contains a rating system from Code Level 1 to 6.
- 3.4.2 The Council will apply the Code for Sustainable Homes assessment to monitor the delivery of more environmentally aware residential development and achieve the Mayor's policy on climate change. Further detail is set out in the Sustainable Design and Construction SPD.

3.5 BREEAM

- 3.5.1 The Building Research Establishment Environmental Assessment Method (BREEAM) is widely used to assess non residential development for its environmental accreditation. BREEAM (Offices), BREEAM (Retail) are both examples of the different types of building that this environmental assessment method can assess. They are nationally and internationally recognised and managed by the Building Research Establishment (BRE). The revised Sustainable Design and Construction SPD sets out further detail on how we will apply this standard to non residential development.

3.6 Wheelchair accessibility

- 3.6.1 Wheelchair users should have access to a full range of housing types. The Council will expect 10% of new homes to be fully wheelchair accessible. In particular the specialist housing types covered under policy DM09: 'Specialist Housing' should consider access. The Residential Design Guidance SPD sets out further detail on wheelchair accessible homes.

3.7 Minimum floor space

- 3.7.1 The Council will apply the space standards that are set out in the London Plan. These set a minimum gross internal floor area for new homes, relative to the number of occupants. The standards are set out in the Sustainable Design and Construction SPD. There may be exceptions, for example in some regeneration areas or in core town centre developments where other amenity benefits are secured. The Council will consider these on a case by case basis.

3.8 Outdoor Garden Amenity Space

- 3.8.1 The provision of outdoor garden amenity space is an important consideration for residential development. Residential units with insufficient garden outdoor amenity space are unlikely to provide good living conditions for future occupiers. As set out in paragraph 2.9.1 one of the key qualities of Barnet's suburban character is the amount of garden space.
- 3.8.2 The role and function of amenity space as well as its location in relation to dwellings has a bearing on provision. A front garden area is a semi private space where greater

overlooking is acceptable and desirable, which may be used for bin storage and as a front setting. A back garden is a more private space which has restricted access and will be used accordingly. Confusing these boundaries will limit the potential use of garden space and may result in low quality amenity space. Not all garden space will be considered useable and able to contribute to amenity provision.

- 3.8.3 Guidance on the application of, and standards, for private amenity space (gardens) are set out in the revised Sustainable Design and Construction SPD. Any garden development which compromises these minimum standards will not be permitted. In town centres and for some higher density schemes including tall buildings it will not be feasible for development to provide individual private garden space. In these instances the development should make a financial contribution to the nearest appropriate green space to compensate for the lack of private garden space. The provision of shared communal gardens in flatted developments may allow suburban character to be maintained outside town centres. It also prevents the subdivision of open amenity areas and thereby contributes to a better appearance.

3.9 Secured by Design

- 3.9.1 The principles set out in the national Police initiative, 'Secured by Design' should be considered. Where appropriate, issues of safety will be referred to the relevant Metropolitan Police Authority design advisors. The council will require legal agreements to ensure improvements in safety. Further guidance is provided in the Residential Design Guidance SPD.

3.10 Play space

- 3.10.1 The Core Strategy identifies the locations of Barnet's play areas (Map 11). There are 49 sites that provide formal play space. Less than half of the parks in Barnet have play areas and, only 46% of Barnet residents are within 600m of a formal equipped play area. In the future the need for play space will increase as Barnet's population is getting younger.
- 3.10.2 In areas where a deficiency is identified, developments will be required to provide facilities on site together with a commitment to maintain them, or a financial contribution to improve the nearest appropriate play area. 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.
- 3.10.3 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.

3.11 Other standards

- 3.11.1 *Building for Life* was established by CABI in association with the Home Builders Federation as the national standard for well designed homes and neighbourhoods. It promotes design excellence and celebrates best practice in the house building industry. Housing developments will be scored against the criteria to assess the quality of their design. Where required developers will need to ensure an accredited *Building for Life* assessor carries out the work.
- 3.11.2 A Health Impact Assessment (HIA) is a means of assessing the health impacts of policies, plans and projects, particularly on disadvantaged groups. Created by the World Health Organisation many countries have now adopted this approach. The impact of development on health can be assessed to ensure that impacts such as road safety, pollution and flooding are considered. The *Watch Out for Health* checklist

for assessing the health impacts of planning proposals is recommended for use during the evaluation of a scheme, particularly comprehensive schemes. Many aspects of HIA which help improve a developments positive contribution to health are already established as standards such as the provision of play space, minimum floor space standards and garden amenity space.

Policy DM02: Development standards

Where appropriate, development will be expected to demonstrate compliance with the following national and Londonwide standards and those set out in the Council's suite of Supplementary Planning Documents:

1. By Design, the CABI urban design principles
2. Lifetime homes, the 16 design criteria required by the London Plan policy 3.8
3. Code for Sustainable Homes, the national standard for sustainable homes
4. BREEAM, the environmental assessment method for non residential development
5. Wheelchair accessibility, the London Plan policy 3.8
6. Minimum floor space, the London Plan policy 3.5
7. Outdoor amenity space
8. Secured by Design, the national Police initiative
9. Play space, the London Plan policy 3.6

Useful References

- By Design – Urban Design in the Planning System: Towards Better Practice, DETR, 2000.
- Secured by Design, see www.securedbydesign.com
- Building for Life Standards, see www.buildingforlife.org
- Watch Out for Health; NHS London Healthy Urban Development Unit; 2009
- Code for Sustainable Homes: A step change in sustainable home building practice; CLG. December 2006
- BREEAM (BRE Environmental Assessment Method): www.breeam.org
- Barnet Sustainable Design and Construction SPD 2007
- Providing for Children and Young People's Play and Informal Recreation SPG; Greater London Authority; March 2008
- Principles of Inclusive Design (They Include You); CABI
- Design for Play: A Guide to Successful Play Spaces, Department of Children & Family Services (DCFS) 2008
- London Housing Design Guide; GLA. August 2010
- Barnet's Design and Access Statement Guidance Note 2007
<http://www.barnet.gov.uk/design-access-guidance-oct07.pdf>
- CABI 'Design and access statements: how to write, read and use them' (June 2006)

4. Accessibility and Inclusive Design

- 4.11 Core Strategy policy CS5: Protecting and enhancing Barnet's character to create high quality places sets out the key principles of inclusive design. Inclusive design is fundamental to improving the quality of life for all Barnet's residents particularly the disabled and older people. As a process it is intended to make the built environment safe, accessible and convenient to help ensure that people can access the jobs, opportunities and facilities that they need.

Table 4.1 National and London Plan guidance on inclusive design

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."

The replacement 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.

- 4.12 To help ensure an accessible environment the London Plan policy 7.2 sets out the four principles of inclusive design; safety, convenience, flexibility and realism. These are set out in full in DM03: Accessibility and Inclusive Design below and should be demonstrated in an applicant's design and access statement. Further guidance includes:
- Accessible London: Achieving an Inclusive Environment; Supplementary Planning Guidance published by the GLA,
 - Inclusive Mobility, published by the Department for Transport and
 - Principles of Inclusive Design (They Include You) published by CABE.
- 4.13 Good design should reflect the diversity of people who use it and not impose barriers of any kind. People with disabilities in our community should be able to access the places everyone else takes for granted. Development proposals should ensure that the needs of people with all types of mobility difficulties, both physical and sensory, are taken into account when considering the design of development proposals and extensions to all buildings in particular those used by the general public such as shops and community facilities.
- 4.14 DM02: Development Standards sets out the need to comply with the Mayor's wheelchair accessible standard for housing. Wheelchair users should have access to a full range of housing types. Large scale redevelopment which affects or creates new streets, footpaths and public transport infrastructure should also consider Inclusive Mobility standards and the need for shared space in new development.
- 4.15 Inclusive Mobility published by the Department for Transport, sets out design guidance for the pedestrian environment, public transport and associated infrastructure to respond to the needs of disabled people. Many other people will also benefit from an accessible environment, including those travelling with small children, or carrying luggage or heavy shopping. The wider pedestrian environment also includes improving access to public transport.
- 4.16 DM02: Development Standards also set the requirement to meet the Lifetime Homes standards. At the same time we aim to support the creation of lifetime neighbourhoods

which support the changing needs of people from childhood to the end of life, and seek to enable people to live in their home for as much of their life as possible. Lifetime neighbourhoods are where transport, shops, green spaces, toilets, and benches, are consciously planned for people of all ages and conditions in mind.

DM03: Accessibility and inclusive design

Development proposals should meet the highest standards of accessible and inclusive design by demonstrating that they meet the following principles:

- i. can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances
- ii. are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
- iii. are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways
- iv. are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.

Useful References

- Principle of Inclusive Design (They include you); CABE
- By Design Urban design in the planning system: towards better practice; CABE; 2000
- Accessible London: achieving an inclusive environment; GLA Supplementary Planning Guidance. April 2004
- Inclusive Mobility; Department for Transport
- Planning and Access for Disabled People: A Good Practice Guide, ODPM, 2005.

5. Environmental Considerations

- 5.11 Core Strategy Policy CS9: Ensuring the efficient use of natural resources highlights that reducing carbon dioxide (CO₂) emissions, adapting to future climate change, ensuring resource use is kept within acceptable levels, promoting biodiversity and improving quality of life are all key issues for Barnet.

Table 5.1 National and London Plan environmental guidance

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”.

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.

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.

The revised draft London Plan and existing London Plan both require 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.

Draft revised 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.

Details of how a development meets Sustainable Design and Construction standards are required to be set out in the Design and Access statement (draft revised London Plan policy 5.3). This should include taking account of the Mayor's energy hierarchy (draft revised London Plan policy 5.2).

The Mayor's drainage hierarchy (draft revised 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 greenfield run-off rates.

- 5.12 New development should provide the opportunity to meet the highest standards of energy efficiency and minimise carbon emissions. A development's design can influence the amount of energy required to heat or cool a building. Glazing, solar control, shading mechanisms and insulation can all help to minimise energy requirements for heating and cooling. This policy is supported by the revised Sustainable Design and Construction SPD.
- 5.13 All new development should apply the energy hierarchy set out in the London Plan. First development should use less energy: be lean. Second it should supply energy efficiently: be clean. Finally it should use renewable energy: be green. Major

development proposals are expected to include a detailed energy assessment and to comply with the hierarchy.

- 5.14 The Council will apply the Code for Sustainable Homes assessment to monitor the delivery of more environmentally aware residential development and achieve the Mayor's policy on climate change. For non-residential buildings we will use BREEAM (Buildings Research Establishment Environmental Assessment Method) or any future replacement criteria adopted at national standards level. Further details are set out in the Sustainable Design and Construction SPD.

5.2 Decentralised Energy

- 5.2.1 The Council will prioritise the development of decentralised energy networks. A Decentralised Energy (DE) system produces heat and electricity at or near the point of consumption. When power is generated locally, heat that would normally be wasted can be used – by offices, homes and schools.
- 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 regeneration.
- 5.2.3 In line with the London Plan development will be expected to connect to an existing DE network where it is proximate, 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 future. In areas identified as feasible for DE in the heat mapping study but where no firm plans exist then major development will either be required to undertake a feasibility study or contribute financially to a proposed study regarding implementation of a new network or the extension of an existing network. Pooled funding through Section 106 or the Community Infrastructure Levy (CIL) will be put forward in appropriate developments.

5.3 Retro fitting

- 5.3.1 In the revised draft London Plan policy 5.4 highlights the opportunity that retrofitting existing buildings can make to reducing CO2 emissions. Barnet's housing stock has a relatively high level of carbon emissions compared to the London average. Nearly two thirds of Barnet's housing stock was built before 1944 (compared to a national figure of 40%). Thus there is considerable potential to reduce emissions if this older housing stock can be linked to decentralised energy schemes built in new or refurbished developments.

5.4 Air Quality

- 5.4.1 Air pollution is the result of emissions, such as carbon monoxide, nitrogen oxides and sulphur dioxide, being released into the atmosphere. The main sources of emissions are transport, combustion and industrial processes. Air pollution has been linked to health problems such as asthma and other respiratory diseases, and damage to the surrounding environment.
- 5.4.2 New development should not reduce air quality. Appropriate design measures such as tree planting can and should 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. Further guidance on location, siting and design, choice of building systems and the management of construction emissions is provided in the current Sustainable Design and Construction SPD.
- 5.4.3 Air pollution in Barnet is monitored by measuring the amount of nitrogen dioxide, carbon monoxide and particulate matter (PM10) in the atmosphere. The council has

continuous air quality monitoring stations at Chalgrove School and Tally Ho. These monitor levels of fine particles and nitrogen dioxide. These measurements support the ongoing review and assessment of air quality in the borough.

5.5 Noise

- 5.5.1 Noise can undermine quality of life and affect natural habitats. This includes persistent and intermittent noises, from building service plant, road traffic, sound systems, construction and domestic noise between properties. Noise considerations are especially important when planning housing, day centres, schools and libraries and in areas of high population density. The separation of noise sensitive development such as residential, health and educational uses from noise generating sources can reduce the effects of noise on those uses. Noise generating sources within the borough include transport routes, commerce, sport, recreation and other leisure time activities. 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.
- 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 revised 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 noise exposure categories set out in national guidance PPG24 will be used to assess residential accommodation which is near to a source of noise.

5.6 Contaminated land

- 5.6.1 For potentially contaminated land, the developer will be required to carry out a full site investigation, considering both the possible risk to future users of the site and threats to ground and surface water quality. Before development can start, planning conditions may require that appropriate remedial measures will be agreed with the planning authority and carried out in line with current guidelines (PPS23 – Planning and Pollution Control), 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.
- 5.6.2 In line with the objectives of the Thames Water River Basin Management Plan the Council aims to prevent any development which could lead to a deterioration in the quality of water and work towards improvements. Plans for the remediation of contaminated land or development which could impact water quality will be carefully assessed.

5.7 Notifiable Installations

- 5.7.1 There is one Notifiable Installation within Barnet, the New Barnet gas holder station. This facility is identified because of the large quantities of hazardous substance stored, used or transported. Where development is proposed near this installation, the Council will seek the advice of the Health and Safety Executive (HSE) on the potential risk to health and safety of people occupying the proposed development. It will be necessary to keep sensitive development, such as housing, schools or hospitals, at a safe distance from Notifiable Installations.

5.8 Surface Water Run off and Drainage

- 5.8.1 Reducing or slowing the amount of rainfall (run off) entering the drainage network is important to help reduce flood risk both in Barnet and further downstream. The borough has 14kms of streams and brooks. The North London Strategic Flood Risk Assessment identified fluvial flooding from Dollis Brook, Silk Stream, Pymmes Brook

and their associated tributaries as the primary source of flood risk in the borough. Surface water flooding in Barnet presents a low to moderate risk, and sewer flooding as low risk. Groundwater flooding was also found to be a relatively low risk due to the impermeable geology (primarily London Clay) and depth of the groundwater table.

- 5.8.2 In line with national policy a sequential risk-based approach to determining the suitability of land for development in flood risk areas will be applied. Flood risk assessments will be expected on all applicable sites to inform the sequential approach. Sustainable Urban Drainage techniques such as porous paving should be used where possible to reduce flood risk and the Mayor's drainage hierarchy applied. The principle of the Mayors drainage hierarchy is for a greenfield rate of run off to be maintained. A greenfield run-off rate is one that reflects the natural rate of water runoff from a site before development. Further detail is provided in the Sustainable Design and Construction SPD.
- 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 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. Proposals, where they require permission, such as front garden conversions for parking or basement developments are examples which can impact local run off. 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.

5.9 Watercourse restoration

- 5.9.1 Wherever possible, rivers and watercourses should be restored to a more natural state in order to improve biodiversity in the borough and help reduce the speed of run off. London's rivers have been hugely altered from their natural state. Creating a buffer between the water course and the built edge of the development (<10m width is recommended but site constraints must be considered), and removing hard structures such as revetments and toe-boards and their replacement with softer engineering features will help reverse this trend. The River Restoration Action Plan and associated website sets out details of opportunities to restore sections of the River Brent.
- 5.9.2 At the same time introducing a buffer can provide the opportunity to improve public access to green spaces in the borough. This also contributes to the development of the boroughs green infrastructure and providing attractive links between green spaces.

Policy DM04: Environmental Considerations

- a. All major development will be required to demonstrate through an Energy Statement compliance with the Mayor's targets for reductions in carbon dioxide emissions within the framework of the Mayor's energy hierarchy.
- b. Where Decentralised Energy (DE) is feasible or planned, major development will either provide:
 - i. suitable connection
 - ii. the ability to connect in future
 - iii. a feasibility study
 - iv. a financial contribution to a proposed feasibility study.
- c. Where there is a localised source of air pollution, buildings should be designed and sited to reduce exposure to air pollutants. The proposal will ensure that

development is not contributing to poor air quality and require air quality assessments where appropriate.

- d. Proposals to locate development that is likely to generate unacceptable noise levels close to noise sensitive uses will not normally be permitted. Proposals to locate noise sensitive development in areas with existing high levels of noise will not normally be permitted. Mitigation of noise impacts through design, layout, and insulation will be expected where appropriate.
- 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 groundwater/surface waters and identify appropriate mitigation. Development which could adversely affect the quality of groundwater will not be permitted.
- f. Proposals for Notifiable Installations or developments near to existing Notifiable Installations will only be permitted provided that:
 - i. There is no unacceptable risk to an individual's health and safety; and
 - ii. There will be no significant threat to environmental quality.
- 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 Planning Policy Statement 25 and provide information on the known flood risk potential of the planning application site.
- h. Development will wherever possible naturalise a water course, ensure an adequate buffer zone is created and enable public accessibility. Where appropriate, contributions towards river restoration and de-culverting will be expected.

Useful References

- Code for Sustainable Homes – Technical Guide; CLG; November 2010
- draft replacement London Plan; Greater London Authority; October 2009
- Sustainable Design and Construction SPG; Greater London Authority; May 2006
- London Heat Map for Barnet; LDA/Barnet; May 2010
- Planning Policy Statement 23 – Planning and Pollution Control, Annex 2: Development on Land Affected by Contamination; ODPM; November 2004
- Circular 01/2006 Environmental Protection Act 1990: Part 2A. Contaminated Land; DEFRA; September 2006
- PPG24: Planning and Noise. 1994
- Souder City – The Mayor's Noise Strategy, 2004
- Model Procedures for the Management of Land Contamination (CLR 11); Environment Agency; September 2004
- A Framework for assessing the sustainability of soil and groundwater remediation; UK Sustainable Remediation Forum's (SuRF-UK)
- Planning Policy Statement 25: Development and Flood Risk; CLG; March 2010
- Manual of River Restoration techniques – The River Restoration Centre

6. Tall Buildings

- 6.1.1 Core Strategy policy CS5: Protecting and Enhancing Barnet's Character to create high quality places defines what a tall building is in Barnet and the strategic locations where they may be appropriate. Policy DM05: Tall Buildings sets out the criteria in addition to other DM policies for assessing proposals for tall buildings.

Table 6.1 National and London Plan tall buildings guidance

"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)

Policy 7.7 in the replacement draft London Plan sets out the approach to tall buildings in London requiring that appropriate locations are identified in LDF's. The policy sets out design criteria that tall buildings should comply with.

- 6.1.2 Tall buildings can make a positive contribution to a place but they can also harm the qualities that people value. Because of their potential impact applicants will need to provide evidence of how they have considered the criteria in the policy. Considering the CABI/ English Heritage guidance on tall buildings will also assist in this.
- 6.1.3 A tall building can be defined as one that is significantly higher than its surroundings. The Core Strategy defines a tall building as being eight storeys (equivalent to 26 metres) or more and identifies locations where proposals may be appropriate.
- 6.1.4 Key issues are the impact of tall buildings on the immediate street and how the design integrates with the wider urban fabric. The Council will consider whether the design has a harmonious relationship with the rest of the street, the continuity of frontages and street level entrances. Applicants should use the Characterisation Study as a starting point for a 360o appraisal of the impact of the design of tall and medium rise buildings on their surrounding area. Varying heights, proportion, silhouette and facing materials at the design stage may all help contribute to assessing how to lessen negative impacts. The level of detail the applicant needs to provide will depend on the impact. Setting as well as the height contributes to the impact.
- 6.1.5 Map 8 in the Core Strategy shows locally important views. (Local Viewing Corridors) Obstructing or harmfully impacting on these views will not be acceptable. The views will be identified on the Proposals Map. Impacting on a Local Viewing Corridor may not necessarily be an issue as some proposals can assist in land-marking an important location within the view provided they don't impede or block its main subject.
- 6.1.6 A view does not have to be one of the designated Local Viewing Corridors. A tall building can affect an existing street view or a view from an open space. Particular care should be taken with tall buildings located on the ridges and higher ground in Barnet as these can affect the skyline. In these situations more distant views should be identified and the effect of the building on them considered.
- 6.1.7 The presence of an existing tall building does not necessarily mean that its replacement or another tall building in the same area will be acceptable. Redevelopment of existing tall buildings will need to consider the potential to improve on the impact of the existing building.

DM05: Tall Buildings

Tall buildings outside the strategic locations identified in the Core Strategy will not be considered acceptable. Proposals for tall buildings will need to demonstrate:

- i. an active street frontage where appropriate
- ii. successful integration into the existing urban fabric
- iii. a regard to topography and no adverse impact on Local Viewing Corridors, local views and the skyline
- iv. no adverse impact on the setting of heritage assets

Proposals for redevelopment or refurbishment of existing tall buildings will be required to make a positive contribution to the townscape

Useful References

- Tall Buildings Study; Barnet; September 2010
- Guidance on Tall Buildings; CABI / English Heritage; July 2007
- draft replacement London Plan; Greater London Authority; October 2009

7. Heritage and Conservation

- 7.1.1 Core Strategy policy CS5: Protecting and Enhancing Barnet's character to create high quality spaces aims to protect and enhance Barnet's rich heritage and highlights that Barnet has a rich historic environment. There are sixteen Conservation Areas in the borough. Conservation Areas are designated because of their special architectural or historic interest the character and appearance of which it is desirable to preserve and enhance. We are appraising the qualities of our conservation areas in a rolling programme which will produce separate Character Appraisals for each conservation area.
- 7.1.2 There are nearly forty sites of archaeological importance containing prehistoric, Roman and medieval remains. There are 650 statutory entries of listed buildings, two Scheduled Ancient Monuments, four registered Historic Parks and Gardens and a Registered Historic Battlefield. We also have a Local List (established 1986) which identifies buildings of local historic or architectural importance.

Table 7.1 National policy for heritage and conservation

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.

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.

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."

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."

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.

Statutory listed buildings are buildings, objects or structures protected by the legislation in the Planning (Listed Buildings and Conservation Areas) Act 1990

- 7.1.3 Policy for the historic environment in Barnet covers all assets with historic value in the borough, not just conservation areas and listed buildings. This policy should be considered when appraising any development which may impact on a heritage asset.
- 7.1.4 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.

- 7.1.5 The setting of a heritage asset, in particular a listed building, is often an essential part of the building's character. The impact of development which affects the setting of a heritage asset will require careful scrutiny.
- 7.1.6 Responding to climate change can be challenging for heritage assets particularly listed buildings. Guidance in PPS5 indicates that heritage assets should be modified where appropriate 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.
- 7.1.7 English Heritage have produced a series of guides for heritage buildings which can be accessed from the website www.climatechangeandyourhome.org.uk

Table 7.2: Barnet's heritage assets

Conservation areas	<ol style="list-style-type: none"> 1. The Burroughs, Hendon, 1983 2. Church End, Finchley, 1979 3. Church End, Hendon, 1983 4. College Farm, Finchley, 1989 5. Cricklewood Railway Terraces, 1998 6. Finchley Garden Village, 1978 7. Golders Green Town Centre, 1998 8. Hampstead Garden Suburb, 1968 9. Hampstead Village (Heath Passage), 1994 10. Mill Hill, 1968 11. Monken Hadley, 1968 12. Moss Hall Crescent, 1974 13. Totteridge, 1968 14. Watling Estate, Burnt Oak, 1998 15. Wood Street, Barnet, 1969 16. Glenhill Close, Finchley, 2001
Listed Buildings	2,155 buildings
Locally listed buildings	1600
Battlefield site	Battle of Barnet 1471
Historic green spaces	4 registered historic parks and gardens; St Marylebone Cemetery, Avenue House Garden, Golders Green Crematorium and St Pancras Cemetery.
Scheduled ancient monuments	Brockley Hill Romano – British Pottery Manor House, East Road, Finchley
Local Areas of Special Archaeological Significance'	<ol style="list-style-type: none"> 1. Barnet Gate and Totteridge Fields 2. Burnt Oak 3. Child's Hill 4. Chipping Barnet 5. Copthall 6. Cricklewood 7. East Barnet 8. East Finchley 9. Edgware 10. Edgwarebury and Scratchwood 11. Finchley 12. Friern Barnet 13. Galley Lane 14. Halliwick Manor House 15. Hendon 16. Mill Hill 17. Monken Hadley Common 18. Totteridge and Whetstone 19. Watling Street.

7.2 Conservation areas

- 7.2.1 Conservation Areas are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Within Barnet, sixteen Conservation Areas have been designated set out in table 5.1.7.2.
- 7.2.2 If a site lies within a Conservation Area or is located nearby, planning permission will not be granted where development proposals have an adverse effect on the character or appearance of that area. Details will need to be provided to show how development proposals relate to surrounding areas and comply with the council's conservation area character appraisals and suite of Supplementary Planning Documents. This will allow a proper assessment of whether a scheme preserves or enhances the character and appearance of a Conservation Area.
- 7.2.3 Opportunities to amend the boundaries of conservation areas can be considered as part of Barnet's rolling programme of conservation area character appraisals. Article 4 Directions will be used, where appropriate, to protect or enhance the character and appearance of a Conservation Area. 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).
- 7.2.4 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. 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. Proposals for demolition will therefore need to address the following:
- the condition of the existing building particularly if this makes its continued use unviable; and
 - the applicant can demonstrate that all efforts have been made to continue the present use or find compatible alternative uses; and
 - the merits of the alternative proposals for the site

7.3 Listed and Locally Listed Buildings

- 7.3.1 Statutory Listed Buildings are considered to be of national importance and are classified as follows:
- GRADE I – Buildings of exceptional interest;
 - GRADE II* – Particularly important buildings of more than special interest;
 - GRADE II – Buildings of special interest which warrant every effort to preserve them.
- 7.3.2 Whatever the grading of a Listed Building, any work of demolition or alteration affecting its special architectural or historic character will require Listed Building Consent before it can be carried out. Consent is required to alter the interiors of Listed Buildings as well as the exterior. Whilst listing does not prevent changes to a building, the local planning authority is required to have special regard to the desirability of preserving the building or its setting, or any feature of special architectural or historic interest.
- 7.3.3 There is a presumption in favour of the conservation of Listed Buildings and an emphasis on the retention of Listed Buildings in active use. The same presumption will apply to locally listed buildings and for alterations and other external works which might harm the architectural and historic character and setting of such buildings. Where listed buildings or other heritage assets are part of a regeneration proposal they can be used to link a scheme with an area's past and to create a sense of place. In some cases a heritage asset can be used as a catalyst for regeneration

7.4 Archaeological heritage

- 7.4.1 The borough's archaeological heritage is a valuable educational and community resource which is vulnerable to modern development and land use. Archaeological remains above and below ground level, and ancient monuments, are important surviving evidence of the borough's past, and once removed they are lost forever.
- 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 before any alterations are made to them.
- 7.4.3 With assistance from English Heritage, 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 in these areas will need to provide detail in consultation with HADAS of how they will investigate, catalogue and protect the remains as part of any application.
- 7.4.4 The Council will seek to preserve nationally important archaeological remains and their settings, including Scheduled Ancient Monuments, from harmful development and will not approve development proposals which will have an adverse effect on such remains. Development which will affect remains within Areas of Special Archaeological Significance, and other archaeological remains, may also be refused.
- 7.4.5 Discovery is an important basis of archaeology. When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, we will consider directing applicants to supply further details of proposed developments, including the results of an archaeological desk-based assessment and field evaluation.
- 7.4.6 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 excavation will be expected by an archaeological organisation with approval from the Council and HADAS before development commences. If permitted, the loss through development of any archaeological remains will need to be recorded in line with policy HE12 of PPS5. Planning Conditions or a Legal Agreement will be used to secure this.

Policy DM06: Heritage and Conservation

- a. All heritage assets will be protected in line with their significance. All development will have regard to the local historic context. Proposals affecting heritage assets which respond to climate change will be expected to maintain the quality of the heritage asset.
- b. Development proposals must preserve or enhance the character and appearance of Conservation Areas.
- c. Proposals involving or affecting the heritage assets set out in table 5.1 should demonstrate they comply with the principles set out in PPS5: Planning for the Historic Environment policy HE6 to HE12.
- d. There will be a presumption in favour of retaining all locally listed buildings and any buildings which makes a positive contribution to the character or appearance of a conservation area.

- e. Archaeological remains will be protected in particular in the identified Local Areas of Special Archaeological Significance and elsewhere in the borough. 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.

Useful References

- PPS5: Planning for the Historic Environment. 2010
- PPS5: Planning for the Historic Environment – Practice Guide. 2010
- Barnet conservation area character appraisals
- Barnet design guidance
- English Heritage guidance for heritage buildings

8. Protecting housing in Barnet

- 8.1.1 As set out in Barnet's Housing Strategy and Core Strategy Policy CS4: Providing Quality Homes and Housing Choice in Barnet, our aim is to maximise housing choice alongside adequate supply.
- 8.1.2 Given the high demand for housing in the borough the loss of residential uses will not normally be acceptable. The loss from the current dwelling stock of residential units of a type which are in short supply or serving a special housing need, including Housing in Multiple Occupation (HMOs) or other low cost or affordable housing, will normally be resisted.
- 8.1.3 There may be specific circumstances where the loss of residential uses may be acceptable. Changes of use may be permitted where a clear local need can be demonstrated to provide the following local facilities; health facilities, a children's nursery or educational use. Any proposal should be small scale and will be considered on its merits having regard to the impact on the amenity of residents, car parking and traffic. In line with policy CS10: Enabling Inclusive and Integrated Community Facilities and Uses the co-location of facilities will be supported in the right locations. DM13: Community, Health and Education uses sets out our approach to access to community facilities.
- 8.1.4 Demolition and net replacement of affordable housing will be acceptable in line with the London Plan. This is normally where there is large scale identified regeneration plans involving demolition and net replacement of existing housing units. Replacement housing should meet the priorities set out in policy DM09: Specialist Housing.

Policy DM07: Protecting housing in Barnet

Loss of residential accommodation will not be granted unless:

- a. the proposed use is for a local facility (children's nursery, educational or health use)
- b. where need can be demonstrated (provided that it is not detrimental to residential amenity) and;
- c. the demand for the proposed use cannot adequately be met elsewhere and is in line with other policies
- or;
- d. the location is no longer environmentally suitable and viable for residential use
- or;
- e. it involves identified regeneration areas with large scale demolition of housing and estates which provides for the net replacement of the total residential units

Useful References

- The London Plan (consolidated with Alterations since 2004); Mayor of London; February 2008
- Draft replacement London Plan; Mayor of London; October 2009
- Annual Monitoring Report; Barnet

9. Ensuring a variety of sizes of new homes to meet housing need

- 9.1.1 As set out in Core Strategy Policy CS4: Providing Quality Homes and Housing Choice in Barnet, the aim is to maximise housing choice providing a range of sizes and types of accommodation that can meet aspirations and increase access to affordable and decent new homes.
- 9.1.2 Barnet's growing and increasingly diverse population has a range of needs that requires a variety of sizes of accommodation. According to Office for National Statistics projections, Barnet is now the most populous borough in London with an estimated population of 345,800 residents in 2010. It is estimated that 7.5% of the population are new to Barnet each year through birth or in-migration. Natural increase (the difference between the number of births and deaths) is the most significant contributor to Barnet's growth. Barnet's population will change our existing communities, attracting a much younger and more diverse population. Over the next ten years there will be a marked increase in the number of children aged between 5-14 years old and number of people over the age of 65.

Table 9.1 National and London Plan guidance on the size of new homes

"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 2010], paragraphs 23)

The draft revised 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"

- 9.1.3 Three housing types cover tenure in Barnet:
- **Social rented housing** – for those households unable to afford any more than social rents;
 - **Intermediate housing** – for those households able to afford more than social rents, but unable to afford to buy owner-occupied housing or to rent privately at the market rent threshold; and
 - **Market housing** – for those households able to afford to buy or pay market rents.
- 9.1.4 The projections for Barnet's housing needs have been based on the North London Strategic Housing Market Assessment (SHMA). The SHMA estimates Barnet's housing requirements by dwelling size and tenure (rented or owner-occupied) for the next five years. It does this by estimating recent and future household formation, in-migration, out-migration and projected household dissolution. The SHMA has highlighted that Barnet needs more family sized accommodation.
- 9.1.5 Maintaining and increasing the supply of family housing is a priority in Barnet as delivery since 2004 has been dominated by smaller flatted homes. This continuing research into the type of accommodation that is being built in Barnet is recorded in the Annual Monitoring Report (AMR). The AMR for 2009/10 continues to show that flats have made up the majority (80%) of new housing in the past five years. Of these flats less than 10% have three or more bedrooms. The dominant unit size in new build development was the two bedroom unit (50%). 18% of new build development comprised three bedroom properties.

- 9.1.6 Within the context of Core Strategy Policy CS4: Providing Quality Homes and Housing Choice in Barnet, the policy seeks to provide choice for households by building the right homes that are suitable for the next generation. The policy is based on high and medium priorities for unit size of new social rented, intermediate and market housing as identified in the Core Strategy. This policy can be applied flexibly. It may not be appropriate to meet the dwelling size priorities in the town centres and local centres.
- 9.1.7 For intermediate affordable housing whilst the aspiration is for family-sized homes the practical and financial reality is that for products such as shared ownership/low cost home ownership the size of housing may be unaffordable. Therefore smaller 1 and 2 bedroom intermediate tenure homes will also be supported.

Policy DM08: Ensuring a variety of sizes of new homes to meet housing need

Development should provide where appropriate a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough.

Our dwelling size priorities are:

- i. For social rented housing – homes with 3 bedrooms are the highest priority
- ii. For intermediate affordable housing – homes with 3/4 bedrooms are the highest priority
- iii. For market housing – homes with 4 bedrooms are the highest priority, homes with 3 bedroom are a medium priority

Useful References

- North London Strategic Housing Market Assessment; Barnet; date
- Annual Monitoring Report; Barnet; 2009/2010
- PPS3: Housing; CLG; June 2010

10. Specialist housing – Houses in Multiple Occupation, Hostels, Student Accommodation and Housing Choice for Older People

- 10.1.1 The Core Strategy in Policy CS4: Providing quality homes and housing choice in Barnet, seeks to provide supported housing to maximise the independence of vulnerable residents including young people, people with disabilities, older people, homeless people and other vulnerable adults.
- 10.1.2 Non self-contained housing (homes that share facilities) includes hostels, student accommodation, residential care homes and Houses in Multiple Occupation. The revised draft London Plan's housing delivery monitoring target for non self-contained housing in Barnet is 127 units per year up to 2016/7.

Table 10.1 National guidance on the specialist housing

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 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

10.2 Extending housing choice for older people

- 10.2.1 The Core Strategy states that 31% of older people in Barnet live alone and this proportion is expected to increase. Older people in Barnet are more likely to be owner occupiers without a mortgage and to under-occupy their properties. Three-quarters of older owner-occupiers live in three or four bedroom properties. National research reveals that the majority of older people would prefer to either remain living in their home, or would prefer accommodation which is part of the ordinary housing stock but is designed to meet their needs. Therefore adapting the existing housing stock to extend the housing choice for older people will be encouraged particularly where it can release family sized accommodation. This will help to deliver mixed communities in lifetime neighbourhoods as identified in the Core Strategy.
- 10.2.2 Housing proposals for the elderly include the following types of accommodation
- care homes;
 - extra care housing;
 - sheltered housing;
- 10.2.3 Applications will be 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 for example as sheltered housing plus to 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 uses will be expected to be demonstrated where community facilities may be lost.

- 10.2.4 Ensuring that the supply of specialist housing for older people meets their needs is the priority. The revised draft London Plan expects boroughs to “...undertake assessment of the short and longer term supported housing needs of vulnerable and disadvantaged groups...” The assessment’s primary purpose is to ensure that sufficient supply is being provided to meet Barnet’s older population’s needs. The Mayor also supports “...close integration between planning and other borough strategies...” - the Core Strategy emphasises this approach. Patterns of care are changing and Barnet is prioritising increasing investment in community care to help people to remain in their own homes.
- 10.2.5 Creating an oversupply of specific types of accommodation will be resisted and any applications for accommodation which contributes to an oversupply will need to provide robust evidence. The Council will monitor demand and supply on an annual basis and each case will be assessed on its merits.
- 10.2.6 Any new extra care housing and care homes for older people should be within reasonable walking distance, defined as 500m, of a local parade of shops/ local centre or town centre. Providing communal space, both for visitors and staff, on site supports the provision of high quality care for older people, and facilitates visits from friends and family that they value highly. Ensuring adequate facilities for staff support them in providing a service.

10.3 Houses in Multiple Occupation (HMO)

- 10.3.1 A HMO is classed as C4 in the Use Class Order provided it is not used by more than six people. A HMO larger than this is classed as sui generis. It is permitted to change a C4 HMO property to a C3 dwelling house without planning permission. Equally it is now permitted to change from a C3 dwelling house to C4 HMO property without planning permission. Converting dwellings to HMO, when classed as sui generis will require planning permission.
- 10.3.2 HMO are an important source of low cost, private sector housing for students, those on low incomes and those seeking temporary accommodation. For this reason the conversion of HMO dwellings to self contained flats will be resisted (where planning permission is required) as this would be likely to increase rents, thereby reducing affordability. Applicants for such conversions will be expected to demonstrate the absence of need.
- 10.3.3 Hostels include hostels for the homeless and short-stay accommodation such as hostels for tourists. It is important to ensure that any new homeless accommodation helps to meet local need, and is not all taken by homeless people referred from other boroughs. Where temporary accommodation for the homeless is proposed, the council will seek to enter into a legal agreement with the developer to ensure that 100% of the accommodation is allocated solely to households referred by the Council. Other types of short stay accommodation such as hostels for tourists will be expected to locate in the town centres.

10.4 Student Accommodation

- 10.4.1 The 2006 Housing Needs Survey estimated that Barnet’s student population made up 1.9% of households in the Borough. Over 75% of student households lived in a flat/maisonette and nearly 70% of student households are in the Hendon area.
- 10.4.2 Locations outside the town centres are less appropriate for student accommodation as students generally need access to public transport. Developers intending to build new student housing should demonstrate demand led need which links with local educational establishments to ensure that supply meets local needs, rather than wider regional demand.
- 10.4.3 Barnet’s higher and further educational establishments are located predominantly in the west of the borough. Middlesex University has aspirations to expand and

consolidate its operations on the Hendon campus and provide new and improved student accommodation as part of a new 1,000 bed student village at Colindale.

Policy DM09: Specialist housing – Houses in Multiple Occupation, student accommodation and housing choice for older people

a: Houses in Multiple Occupation (HMO)

The Council will seek to retain existing HMO provided that they meet an identified housing need.

Proposals for new HMO will be encouraged provided that they meet an identified need, do not have a demonstrably 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.

b: Student Accommodation

The Council expects proposals for student accommodation to demonstrate that they support educational establishments within Barnet and meet an identified local need. Provision for students should be located in accessible locations.

c: Housing Choice for Older People

Housing proposals for older people should:

- i. help to meet an identified need;
- ii. not have a demonstrably harmful impact on the character and amenities of the surrounding area; and
- iii. be within walking distance of local shops and easily accessible by public transport; and
- iv. provide adequate communal facilities including accommodation for essential staff on site.

Useful References

- Housing Needs Survey; Barnet; 2006
- Circular 08/10 Changes To Planning Regulations For Dwellinghouses And Houses In Multiple Occupation; CLG; October 2010

11. Affordable housing contributions

- 11.1.1 This policy sets out how the Core Strategy Policy CS4: Providing Quality Homes and Housing Choice in Barnet will implement the borough-wide target for 30% of all new homes to be affordable. In Barnet, the aim is to maximise housing choice whilst ensuring an adequate supply providing a range of sizes and types of accommodation that can meet aspirations and increase access to affordable and decent new homes.

Table 11.1 National and London Plan guidance on affordable housing

Affordable housing is defined by PPS3: Housing. "Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market." 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 2010]) states that affordable housing should be included in developments of 15 dwellings or more.

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 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.

- 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.
- 11.1.3 Whilst retaining a threshold of 10 units the Council considers that 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 recognising that viability is a key consideration for smaller sites, the Council will consider reducing the 30% target for sites capable of reaching 10 to 15 units.
- 11.1.4 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.
- 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.
- 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:
- financial viability,

- site size,
- suitability for affordable housing,
- the intended management of the affordable housing.

11.1.7 Exceptional circumstances which may justify a reduction in the affordable housing contribution are set out in Affordable Housing Supplementary Planning Document. Only genuine unforeseen costs will be considered. The SPD also sets out details regarding payments in lieu and the methodology for calculating these.

Policy DM10: Affordable housing contributions

All new development providing 10 or more units will be required to achieve on-site, subject to viability, a minimum of 30% affordable housing.

Subject to viability a more flexible approach to affordable housing delivery will be permitted where the number of additional units is between 10 and 15 units.

Useful References

- PPS3: Housing; CLG; June 2010
- The London Plan (consolidated with Alterations since 2004); Mayor of London; February 2008
- draft replacement London Plan; Greater London Authority; October 2009
- Affordable Housing Viability Study; Barnet; May 2010

12. Development principles for Barnet's town centres

- 12.1.1 Policy CS6: Promoting Barnet's Town Centres in the Core Strategy sets out that the town centres are a crucial indicator of the overall economic health and suburban success of the borough. The Development Management Policies DPD will provide the detailed policy framework within which Barnet's suburban town centres can be managed to maintain their vitality and viability.
- 12.1.2 The following town centres are the focus of this policy:
- Brent Street
 - Burnt Oak
 - Cricklewood
 - Chipping Barnet
 - Colindale, the Hyde
 - Edgware
 - East Finchley
 - Finchley Church End
 - Golders Green
 - Hendon
 - Mill Hill
 - New Barnet
 - North Finchley
 - Temple Fortune
 - Whetstone
- 12.1.3 The Core Strategy identifies key town centres for placemaking and economic focus at Edgware, Finchley Church End, North Finchley and Chipping Barnet. For all town centres it promotes competitive town centre environments that provide consumer choice. This will ensure in a period of consolidated growth successful Barnet centres in successful London suburbs.
- 12.1.4 A new town centre will be created as part of the regeneration of Brent Cross/Cricklewood. This aims to turn the existing traditional out of town shopping centre into a metropolitan town centre with a new high street which spans across the A406 North Circular Road, linking to a new railway station.

Table 12.1 National and London Plan guidance on town centres

The draft revised London Plan and PPS4: Planning for Sustainable Economic Growth [Dec 2009] both require town centre boundaries and primary and secondary frontages to be defined on the proposals map, 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. PPS4 defines edge of centre as 300 metres from the town centre boundary for retail uses and up to 500 metres for an office use provided the town centre contains a public transport interchange.

Town centre uses are defined as retail, leisure, entertainment facilities, more intensive sport and recreation uses, offices and arts, culture and tourism development. PPS4 states that other uses such as leisure could be appropriately located on a town centre edge. It requires an impact assessment for edge of centre and out of centre development over 2,500 square metres and town centre development that could affect neighbouring centres.

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:

- A1 – retail shops for selling goods to the public
- A2 – financial and other professional services
- A3 – restaurants and cafes
- A4 – pubs and bars
- A5 – take aways
- Sui Generis – for example launderettes, taxi businesses, amusement arcades, theatres and nightclubs

12.2 Town Centre Uses

- 12.2.1 Appropriate town centre uses expected to locate within the town centre boundary are defined by PPS4 and include retail, leisure, entertainment facilities, more intensive sport and recreation uses, offices and arts, culture and tourism development. An example of a more intensive sport and recreation use could be a health and fitness centre or cinema. These are uses which will be more acceptable when located in the town centre because of the transport impact that they create from their use. They also help contribute to the continued success of the rest of the town centre.
- 12.2.2 The Council will treat hotels and hostels as tourism development and expect them to locate in a town centre with good public transport links with central London. There are fourteen district and one major town centre in Barnet and twelve have tube or rail links with central London. Due to the potential impact on residential amenity the development of hotels or hostels just outside the town centre boundary will not be acceptable.

12.3 Out of town centre retail

- 12.3.1 All out of town retail development will be required to consider the sequential approach as set out in national policy (PPS4: policy EC15.1). In line with PPS4, extensions which exceed 200m² gross will also need to comply with the sequential approach (EC14.3). In Barnet 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 such large units.

- 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 these centres. This is in line with policy EC3.1d in PPS4. A significant new retail development will be defined as that above 500 m² or a net addition of this amount to an existing unit.
- 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 PPS4 unless they either exceed the floorspace set out in the AAP or the approved hybrid planning permission for Brent Cross/Cricklewood.

12.4 Mixed Use

- 12.4.1 In Barnet's town centres, some of the opportunities to provide a wider mix of uses come from the existing employment spaces. Through regeneration or re-use they can continue to provide employment space whilst also providing new residential and community or leisure floorspace, with retail where appropriate. Employment is critical to a town centres vitality, but the Council needs to ensure that viable employment activity is retained and growth enabled.
- 12.4.2 Policy in 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 this. Retail units will be required where the employment site is part of the existing frontage or it could be extended to increase the frontage.
- 12.4.3 The Council will support community uses in the town centres, as these are the most accessible locations. The definition of community uses covers a wide range of uses that can be relocated to or enhanced within the town centres provided that this does not reduce service coverage in other parts of the borough. Policy DM13: Community, Health and Education Uses provides further detail on community uses. This will deliver community uses and supports the wider vitality and viability of the town centre although an active street frontage will have to be maintained, to enable this. For example health care facilities could be provided in areas of secondary retail frontage.
- 12.4.4 Residential accommodation in town centres can help contribute to vitality and viability by increasing trade for business and enhancing levels of natural surveillance and activity throughout the day and evening. Town centre homes also offer their occupiers ready access to town centre-based services, goods and facilities and public transport, thereby reducing the need to travel by car. However care should be taken to ensure that the primary retail function is not impacted by residential uses. An example of this is where residential access is required to the rear of shops as it should not conflict with space for servicing the retail function.
- 12.4.5 For town centre residential accommodation the standards applied elsewhere in the borough (for example, in relation to car parking and amenity space) may be relaxed in line with policy DM17: Travel Impact and Parking Standards and will be considered

on a case by case basis. Affordable housing will be expected to be provided in line with policy DM10: Affordable Housing Contributions.

12.5 Small Shops

- 12.5.1 Ensuring that there is adequate provision for small shops is important particularly where large scale retail redevelopment occurs. Comprehensive retail redevelopment should provide a mix of retail floorspace including small units. Planning controls on maximum shop unit size and frontage will be applied in certain cases and 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.

12.6 Town centre boundaries

- 12.6.1 Barnet has the most town centres of any borough in London. Town centre boundaries include the main town centre uses (retail, leisure, entertainment facilities, more intensive sport and recreation uses, offices and arts, culture and tourism development). Boundaries are identified for the 14 district centres and one major town centre. The boundaries clearly delineate town and hinterland residential suburb and enable a clear definition of an edge of centre site. An edge of centre site is locally defined as being within 150 metres of the town centre boundary.
- 12.6.2 Many of the town centres in Barnet have developed a linear shape along the principal radial roads that emanate from central London. The national standard for edge of centre sites of 300 metres applies to a more traditional compact town centre which is focused on the nuclei where these radial roads meet. In Barnet the immediate hinterland of all the town centres is residential and the approach is aimed at protecting these areas from inappropriate extensions of the town centre. The approach will be applied flexibly as not all town centres are of this form. As a guide to this flexible approach the Council will use the primary centre frontage as the point from which edge of centre locations are assessed.
- 12.6.3 Appropriate uses for edge of centre sites are offices and community/leisure uses. Developments should not create a negative impact. They should be suitably integrated into the existing town centre and allow easy movement in order to support existing town centre uses. The following issues should be considered:
- siting the development and pedestrian access to it to encourage access to and from the existing town centre
 - ensuring the design and siting of the development promote visual continuity with the existing street scene;
 - making provision for improved pedestrian links between the development and existing facilities; and
 - designing the site layout to give efficient access for all modes of transport.

12.7 Retail frontages

- 12.7.1 Maintaining the existing percentage of retail units (Class A1 uses)¹ in town centre frontages is a 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. The secondary frontage includes the other shops and restaurants that border these. Protecting shops in these frontages seeks to maintain the vitality and viability of the district town centres in Barnet.

¹ Use Classes Order – A1: Retail – Shops, retail warehouse, supermarkets

- 12.7.2 The town centre frontage targets (primary/secondary) used for retail have been reviewed. The evidence set out in the Background Report: District Centre Frontages², identifies that the primary frontage retail uses have broadly been maintained.
- 12.7.3 The secondary frontages present slightly more mixed results. In three town centres the secondary frontages have proportionally more Class A1 use than the primary frontage. Generally though the other town centres continue to reflect the policy approach to secondary frontages being less dominated by retail uses with more restaurants/cafes and financial uses. This reflects the lower footfall found in edge of the town centre locations and justifies designation as secondary frontage.
- 12.7.4 The results of the survey justify maintaining the percentages for A1 use currently applied for both primary and secondary town centre frontages. Instead of identifying individual percentage figures for each town centre shops will be removed, de-designated or re-designated from frontages where appropriate. Appendix 2 sets out the details for each town centre. This will reflect more realistic town centres. The local centres policy will apply in any de-designated frontages.
- 12.7.5 The Council will continue to undertake periodic shopping surveys of the retail frontages in each of the defined town centres and report the results in the Annual Monitoring Report. In calculating the proportion of retail and non-retail uses, vacant properties will be included within the retail use category, irrespective of their most recent use. Change of use from Class A5 (Hot Food Takeaways), through classes A4 (Drinking Establishments), A3 (Restaurants and Cafes), A2 (Financial and Professional Services Class) to Class A1 is permitted development, and most vacant town centre properties will therefore benefit from an assumed Class A1 use.
- 12.7.6 Where the percentage of Class A1 use in a town centre frontage exceeds the threshold applications for a change of use to A2, A3, A4 & A5 will be permitted dependent on the following. For a change of use from A1 to A2, A3, A4 & A5 a unit will have to have been actively marketed for at least 12 months at an appropriate price for both rent and sale prior to the application being made and have had no interest expressed in it for retail or similar use. Provided sufficient evidence can demonstrate this and the existing percentage of Class A1 units plus vacant units exceeds the threshold then change of use to other retail uses classes (A2, A3, A4 & A5) will be permitted.
- 12.7.7 Preventing an over concentration of similar uses is important to maintaining the vitality and viability of the town centre. The planning system is confined to managing uses within the constraints of the use class system. It cannot control one type of Class A1 use over another. However it can limit changes from Class A1 to other non retail high street classes of use such as Class A2, A3, A4 and A5. Where 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.
- 12.7.8 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.

² The Background Report: District Centre Frontages sets out the results of the latest town centre survey of the district centres in the borough. Barnet's town centre retail frontages were also surveyed in 2006 and updated in 2008

- 12.7.9 Any significant new retail development in the 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 is located.
- 12.7.10 New retail developments should be designed to ensure that they are not inward looking or self-contained, but contribute to the vitality and viability of the whole town centre, by creating or maintaining a street frontage building line and providing convenient linkages for pedestrians to access other town centre premises and spaces.

12.8 Evening Uses

- 12.8.1 Evening economy uses cover a range of leisure activities such as bars, restaurants, cinemas, theatres and arts venues. They can all contribute positively to the vitality and vibrancy of town centres. They can improve levels of safety and perceptions of personal safety by providing informal surveillance for passers-by. However, if not properly managed they can result in adverse effect on local residents due to noise, smells, litter and potentially anti-social behaviour. Residential amenity will be a key consideration in any application for an evening use.
- 12.8.2 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.
- 12.8.3 Licensable activities will need to comply with Barnet's Licensing Policy which sets out the Council's approach to the control of these activities, for example in particular the cumulative impact of a significant number of licensed premises concentrated in one area.

Policy DM11 : Development principles in the town centres

The Council will expect a suitable mix of appropriate uses as part of development within the town centres to support their continued vitality and viability.

a: Town centre uses

- i. Significant new retail and other appropriate uses outside the town centres or any expansion of existing out of centre sites will be refused 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.
- ii. The town centre boundaries, primary and secondary retail frontages are shown in the maps in Appendix 2.

b: Primary and secondary frontages

- i. A development proposal which reduces the combined proportion of class A1 retail use at ground floor level (including vacant) in the primary frontage below 75% will not be permitted. The proposal should not create an over-concentration of similar uses which detracts from the retail function of the town centre.
- ii. A development proposal which reduces the combined proportion of class A1 retail use at ground floor level (including vacant) in the secondary frontage below 65% will not be permitted. The proposal should not create an over-concentration of similar uses which detract from the retail function of the town centre.
- iii. Change from a retail use (Class A1) will be strongly resisted 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 Class A1 use. All alternatives to Class A1 use will be subject to amenity impacts.
- iv. Any significant new retail development will be expected to provide a mix of unit sizes, avoid an inward looking layout, maintain the street frontage and provide suitable and convenient linkages for shoppers to access other town centre uses.
- v. Evening economy uses will be expected not to have an adverse affect on the amenity of local residents and be in keeping with the scale and character of the surrounding area. Planning conditions and planning obligations will be used to manage impact from food, drink and entertainment venues.

c: Mixed use development

1. 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

- ii. Town Centre Frameworks
- iii. identified as a Locally Significant Industrial Site or Business Locations.

- 2 Appropriate mixed use re-development will be expected to provide re-provision of employment use, residential and community use.
- 3 The Council will consider the location of new and the relocation of existing community, leisure and cultural uses (including arts) to the town centres only where they maintain active frontages.

Useful References

- PPS4: Planning for Sustainable Economic Growth; CLG; Dec 2009
- Planning for Town Centres: Practice guidance on need, impact and the sequential approach; CLG; Dec 2009
- The London Plan (consolidated with Alterations since 2004); Mayor of London; February 2008
- draft replacement London Plan; Mayor of London; October 2009
- Outline planning permission for Brent Cross Cricklewood, October 2010
- Colindale Area Action Plan; Barnet; March 2010
- Mil Hill East Area Action Plan, 2009
- The Background Report: District Centre Frontages; April 2011
- Licensing policy; Barnet; January 2005
- Town Centre Floorspace Needs Assessment, 2009
- Town Centre Floorspace Needs Assessment, Update 2010
- Circular 03/05: Changes of Use of Buildings and Land - The Town and Country Planning (Use Classes) Order 1987. ODPM; March 2005

13. Maintaining the local centres and parades

- 13.1.1 Core Strategy Policy CS6: Promoting Barnet's town centres sets out that the variety of town centres in the borough all have different roles and functions to play. The local centres and parades are particularly important for those less mobile such as older people, people who are mobility impaired, parents with young children and people without access to a car.

Table 13.1 National and London Plan guidance relevant to town centres

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.

- 13.1.2 Neighbourhood and local centres are both recognised as local centres. Both occupy the same position in the London Plan town centre hierarchy. The Council has identified frontages in Neighbourhood and local centres in order to protect them and manage change. The retail frontages of the following local centres are defined in appendix 4:
- Friern Barnet
 - East Barnet Village
 - Market Place
 - Childs Hill
 - West Hendon
 - Golders Green Road
 - Hampden Square
 - Holders Hill Circus
 - Great North Road
 - Colney Hatch Lane
 - Apex Corner
 - Hale Lane
 - Deansbrook Road
 - New Southgate
 - Grahame Park
- 13.1.3 Protecting retail uses (Class A1) from change in the local centres is the priority. Loss of Class A1 will generally be resisted. As well as providing for local needs shops in the local centres and parades can provide specialist uses which may not be found in the larger town centres. Subject to sufficient evidence demonstrating lack of demand for Class A1 use a sequential approach will be followed with uses such as cafes/restaurants (A2-A5) considered before other town centre uses such as community uses. Not all uses will be appropriate as an active frontage will need to be maintained to ensure the continuity of the frontage and vibrancy in the local centre or parade. For individual shops and smaller parades, proposals will need to demonstrate that adequate provision of local shops and services is maintained.
- 13.1.4 For a change of use from Class A1 to A2, A3, A4 & A5 a unit will have to have been actively marketed for at least 12 months at an appropriate price for both rent and sale prior to the application being made and have had no interest expressed in it for retail or similar use. Provided sufficient evidence has been provided to demonstrate this then change of use to other retail uses classes (A2, A3, A4 & A5) will be permitted.
- 13.1.5 Preventing an over concentration of similar uses is important to maintaining the vitality and viability of the local centre or parade. The planning system is confined to managing uses within the constraints of the use class system. 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 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.

- 13.1.6 Where local need can be justified non A use class will be permitted. This can include community uses, B1 office or residential. The impact on the continuity of activity in the frontage will need to be considered. Maintaining an active frontage onto the street such as windows, entrances, receptions and waiting rooms which look out onto the street will be important. This allows overlooking of public areas adding to security and helping maintain the vitality of a centre or parade.
- 13.1.7 The requirements that are set out in policy DM01: Protecting Barnet's Character and Amenity, DM02: Development Standards, DM13: Community, Health and Education uses and DM14: New and Existing Employment Space will all be expected to be considered where appropriate.

Policy DM12: Maintaining local centres and parades

The Council will protect all retail uses (Class A1) in the existing local centres, parades and isolated shops unless it can be demonstrated that:

- i. there will be no significant reduction of shopping facilities as a result; and
- ii. that alternative shopping facilities that are similarly accessible by walking, cycling or public transport exist to meet the needs of the area; and
- iii. the proposed use is within Class A2, A3, A4, A5 or meets an identified local need; and
- iv. there is no demand for continued Class A1 use, and that the site has been marketed effectively for such use.

A proposal that either creates an over concentration of Class A3, A4 and A5 uses or has a significant adverse affect 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 Class A1 use. Proposals for residential use should not cause a break in a frontage.

Useful References

- PPS4: Planning for Sustainable Economic Growth; CLG; Dec 2009
- The Background Report: Local Centre Frontages; April 2011

14. Community and education uses

- 14.1.1 Core Strategy policy CS10: Enabling Inclusive and Integrated Community Facilities and Uses, aims to ensure that we provide the right community facilities for Barnet's communities. The Council plan to protect existing community and education uses in a range of locations across the borough, and ensure that new facilities are in accessible locations. Community facilities provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Table 14.1 National and London Plan guidance for community and education uses

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”.

The draft revised London Plan advises in Policy 3.17: “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.

The draft revised London Plan also sets criteria for educational facilities in Policy 3.19, Healthcare facilities in policy 3.18, Sports facilities in Policy 3.10 and Arts, Culture and Entertainment in Policy 4.6

- 14.1.2 Community and education uses include 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.
- 14.1.3 The Council recognise that there is a need for a range of community and religious facilities in Barnet to support the requirements of different ethnic, religious, social and interest groups in the borough. Over the next ten years Barnet's population will increase and change our existing communities, attracting a much younger and more diverse population. There will be a marked increase in the number of children aged between 5-14 years old and number of people over the age of 65. It is therefore important that the DM13: Community and education uses can respond flexibly to these changes.
- 14.1.4 Protecting all community and education uses without exception could reduce the possibilities of developers or community use promoters coming forward with proposals to mix and/or intensify community uses or relocate them to more accessible locations.
- 14.1.5 Community and education uses should be easily accessible to users. New uses should seek to locate in town centres and local centres first before other locations which 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.

- 14.1.6 Special care will be needed in locating facilities which generate a large demand for travel at particular times such as schools, religious buildings, cinemas and sports facilities. Ensuring there is no significant impact on the free flow of traffic is important and assessing transport impact in line with DM17: Travel Impact and Parking Standards will be expected.
- 14.1.7 Community and educational uses may be appropriate in residential areas. However, it should be ensured that the development of such uses in residential areas does not 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. Both new buildings and the conversion of existing buildings will be considered. In town centre retail frontages and local centres community uses should comply with policies DM11: Development Principles for Barnet's Town Centres and DM12: Maintaining our Local Centres and Parades. Education uses will not be appropriate uses in retail frontages.
- 14.1.8 When considering the loss of any community or educational use, the following factors should all be demonstrated:
- Does the facility meet the needs of a specific section of the community eg older people or religious/faith community?
 - Can these needs be met by another local community facility or proposed facility (replacement)?
 - Could the facility be improved? Could it be used for another community use?
 - How accessible is the building to public transport, walking and cycling and other local services such as shops and could this access be improved?
 - Is there an overriding community need for another use?
 - Has 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
- 14.1.9 Redevelopment of a community or educational facility will be permitted where the above factors are appropriately addressed and the criteria set out in the policy are met. It needs to be clear that the existing community's needs would still be met. Introducing a wider mix of uses on a community site or intensifying a community use or function is supported in the Core Strategy, provided accessibility and the impact on residential amenity is addressed. If there are improvements to existing community or education uses they should consider how improvements to local public transport can be made to improve access.
- 14.1.10 Adapting a building or land for another community use would be preferable to its loss to another use. This could also be part of a mixed use redevelopment which re-provides adequate facilities on site. Alternatively improvements can be provided at another location and secured via a legal agreement.
- 14.1.11 Educational uses have been highlighted by the Secretary of State for Communities and Local Government as a priority. 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, consultation³ 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.

³ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1734022.pdf>

Policy DM13: Community and education uses

a: Loss of community / educational use

Loss of community / educational use will only be acceptable in exceptional circumstances where:

- i. New community or education use of at least equivalent quality or quantity are provided on the site or at a suitable alternative location; or
- ii. There is no demand for continued community or education use, and that the site has been marketed effectively for such use.

b: New community or educational use

Where it can be demonstrated that no town centre or local centre site is available, new community or educational uses should be located where they are accessible by public transport, walking and cycling.

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.

Useful References

- draft revised London Plan; Greater London Authority; October 2009
- Planning for Schools Development; CLG; October 2010
- Removing Planning Barriers (Schools); statement by Secretary of State for CLG Eric Pickles; July 2010

15. New and existing employment space

- 15.1.1 Policy CS8: Promoting a Strong Prosperous and Enterprising Barnet sets out that the Council will support the Borough's economy by protecting viable employment premises which meet the needs of modern business and encourage improvements to the quality of existing employment spaces including mixed use space in the town centres.

Table 15.1 National and London Plan guidance relevant to new and existing employment space

PPS4 (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.

The London Plan seeks to provide a range of workspaces and office premises of different types, sizes and costs. It promotes the renovation and renewal of existing stock and mixed use redevelopment. 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.

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:

- B1 – office high tech/research and light industry
- B2 – industrial
- B8 - warehousing

15.2 Existing Employment Space

- 15.2.1 A qualitative appraisal was undertaken to assess employment estates (clusters of sites or areas) for quality and viability and identify those that can be released for alternative uses. Further detail of this assessment is contained in the Employment Land Survey.
- 15.2.2 Industrial sites and business locations that have been assessed as high quality and viable are protected and identified as Locally Significant Industrial Sites, (suitable for Class B2 and B8 uses) an Industrial Business Park and various Business Locations (suitable for Class B1 uses). These sites are identified on the Proposals Map. They are also listed and mapped in Appendix 5. The following are newly protected locations; Regents Park Road employment cluster, Squires Lane, Redrose Trading Centre and Oakleigh Road South. These sites are recommended for safeguarding in the Employment Land Survey. In these locations a site may not be redeveloped for a non employment use (non B Class use) under any circumstances. This is to ensure that viable employment locations are maintained in the borough.
- 15.2.3 All proposals for redevelopment of employment uses to another employment use should consider their impact on local employment. Redevelopment should demonstrate it's contribution to local employment. The Council would expect the proposal to provide a more intensive employment use by demonstrating the level of employment. Proposals which cannot do this will be resisted. In particular this applies to conversion of Class B1 and B2 space to B8 and applies to sites identified as Locally

Significant Industrial Sites, the Industrial Business Park and various Business Locations but also locations outside these areas.

- 15.2.4 Outside these locations all employment spaces will be protected where viable to enhance Barnet's local economy and support enterprise potential. Employment spaces are defined as Class B1, B2 and B8. 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 consideration and re-provision, preferably of small business units will be favoured which can re-provide an equivalent amount of floorspace or employment intensity. A financial contribution will be required for employment training where this cannot be delivered satisfactorily on site. Further detail is set out in the SPD on Contributions to Enterprise, Employment and Training.
- 15.2.5 In addition to demonstrating a lack of viability in the short, medium and long term, proposals to redevelop employment spaces need to demonstrate why a site is no longer suitable. The following questions should be considered:
- Is the building purpose built for employment or has it been adapted?
 - Does the size of the building make it suitable for small or medium enterprises (SME's)?
 - Is the site or building part of a wider employment area and would the loss affect the continued operation of neighbouring uses?
 - How accessible is the site by road and public transport?
 - Is the site suitable for another employment use such as office space?
 - Is the existing building obsolete/not fit-for-purpose to meet modern day commercial requirements
- 15.2.6 Where proposals to redevelop existing employment space in town centres and edge of centre sites can demonstrate that they are no longer viable and suitable then they will be expected to re-provide mixed use redevelopment with some employment use, residential and community use.
- 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 on sites outside a town centre will need to demonstrate that there are no town centre sites available.
- 15.2.8 New employment uses, in particular industrial uses, must demonstrate that they are making the right provision for deliveries and servicing. Access for uses that are expected to contribute to traffic congestion such as warehouses will be required to locate close to tier one (strategic routes) and tier two (distributor routes) roads. These tiers are strategic roads which cater for through traffic across boroughs and beyond.
- 15.2.9 Brent Cross Cricklewood is expected to deliver a large amount of new office floorspace as part of the redevelopment of the regional shopping centre and surrounding land. As part of the regeneration identified in the approved hybrid planning application there will be a loss of industrial floorspace which is treated separately from policy DM14: New and Existing Employment Space.

Policy DM14: New and existing employment space

a: Existing employment space

- i. Proposals which result in a redevelopment or change of use of a Locally Significant Industrial Site or Industrial Business Location as shown on the

Proposals Map to a non B Class use will not be permitted.

- ii. 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 active 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.
- iii. Office space (Class B1) should be retained in town centres and edge of centre locations. Loss of office space (Class B1) will only be permitted in town centres and edge of centre locations 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 active marketing has been undertaken. Where this can be demonstrated the proposal will be expected to provide appropriate mixed use re-development which provides some re-provision of employment use, residential and community use.
- iv. Proposals to redevelop or reuse an existing employment space which reduces the levels of employment use and impacts negatively on the local economy will be resisted.
- v. Where appropriate, loss of employment space will be expected to provide mitigation in the form of contributions to employment training.

b: New employment space

- i. All proposals for new office space should follow a sequential approach which considers town centre sites before edge of centre sites.
- ii. New industrial/warehousing space will be expected to locate in Locally Significant Industrial sites. Warehousing uses or uses which generate high levels of movement should be located in close proximity to tier one and two roads as set out in DM17 Travel Impact and Parking Standards and minimise impact on residential areas.
- iii. Proposals for new employment space will be expected to provide on site servicing for the intended use and include space for waiting for goods vehicles.

Useful References

- Employment Land Study; Barnet; 2009
- PPS4: Planning for Sustainable Economic Growth; CLG; Dec 2009
- The London Plan (consolidated with Alterations since 2004); Mayor of London; February 2008
- Outer London Commission – Interim Conclusions, 2009

16. Green belt and open spaces

- 16.1.1 Core Strategy policy CS7: Protecting and Enhancing Barnet's Open Spaces, aims to protect and improve the provision of open space and protect and enhance biodiversity. Open space can be either publicly accessible or private. They are valued for many reasons including leisure and sporting use, health benefits, heritage value, biodiversity and their role in controlling urban sprawl.
- 16.1.2 Policy aims to both protect and enhance access to these spaces as vital green and open features of Barnet's leafy suburbs. Providing more public access to a variety of spaces also helps to deliver the green and social infrastructure required for a growing Barnet.

Table 16.1 National and London Plan guidance for open spaces

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 dwellings. Inappropriate development would have to demonstrate very special circumstances.

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.

PPG17: Open Space, Sport and Recreational Facilities (July 2002) 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, and that open spaces should not be built on unless they have been identified as surplus to requirements.

The draft revised 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).

16.2 Green Belt / Metropolitan Open Land

- 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. 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.
- 16.2.2 Appropriate uses in Green Belt or MOL include 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 and

nature conservation value of the countryside. In line with Policy DM01: Protecting Barnet's Character and Amenity and DM15: Green Belt and Open Spaces they should demonstrate their harmony with the surrounding countryside and impact on biodiversity.

- 16.2.3 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. Extensions which lead to over-development, or over-intensification of the use of the site will be refused.
- 16.2.4 Replacement dwellings need not be inappropriate provided the replacement dwelling is not materially larger than the dwelling it replaces, and the open character of the Green Belt and MOL is maintained. Equally any proposals for the change of use of buildings, or the creation of new curtilage, will be assessed against the openness of the Green Belt and MOL, and the characteristic form of the existing buildings.
- 16.2.5 Development adjacent to Green Belt/MOL should respect the character of its surroundings and the visual amenity of these areas. The council will resist proposals which would have a detrimental effect on visual amenity, or the openness, purposes and objectives of these designated areas.

16.3 Open Spaces

- 16.3.1 People need a variety of open spaces close to where they live. Open space can provide the opportunity for relaxation, play, socialising and sporting activity which contribute to healthy lifestyles.
- 16.3.2 The open spaces other than Green Belt and Metropolitan Open Land protected by this policy are defined as follows:
 - public open space (as defined by the Public Open Space Hierarchy in the revised draft London Plan – Table 7.2)
 - outdoors sports (including playing fields, sports pitches and golf courses),
 - allotments and cemeteries
- 16.3.3 Development on open space will be acceptable in exceptional circumstances. It may be acceptable if it is small scale and ancillary to the use of the open space, compliments its functions and does not harm its open character. In line with DM16: Biodiversity any potentially acceptable development on open space will need to evaluate the impact on biodiversity, protected species and habitat or species identified in the London Biodiversity Action Plan or other biodiversity interest.
- 16.3.4 The other exception where development on open space is acceptable is 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 be provided in the local catchment area to ensure that it does not create further deficiency in public access to open space deficiency. The Barnet 'Open Space, Sport and Recreational Facilities Needs Assessment' can be used to assess a better quality of provision.
- 16.3.5 The Barnet 'Open Space, Sport and Recreational Facilities Needs Assessment' provides evidence on the existing open space network and its intrinsic values. It provides a basis for improving the quality and potential uses of open spaces to cater for increasing future demand arising from growth and the changing needs of the community.
- 16.3.6 The success and value of an open space network is dependent on three principal factors: the quantity, quality and accessibility of open spaces. These three factors are used to assess the level of need in Barnet. The Assessment applies these factors to the existing open spaces in the borough to create a standard for Barnet. Where a

development is in an area of deficiency for publicly accessible open space new open space should be provided in line with these standards:

- Parks (1.63 hectares per 1,000 residents)
- Children's play (0.09 hectares per 1,000 residents)
- Sports pitches (0.75 hectares per 1,000 residents)
- Natural green spaces (2.05 hectares per 1,000 residents).

- 16.3.7 Map 10 in the Core Strategy highlights those parts of the borough that are deficient in public open space. In such locations the Council will expect contributions from development in order to overcome that deficiency.
- 16.3.8 Policy DM02: Development Standards sets out the requirements for the provision of children's playspace. A higher standard than 0.09 hectares may be required for larger developments. This is because larger developments may need to provide facilities on site for younger children in line with the Mayor of London's SPG.
- 16.3.9 In line with DM06: Barnet's Heritage and Conservation the historic significance of any open space should also be considered if it is affected by a development. The London Parks and Gardens Trust lists all those parks and gardens with historic value in the borough.

Policy DM15: Green Belt and Open Spaces

a: Green Belt / Metropolitan Open Land

1. Development proposals in Green Belt are required to comply with Planning Policy Guidance 2: Green Belt. In line with the London Plan the same level of protection given to Green Belt land will be given to Metropolitan Open Land (MOL).
2. 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 and does not maintain their openness and would harm their visual amenity.
3. The construction of new buildings, and changes of use of existing land and buildings, within the Green Belt or Metropolitan Open Land, unless there are very special circumstances, will be inappropriate, except for the following purposes:
 - i. Agriculture, horticulture and woodland;
 - ii. Nature conservation and wildlife use; or
 - iii. Essential facilities for appropriate uses will only be acceptable where they do not have an adverse impact on the openness of Green Belt or MOL.
4. Extensions to buildings in Green Belt or MOL will only be acceptable where they do not result in a disproportionate addition over and above the size of the original building or an over intensification of the use of the site.
5. The replacement or re-use of buildings will not be permitted where they would have a greater adverse impact on the openness of the area or the purposes of including land in it, compared with the dwellings they replace or the previous buildings use.
6. Development adjacent to Green Belt/MOL should not have a detrimental impact on visual amenity and respect the character of its surroundings.

b: Open Space

1. Open space will be protected from development. In exceptional circumstances loss of open space will be permitted where the following can be satisfied:

i. The development proposal is a small scale ancillary use which supports the use of the open space or

ii. Equivalent or better quality open space provision can be made.

Any exception will need to ensure that it does not create further public open space deficiency and has no significant impact on biodiversity.

2. In areas which are identified as deficient in public open space, where the development site is appropriate or the opportunity arises the Council will expect on site provision in line with the standards set out in the supporting text [para 16.3.7].

Useful References

- PPG2: Green Belt Jan 1995
- PPS7: Sustainable Development in Rural Areas (Aug 2004)
- PPG17: Open Space, Sport and Recreational Facilities (July 2002)
- Providing for Children and Young People's Play and Informal Recreation SPG; Greater London Authority; March 2008
- Barnet's Open Space, Sport and Recreational Facilities Needs Assessment, 2009
- London Parks and Gardens Trust – inventory of historic green spaces
- Barnet Play Strategy 2007-2011 (2007)
- Operational Plan for the Management of the London borough of Barnet's Green Spaces 2007-2011 (2007)

17. Biodiversity

- 17.1.1 Core Strategy policy CS7: Protecting and Enhancing Barnet's Open Spaces, aims to protect and enhance biodiversity across the borough. The network of green spaces, places and features that thread through and surround urban areas and connect town to country are known as Green Infrastructure. Barnet's Green Infrastructure includes: Green Belt and MOL, parks and gardens, natural and semi-natural green spaces, trees, hedgerows and green corridors, playing pitches and outdoor sports facilities, amenity green space, landscape, children's play facilities, allotments, community gardens and urban farms, cemeteries and churchyards, rivers, streams and open water areas as well as green roofs and walls.

Table 17.1 National and London Plan guidance for biodiversity

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 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.

In line with this the draft replacement London Plan Policy 7.9E 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.

- 17.1.2 Development proposals should consider their impact on areas designated for nature conservation, protected species and habitat or species identified in the London Biodiversity Action Plan. The protection of biodiversity in the wider environment is also relevant where of interest.
- 17.1.3 Many individual wildlife species receive statutory protection under a range of legislative provisions. In Barnet, the main specially-protected species that are likely to be encountered are bats, great crested newts, grass snakes, the common lizard and slow worms.
- 17.1.4 The London Biodiversity Action Plan identifies the important habitats and species which are important for London setting out targets for improvements in both quality and quantity. It also sets out priority species which are the nationally rare species of conservation concern found in London. These are categorised under birds, fungi, invertebrates, vertebrates and plants. Where appropriate the Council will protect these species and the habitat which supports them.
- 17.1.5 In line with 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. In line with PPS9 the level of biodiversity interest identified determines the weight given to retaining biodiversity in the wider environment.

- 17.1.6 In line with the London Plan proposals which may affect a site of nature conservation importance (SINC) should avoid adverse impact on the nature conservation value of the site, or if this is not possible minimise such impact and seek mitigation of any residual impacts. The significance of the impacts should be set out in a report supported by survey work. In exceptional circumstances, where development is to be permitted because of reasons which are judged to outweigh significant harm to nature conservation, appropriate compensation should be made.
- 17.1.7 Nature conservation sites are identified in a hierarchy of importance and Table 17.2 identifies the sites designated in Barnet:
1. Sites of Special Scientific Interest (SSSIs) are of national importance;
 2. Sites of Metropolitan Importance are of London-wide significance;
 3. Borough Grade Sites of Nature Conservation Importance (SINCs) are significant in a Barnet-wide context (albeit that they are sub-divided, on the basis of their quality, into two grades);
 4. Sites of Local Importance are of particular value to nearby local residents and schools because they are designated in areas deficient in wildlife sites;

Table 17.2 Sites of Nature Conservation Importance in Barnet

Sites of Metropolitan Importance	
<ul style="list-style-type: none"> Brent Reservoir (or the Welsh Harp) (SSSI) Hampstead Heath Hadley Green Edgware Way Rough Rowley Green Common (<i>Local Nature Reserve</i>) 	<ul style="list-style-type: none"> Mill Hill Substation Pastures Totteridge Fields and Highwood Hill Scratchwood (<i>Local Nature Reserve</i>) Arrandene Open Space & Featherstone Hill
Sites of Borough Importance-Grade I	
<ul style="list-style-type: none"> Coppett's Wood and Scrubland (<i>Local Nature Reserve</i>) Glebe Lane Pastures The Folly Brook and Darlands Lake (<i>Nature Reserve</i>) Glebelands (<i>Local Nature Reserve</i>) Monken Hadley Common The Upper Dollis Brook 	<ul style="list-style-type: none"> Oak Hill Woods (<i>Local Nature Reserve</i>) Totteridge Croft Field (or Dell's Down Acre) Big Wood and Little Wood (<i>Local Nature Reserve</i>) Mill Hill Golf Course
Sites of Borough Importance- Grade II	
<ul style="list-style-type: none"> Sulloniacis Pastures Edgwarebury Brook Deans Brook Mill Hill Old Railway (<i>Nature Reserve</i>) The Silk Stream and Burnt Oak Brook Moat Mount (<i>Local Nature Reserve</i>) and Mote End Farm Bruno's Field Totteridge Common The Mill Field Copthall Railway Walk and Copthall Old 	<ul style="list-style-type: none"> Ashley Lane King George's Field Totteridge Green Northern Line Railway Embankment, High Barnet Lower Dollis Brook St Pancras and Islington Cemetery North Middlesex Golf Course Ponds New Southgate Cemetery Pymme's Brook Rowley Lodge Field

<ul style="list-style-type: none"> Common Drivers Hill Burtonhole Lane and Pasture 	<ul style="list-style-type: none"> Arkley Lane and Pastures Arkley South Fields Turners Wood
Sites of Local Importance	
<ul style="list-style-type: none"> Clay Lane Grahame Park Sunny Hill Park Barnet Countryside Centre Bell's Hill Burial Ground Clitterhouse Playing Fields Avenue House Grounds East Finchley Cemetery The Mutton Brook Greenhill Gardens Friary Park 	<ul style="list-style-type: none"> Oakleigh Park Rail Cutting Cherry Tree Wood College Farm Prince's Park Lakeside Nature Reserve Hendon Park & Northern Line Rail Cutting Edgwarebury Park Woodridge School Nature Reserve Barfields Allotments Nature Park Belmont Open Space, Cockfosters Copthall South Fields

- 17.1.8 Where appropriate proposals will be expected to contribute to biodiversity improvements and the wider agenda for a 'Green Grid' (green links and chains between open spaces). The Green Infrastructure SPD will provide further detail on Barnet's strategic approach for the creation, protection and management of networks of green infrastructure.
- 17.1.9 Where new open spaces are provided or landscaping is included as part of development proposals Barnet will favour the provision of habitats for species identified in the London Biodiversity Action Plan.
- 17.1.10 Access to areas of nature conservation is important, in particular given the opportunities they provide children for education and play. The majority of the Borough is within 1km of Metropolitan or Borough Grade Sites of Nature Conservation Importance (SINC) and 500m of any nature conservation site. However the Open Spaces Assessment identified fifteen nature conservation sites that have poor accessibility in terms of walking, cycling, bus or rail. In these areas development will be expected to contribute to improving access where necessary and practical.

DM16: Biodiversity

- When considering development proposals the Council will, where appropriate, seek the retention and enhancement, or the creation of biodiversity.
- 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 7.9E.
- Development adjacent to or within areas identified as part of the Green Grid Framework will be required to make a contribution to the enhancement of the Green Grid.

Useful References

- Circular 06/2005: Biodiversity and geological conservation – statutory obligations and their impact within the planning system. ODPM Aug 2005
- PPS9: Biodiversity and Geological Conservation (Aug 2005)
- London Biodiversity Action Plan
- London's Natural Signatures: The London Landscape Framework; Natural England. January 2011

18. Travel Impact and Parking Standards

- 18.1.1 Core Strategy Policy CS9: Providing Safe, Effective and Efficient Travel aims to relieve pressure on Barnet's transport network and reduce the impact of travel whilst maintaining freedom and ability to move at will and facilitating planned growth. DM17: Travel Impact and Parking Standards sets out the policies on 'movement' which are intended to contribute towards a safe, effective and efficient transport system which is available to all in Barnet to benefit from, and help ensure that new development is encouraged in locations that are accessible by an appropriate range of travel modes.

Table 18.1 National and London Plan guidance on transport impact and parking

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 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.

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 revised draft London Plan 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.

18.2 Road Safety

- 18.2.1 In planning new developments, the needs of vulnerable road users must be taken into account. The location of the development, access routes and the site layout need to be planned to ensure that all road users can travel to and from the site in safety. Where necessary, suitable facilities to assist vulnerable road users, such as crossings, cycleways and footpaths, should be provided, and where necessary the council will seek developer funding for their provision.

18.3 Road Hierarchy

- 18.3.1 Barnet's road hierarchy is made up of three tiers; tier one are strategic routes, tier two distributor roads and tier three are local roads. Any uses fronting onto the higher tier routes (1 and 2) should carefully consider access arrangements as catering for through-traffic will normally have priority over adjacent land uses. Access on to any road should ensure that road function and the safety of road users is not compromised.

18.4 Development, Location and Accessibility

- 18.4.1 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 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.

18.5 Transport Assessment

- 18.5.1 The generation of additional traffic, especially at peak times, by new development should be minimised. In many cases, some additional traffic cannot be avoided, but good location, design and management can reduce its amount and effect. In planning new development, its full impact on the whole transport system will need to be considered and where necessary, mitigation measures required in order to ensure that the additional travel generated by a proposed development can be accommodated. Transport Assessments should be provided in accordance with the criteria set out in Department for Transport guidance, Appendix B – Indicative thresholds for Transport Assessments.

18.6 Travel Planning

- 18.6.1 Travel plans can be an effective way of encouraging more efficient use of the transport system, including less car use. By drawing-up these plans, organisations such as businesses and educational establishments, can identify ways in which their employees, and in some cases customers, can be helped and encouraged to travel using methods other than the car. Travel plans need to be produced for all developments that exceed the relevant Department for Transport 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 oyster cards, cycle purchase vouchers and car club membership. Travel plans should also be regularly reviewed. Arrangements for enforcement in the event that agreed objectives are not met are also required. In appropriate situations, through the use of S106 agreements and conditions, the council will require occupiers of new development to adopt and maintain Travel Plans.

18.7 Local Infrastructure Needs

- 18.7.1 The Council will work closely with bus, coach, tube and train operators and other key stakeholders in seeking improvements to public transport services although locating developments in areas well served by public transport will lead to greater public transport use. Developers can assist by ensuring sites are designed to make public transport easy to use. Where appropriate, and in collaboration with public transport providers, the Council will seek legal agreements to achieve improvements to public transport facilities and/or services.
- 18.7.2 A network of cycle routes is being developed in the borough, and developers may be able to encourage cycling by providing links to the network, and other complementary facilities.
- 18.7.3 The Council recognise that a reduction in heavy goods and other large vehicle movements would be beneficial to road safety, air and noise quality, but the needs of business must be taken into account and so we will aim to balance the needs of commerce with that of protecting and enhancing the environment. The Council will maintain and introduce controls to prevent the use of unsuitable routes by heavy goods and other large vehicle where suitable alternative routes are available. Developments that require regular deliveries of goods, materials and/or equipment

should be located in close proximity to Tier 1 and 2 roads, to avoid the need for heavy goods vehicles to use lower tier roads, particularly through residential areas. Planning conditions may be applied to new developments to control heavy goods and other large vehicle movements, including controls on hours of operation. This will be through requiring developers to produce Construction Management and Delivery and Servicing Plans.

- 18.7.4 Policy CS15: Delivering the Core Strategy sets out that the use of 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.

18.8 Parking Management

- 18.8.1 In the revised draft London Plan the Mayor expects to see an appropriate balance struck between promoting new development and preventing excessive car parking provision that can undermine the use of other modes. The draft London Plan recognises that London is a diverse city that requires a flexible approach to identifying the appropriate levels of car parking. Generally minimum levels of car parking are advocated and Table 6.1 in the draft revised London Plan sets out the Mayor's maximum parking standards which will apply to the borough.
- 18.8.2 Our approach to parking provision accepts the need for restraint, but intends to apply it with sensitivity to local circumstances. While all non-residential development should comply with the parking standards set out in the draft revised London Plan in deciding on residential parking requirements, we will continue to apply the standards set out in the adopted UDP 2006. This provides flexibility to consider the accessibility of individual locations, based on:
- The level of public transport accessibility (PTAL);
 - Parking stress including the level of on-street parking control;
 - The population density and parking ownership of surrounding areas;
 - The location (i.e. is it in a town centre);
 - Ease of access by cycling and walking; and
 - Other relevant planning or highways considerations, such as to whether the proposal is a conversion of an existing use.
- 18.8.3 Appropriate parking for disabled people should always be provided and provision should also be made for motorcycle parking. The parking requirements for the emergency services which have particular operational needs will need to be assessed on an individual basis. Uses which don't have parking standards set out in the London Plan will be required to be assessed by the developer as part of the TA.
- 18.8.4 Some developments may have difficulty meeting parking requirements, particularly in town centres. In these situations the developer may be permitted to forgo the parking requirements and where necessary in Controlled Parking Zones (CPZ) the Council will restrict the occupiers from obtaining car parking permits through a legal agreement. This will help reduce parking congestion in town centres for other users.
- 18.8.5 Development proposals will need to demonstrate through a parking survey that sufficient on- street capacity is available to deliver limited or no on site parking. A legal agreement will be required to restrict future occupiers from obtaining on street parking permits in a CPZ where there is insufficient parking capacity on-street. 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.

- 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. Major residential, high density developments will provide secure on site spaces for each unit. Mixed use town centre development will provide secure off street space where possible as part of the development and on street spaces as part of public realm improvements. Showering and changing facilities for cyclists should be provided as part of all non-residential development.

Policy DM17: Travel impact and parking standards

a: Road Safety

The Council will ensure that the safety of all road users is taken into account when considering development proposals, and will refuse proposals that unacceptably increase conflicting movements on the road network or increase the risk to vulnerable users.

b: Road Hierarchy

The Council will seek to ensure that roads within the borough are used appropriately according to their status in the defined road hierarchy. In taking into account the function of adjacent roads the council may refuse development proposals which would result in inappropriate road use, or adversely affect the operation of roads in an area

c: Development, Location and Accessibility

The Council will expect major development proposals with the potential for significant trip generation to be in locations which are, or will be made, highly accessible by a range of transport modes.

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 criteria) 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.

e: Travel Planning

For significant trip generating developments, (defined by Department for Transport criteria), 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.

f: Local Infrastructure Needs

- i. Developments should be located and designed to make the use of public transport more attractive for all users by providing improved access to existing facilities, and if necessary the development of new routes and services, including improved and fully accessible interchange facilities.
- ii. The Council will expect development to provide safe and suitable access arrangements for all road users to new developments. Where improvements or changes to the road network are necessary by virtue of an approved

development, the Council will secure a Legal Agreement from the developer.

- iii. The Council will require appropriate measures to control vehicle movements, servicing and delivery arrangements. Where appropriate the Council will require Construction Management and/or Delivery and Servicing Plans.
- iv. Where appropriate, development will be required to improve cycle and pedestrian facilities in the local catchment area by providing facilities on site and/or funding improvements off site

g: Parking management

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:
 - i. 2 or more spaces per unit for detached and semi detached houses (4 or more bedrooms)
 - ii. 1 or more spaces per unit for terraced houses and flats (1 to 3 bedrooms)
2. Residential development may be acceptable which proposes limited or no parking where either of the following can be demonstrated:
 - i. surveys indicate that there is sufficient on-street parking capacity and
 - 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 and the applicant is willing to enter into a legal agreement which restricts future occupiers from obtaining on street parking permits.

Useful References

- The London Plan (consolidated with Alterations since 2004); Mayor of London; February 2008
- draft revised London Plan; Greater London Authority; October 2009
- Guidance on Transport Assessment; Department of Transport; March 2007
- Mayor's Transport Strategy, May 2010
- PPG13: Transport; ODPM; April 2001
- Infrastructure Delivery Plan, October 2010

19. Telecommunications

- 19.1.1 As set out in Core Strategy policy CS5: Protecting and Enhancing Barnet's Character to Create High Quality Places, development in Barnet should respect the local context and distinctive local character, creating places and buildings of high quality design.

Table 19.1 National telecommunication guidance

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.

- 19.1.2 The Council will seek to ensure that the development of modern telecommunications equipment is sympathetic to Barnet's suburban townscape and countryside. The aim is to ensure that telecommunications equipment is kept to a minimum through encouraging the sharing of existing facilities and/or proposed where this is technically possible. The visual impact of telecommunications equipment can be minimised through careful design, placement, colouring and landscaping. In addition, using available technologies to miniaturise and camouflage apparatus can also contribute to reducing any visual intrusion. This will help to protect the character of an area and the appearance of property.
- 19.1.3 The policy applies to planning applications or prior notification applications for the installation of satellite dishes, microwave antennae, radio masts, cabinet boxes and other types of telecommunications apparatus which require planning permission. When considering such applications the Council will also have regard to the legal requirements placed upon telecommunications operators to provide an adequate service, and any technical and operational constraints that may be faced.

Policy DM18: Telecommunications

Proposals for the installation of telecommunications equipment will be permitted where it can be demonstrated that:

- i. There is no significant adverse effect on the external appearance of the building on which or space in which they are located;
- ii. The special character and appearance of all heritage assets are preserved or enhanced;
- iii. The possibility of sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and where practical becomes the preferred location;
- iv. Technologies to miniaturise and camouflage any telecommunications apparatus have been fully explored;
- v. They are appropriately designed, coloured and landscaped to take account of their setting; and
- vi. There is no significant adverse impact on the visual amenities of neighbouring occupiers.

Useful References

- PPG8: Telecommunications; ODPM; August 2001

Appendix One: Relationships between LDF documents

UDP saved policies (2006)	Replaced by Core Strategy Policy	Replaced by Development Management Policy
GSD Sustainable Development	CS1 , CS13	DM04
GMixed Use Mixed Use	CS1 , CS6 , CS9	DM11
GWaste – Waste Disposal	CS14	
GEnv1 Character	CS5	DM01
GEnv2 Design	CS1 , CS5	DM01 , DM02
GEnv3 Safe Environment	CS5, CS9 , CS12	DM03
GEnv4 Special Area	CS5, CS7	DM06 , DM15 , DM16
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	DM09, DM10
ENV5 – Aggregates Facilities		DM01, DM04
ENV6 – Light Pollution	CS13	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	DM02
Policy D9 – Designing Out Crime	CS12	DM02
Policy D10 – Improving Community Safety	CS12	DM02
Policy D11 – Landscaping	CS5, CS7	DM01, DM02, DM15
Policy D12 – Tree Preservation Orders	CS7	DM15
Policy D13 – Tree Protection and Enhancement	CS7	DM15
Policy D14 – Important Hedgerows	CS7	DM15
Policy D15 – Other Hedgerows	CS7	DM15
Policy D16 – Telecommunications		DM18
Policy D17 – High Buildings – Acceptable Locations	CS1, CS5	
Policy D18 – High Buildings – Unacceptable Locations	CS1, CS5	
Policy D21 – Hoardings		DM01
Policy D22 – Design and Shopfronts		DM01
Policy D23 – Traditional Shopfronts		DM01

Policy D24 – New Shopfronts		DM09
Policy HC1 – Conservation Areas – Preserving or Enhancing	CS5	DM04
Policy HC2 – Conservation Areas – Outline Applications		DM04
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		DM15
Policy O12 – Green Chains	CS7	DM15
Policy O13 – Green Corridors	CS7	DM15
Policy O17 – Ecological Impact Statement		DM15
Policy O18 – Watling Chase Community Forest	CS7	DM15
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	
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	DM13
Policy L27 – Indoor/Outdoor Sports and Recreation Facilities	CS7, CS10	DM13
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	
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		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
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	CS5	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	CS4, CS5	DM01, DM07
Policy H24 – Conversion of Non-residential Uses	CS8, CS6, CS10	DM01, DM11, DM14
Policy H26 – Conversion of Residential Property – Design		DM02, DM07
Policy H27 – Extensions to Residential Property		DM01, DM14, DM15
Policy CS1 – Community and Religious Facilities	CS10	DM13
Policy CS2 – Community and Religious Facilities – Planning Obligations	CS10, CS15	DM13
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	DM13
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	DM13
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
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	CS6	
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	

Appendix 2: Primary and secondary frontages

Brent Street

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	Bell Lane	6 -24 (even)	Retain existing	No change
	Brent Street	61 -131 (odd), 96 -150 (even)	Amend 61 to 51	Typo in UDP
	Sentinel Square	1 - 21 (all), units 1 - 4 (all)	Retain existing	No change
Secondary Frontage	Bell Lane	5-35 (odd)	Retain existing	No change
	Brent Street	78-94, 186-200 (even)	Retain existing	No change
		39, 43-49, 157-169b (odd)	Retain existing	No change
	Church Road	9-17 (odd) 27-53 (odd) 71-95 (odd)	Retain existing	No change
	Sutton Parade	1-13 (all)	Retain existing	No change
	Finchley Road	1 -41 (odd)	Retain existing	No change
		Supermarket at Quadrant Service Station	Retain existing	No change
	Parson Street	6-24 (even)	Retain existing	No change
		3-5 (odd)	Retain existing Add 1	Should include as it is part of the frontage. Currently used as the entrance to B2 use

Burnt Oak

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	Broadway	98 -144 (even)	Retain existing	No change

	Watling Avenue	6 - 100 (even), 1 - 99 (odd)	Retain existing. Remove 99	99 is underground station and non retail
Secondary Frontage	Broadway	146-198 (even)	Retain 146 – 156 De designate 158 – 198	It is too distant from the town centre and there are gaps in this stretch of frontage.
	Silkstream Parade	1-19 (all)	Retain existing	No change

Chipping Barnet

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontages	High Street	48 – 200 (even),	Retain 98 - 200 De designate 48-96 to secondary frontage	Types of use now more suited to secondary frontage
		59 – 149 (odd)	Retain 59 – 145 De designate 149 to secondary frontage	Separated from primary frontage by St Alban's Road
	The Spires	1 – 34 (all), kiosks 1 – 3 (all)	Retain existing	No change
	Exchange Buildings	1 – 5 (all)	De designate all to secondary frontage	Separated from primary frontage by St Alban's Road
Secondary Frontages	High Street /Great North Road	1-17,31, 35a, 51a, 151, 153, 159, 161, 165, 175, 177, 189-193, 203 (odd)	Retain all odd numbers and add 41 - 53	Numbers 41 – 53 were incorrectly omitted in the UDP
		10-24, 34-42, 202-206, 212-240 (even)	Retain all even numbers Add 48-96	Types of use now more suited to secondary frontage.
	Hadley Parade	1-5 (all)	Retain existing	No change
	St Albans Road	1,2,7,10,12	Retain existing	No change
	Exchange Buildings	6-8 (all)	Retain existing Add 1-5 Exchange Buildings	Separated from primary frontage by St Alban's Road
	Union Street	1-3 (odd)	Retain existing	No change
		2-10 (even)	Retain existing	No change

Colindale, The Hyde

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	Colin Parade	1 - 9 (all), 2a, 10a, 10b	Retain existing	No change
	Sheaveshill	1 - 13(all), 12a	Retain existing	No change
Secondary Frontage	Varley parade	1-19 (all)	Retain existing	No change

Cricklewood

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	Cricklewood Broadway	114 – 140 152 – 192 (even)	De designate 114 – 140 to secondary frontage Retain 152 – 192	Types of use now more suited to secondary frontage with 58% in A1 use. Also more in line with Camden's adjacent neighbourhood designation and Brents secondary designation opposite.
		1 – 13 (odd) , 1a, 2b, 2c, 10a, 12a,	Retain existing	No change
	Cricklewood Lane	2 – 20 (even)	Retain existing	No change
Secondary Frontage	Cricklewood Broadway	194-222 (even)	Retain 194 De designate 196 – 222	Not in retail use and does not provide an active frontage. Also outside town centre boundary.
	Cricklewood Lane	1-13 (odd) 1a, 2b,2c,10a,12a	Retain existing	No change
		26 – 56 (even)	Retain existing	No change

Edgware

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	Station Road	102 – 246 (even),	Retain existing Add 248	A1 use which completes the frontage before Penshurst Gardens
		27 – 65 (odd) 69-193	Retain 69-193	No changes
			27 – 65 de-designate to	Based on types of uses no longer being suitable for

			secondary frontage	primary frontage
	The Broadwalk	1 – 34 (all)	Retain existing	No change
Secondary Frontage	Edgware Road High Street	60-88, 90-114, 116-144 (even)	Retain all De designate 144	144 which is B1 use located on the other side of Grove Road
	Boot Parade	1-10 (all)	Retain	No changes
	Edgwarebury Lane	1-23 (odd)	Retain	No changes
	Promenade Mansions	1 – 17 (all)	Retain	No changes
	Hale Lane	288-298 (even)	Retain	No changes
		289-317 (odd)	Retain	No changes
	Manor Park Crescent	41-47 (odd)	Retain	No changes
	The Quadrant	10-13 (all)	Retain	No changes
	Cinema Parade	1-4 (all)	Retain	No changes
	Station Road	1-25(odd)	Retain existing Add 27 – 65 de-designate from primary frontage	No changes Based on types of uses no longer being suitable for primary frontage
		8-34, 38-42 (even)	Retain	No changes

East Finchley

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	Great North Road/High Road	54 – 134 (even),	Retain existing.	No change required
		61, 69, 79 – 125 (odd)	Retain	No change required
	Viceroy Parade	1 – 23 (all)	Retain	No change required
	Fortis Green	1 – 11 (odd)	Retain	No change required
Secondary Frontage	Lincoln Parade	1 – 4 (all)	Delete from frontages	No longer in retail use as residential scheme under construction.

	High Road	20-50,136-222 (even)	Retain 20-50 and 136 – 176	196 – 222 is removed from rest of frontage by residential and outside new town centre boundary.
		127-133 (odd)	De designate 196 – 222	
	East Finchley Station	shops –all	Retain	No change required

Finchley Church End

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	Ballards Lane	6 - 122a (even)	Retain 6 – 96	Types of use now more suited to secondary frontage.
		98-122 re designate		
	Ballards Lane	1 - 117 (odd)	Retain 1 – 87	Types of use now more suited to secondary frontage.
		89-117 re-designate secondary frontage		
	Nether Street	407	Re designate primary	Corner site more suited to primary frontage
Secondary Frontage	Ballards Lane	119-191 (odd)	Retain 119-191	Types of use now more suited to secondary frontage.
		Add 89-117 should be re-designated secondary frontage		
	Ballards Lane	124-170 (even)	Retain 124-170	Types of use now more suited to secondary frontage.
		Add 98-122 should be re-designated secondary frontage		
	Hendon Lane	2-20 (even)	De-designate	Low number of A1 retail uses to justify continued designation and quite distant from existing primary frontage
		1-19 (odd)	De designate	Low number of A1 retail uses to justify continued designation and quite distant from existing primary frontage

	Long Lane	2-16 (even)	Retain existing	No change
		1-15 (odd)	Retain existing	No change
	Nether Street	294-298 (even) 292	De designate	No retail uses, currently B1, A4 and sui generis car wash
		407	Re designate to primary	Corner site more suited to primary frontage
	Regents Park Road	321-343, 351-381 (odd)	Retain 351 - 381 De designate 321-343	Low number of A1 retail uses to justify continued designation and quite distant from existing primary frontage
		322 – 364 (even)	Retain existing	No change
	Station Road	1-19 (odd)	Retain existing	No change
		2-26 (even)	Retain existing	No change

Golders Green

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	Golders Green Road	10 – 90a (even), 25 – 103 (odd)	Retain existing Amend to 23 - 103	No change Incorrectly identified in the UDP
Secondary Frontage	Golders Green Road	2-8, 92-150 (even)	Retain existing Add 152-154	D2 use but has active street frontage
		1-21, 105-127 (odd)	Retain existing	No change
	Finchley Road	612-642 (even)	Retain existing	No change
		867-891, 897, 901-917 (odd)	Retain all existing Add 893	Existing A1 use which is part of the frontage on the corner

	North End Road	2-38 (even)	Retain existing	No change
	Station Forecourt	(all)	Retain existing	No change
	Hoop Lane	1-7 (odd), 2a	Retain existing	No change

Hendon Central

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	Vivian Avenue	1 – 43 (odd),	Retain existing and add 45	Suitable retail use for frontage
		2 – 68 (even)	Retain	No changes
	Central Circus	6 – 19 (all)	Retain	No changes
	Queen's Road, Queen's Parade	3 – 9 (odd)	De-designate to secondary frontage. Change numbers to 3 – 7	Not suitable for primary frontage as majority is separated by Hendon Way. 9 is not retail.
Secondary Frontage	Central Circus	1-5 (all), 11a	Retain	No changes
	Hendon Way	258 - 240 (even)	Retain	No changes
		379-421 (odd)	Retain	No changes required. Considered pub but not retail and will be within town centre boundary.
	Watford Way	1-57 (odd)	Retain existing and add 59 – 61 Watford Way	50% of frontage is in A1 use. Suitable to add and is also a corner site.
		2-44 (even)	Retain existing	No changes
	Queen's Road, Queen's Parade	2-10 (even)	Retain existing. Change numbers 2 – 12	12 is part of the frontage

Mill Hill

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	The Broadway	5 – 101 (odd), 2 – 66 (even)	Retain existing and add 103-127 to primary frontage	60% of units are in A1 use. Better reflects primary frontages.

Secondary Frontage	The Broadway	86-94 (even)	Retain existing	No changes required
		103-145 (odd)	Retain existing Re designate 103-127 to primary frontage	Uses better reflect primary frontages.
	Station Road	7-12 (all)	Retain existing	No changes required

New Barnet

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	East Barnet Road	N/a	15 - 63	New frontages defined
		N/a	18 – 98	New frontages defined
Secondary Frontage	n/a	n/a	n/a	There are no frontages suitable to designate secondary frontage.

North Finchley

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	High Road	710 – 808 (even),	Retain existing Re designate 702-708 to primary frontage	100% of identified units in A1 use in a central part of the existing frontage with a high footfall
		751 – 839 (odd)	Retain	No change
Secondary Frontage	Ballards Lane	362-382 (even)	Retain existing	No change required
		302-338 (even)	De designate	38% of units are in A1 use. Frontage has a low footfall and is removed from the primary frontage by the Tally Ho gyratory.
		350	De designate	Arts depot site renumbered as 5 Nether Street
	Grand Arcade	321-369 (odd)	Retain existing	No change required
	High Road	1-19 (all)	Retain existing	No change required
		810-902 (even)		
			Retain 810 – 884	Frontage has a low footfall and is distant from the primary frontage. Building is currently vacant.

			De-designate 886-902	
		634-668 (even)	De-designate	41% of units are in A1 use. Frontage has a low footfall and is removed from the primary frontage
		695-705 (odd)	De designate	20% of units are in A1 use. Frontage has a low footfall and is removed from the primary frontage by the Tally Ho gyratory.
		702-708 (even)	Re designate primary frontage	100% of identified units in A1 use in a central part of the existing frontage with a high footfall
		841-877 (odd)	Retain existing	No change required
	Lodge Lane	2-4 (even)	Promote to primary frontage	Units are central to the town centre and actually face onto the High Road and partly onto Lodge Lane. Both currently in A3 use.
	Nether Street	2-4 (even)	Retain	No change required
		1-7 (odd)	Retain	No change required
	Kingsway	70, 80, 90, 100	De designate	Not suitable for designation as non retail uses (North Finchley Bus station)
	Woodhouse Road	1-11, 13-17 (odd),	Retain	No change required
		2-6 (even)	De designate	50% of units are in A1 use. Frontage has a low footfall and is removed from the primary frontage by the Tally Ho gyratory.

Temple Fortune

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	Halleswelle Parade, Finchley Road	1-17 (all)	Re designate to primary frontage	Over 80% of the units in this frontage are in A1 use
	Temple Fortune Parade	11- 40 (all)	Retain existing	No changes required
	Belmont Parade	1 – 8 (all)	Retain existing	No changes required
	Finchley Road	1175 – 1201 (odd),	Retain existing Re designate 1095 – 1117 as primary frontage	More suited to primary than secondary with four double fronted A1 units and 80% of units are in A1 use.
		788 – 832 (even)	Retain existing	No changes required

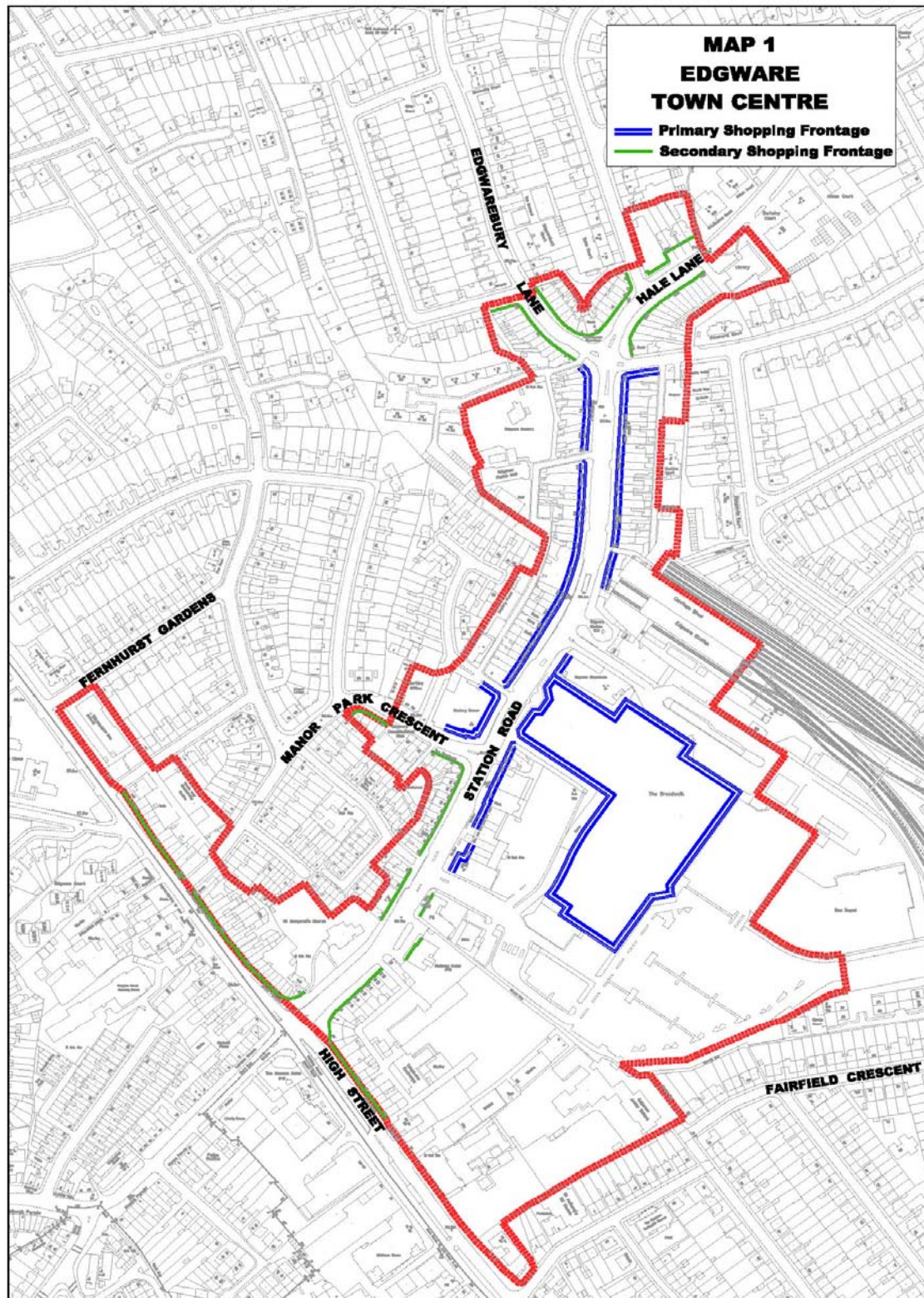
		788a		
	Bridge Lane	4-10	Delete row	Site visit revealed that the address 4-10 Bridge Lane was incorrectly identified in the primary frontage table in the UDP but is correctly identified as secondary frontage as 1-10 Temple Fortune Parade. However the numbers in the secondary frontage table in the UDP were incorrect as units 1-3 are non retail.
Secondary Frontage	Clifton Gardens	58	Retain existing	No changes required
	Finchley Road	746-786, 856 (even)	Retain existing	No changes required
		1013-1117 (odd)	Retain existing Re designate 1095 – 1117 as primary frontage	More suited to primary than secondary with four double fronted A1 units and 80% of units are in A1 use.
	Halleswelle Parade, Finchley Road	1-17 (all)	Re designate as primary frontage	Over 80% of the units in this frontage are in A1 use
	Ashbourne Parade, Finchley Road	1-14 (all)	Retain existing	No changes required
	Monksville Parade, Finchley Road	1-16 (all)	Retain existing	No changes required
	Bridge Lane	1-3 (odd)	Retain existing	No changes required
	Temple Fortune Parade	1-10 (all)	Re number as 4-10 and de designate 1-3	Units 1-3 will be removed as non retail.

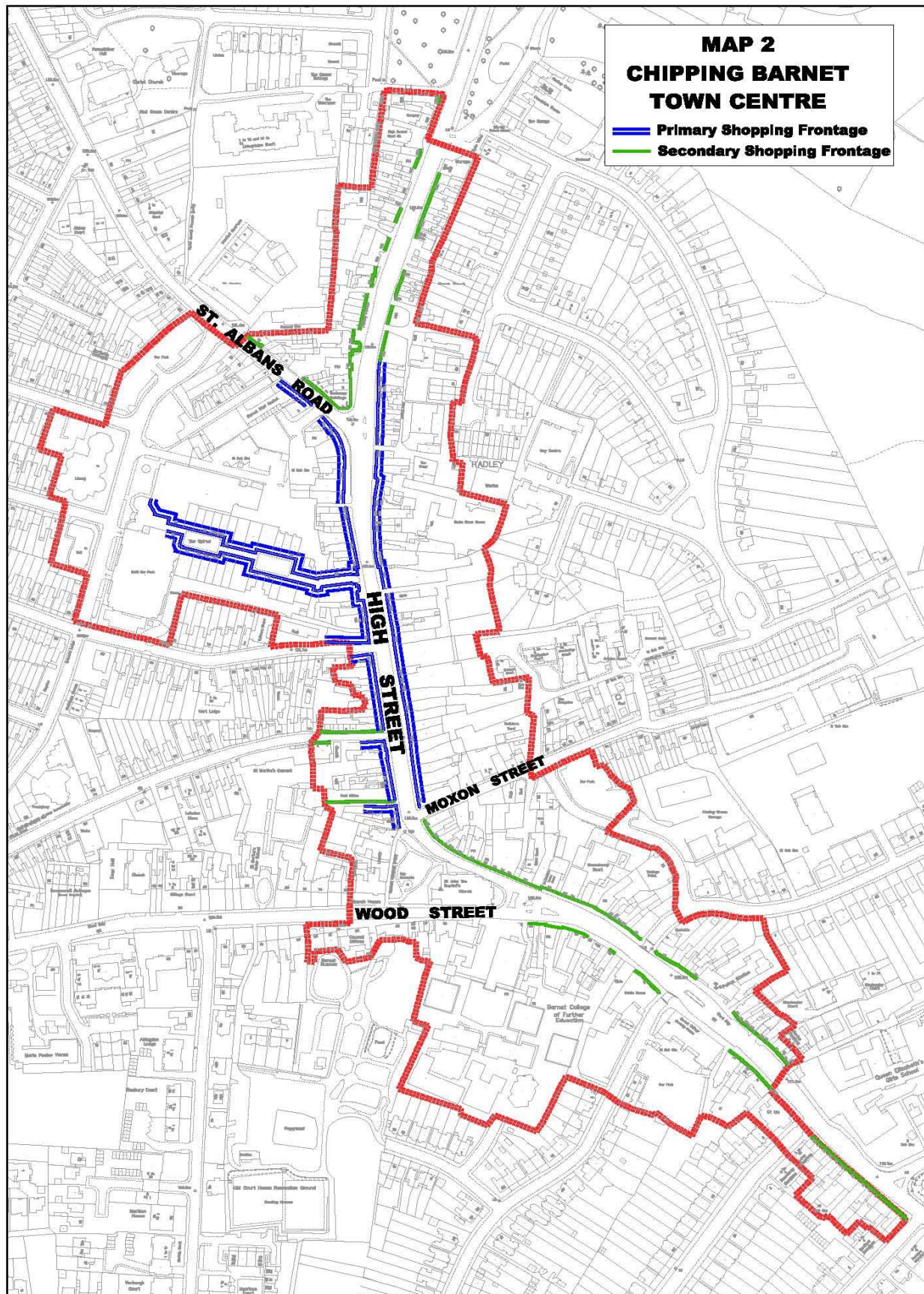
Whetstone

Frontage	Street Name	Existing UDP Building Numbers	Proposed DM DPD changes	Reasons
Primary Frontage	High Road	N/a	1261 - 1329	New frontages defined
		N/a	1288 - 1364	New frontages defined

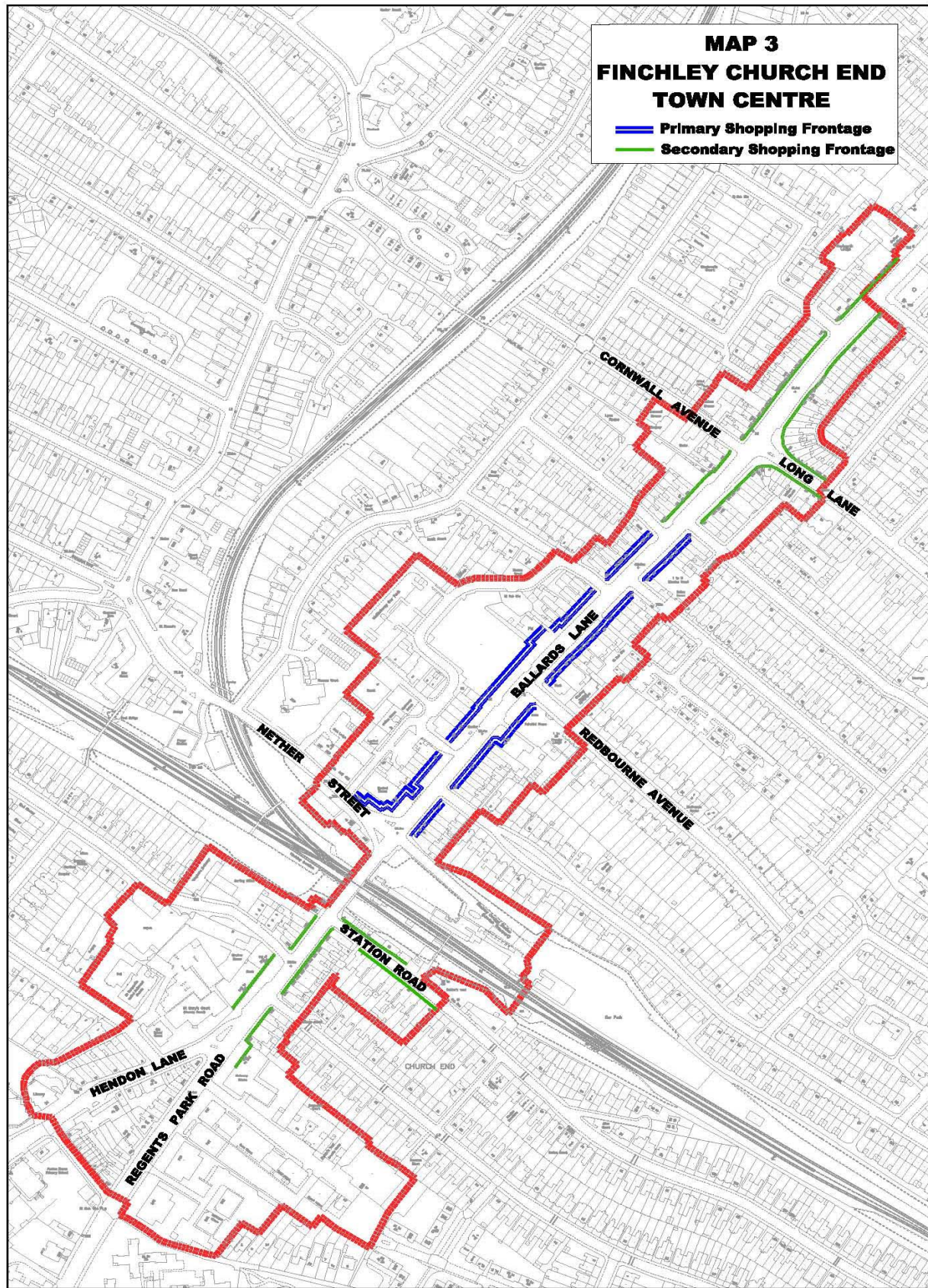
Secondary Frontage	High Road	N/a	1257 – 1261 1331 - 1379	New frontages defined
		N/a	1250 – 1286 1368 - 1392	New frontages defined
	Oakleigh Road North	N/a	1 – 17	New frontages defined

Appendix 3: Town centre maps

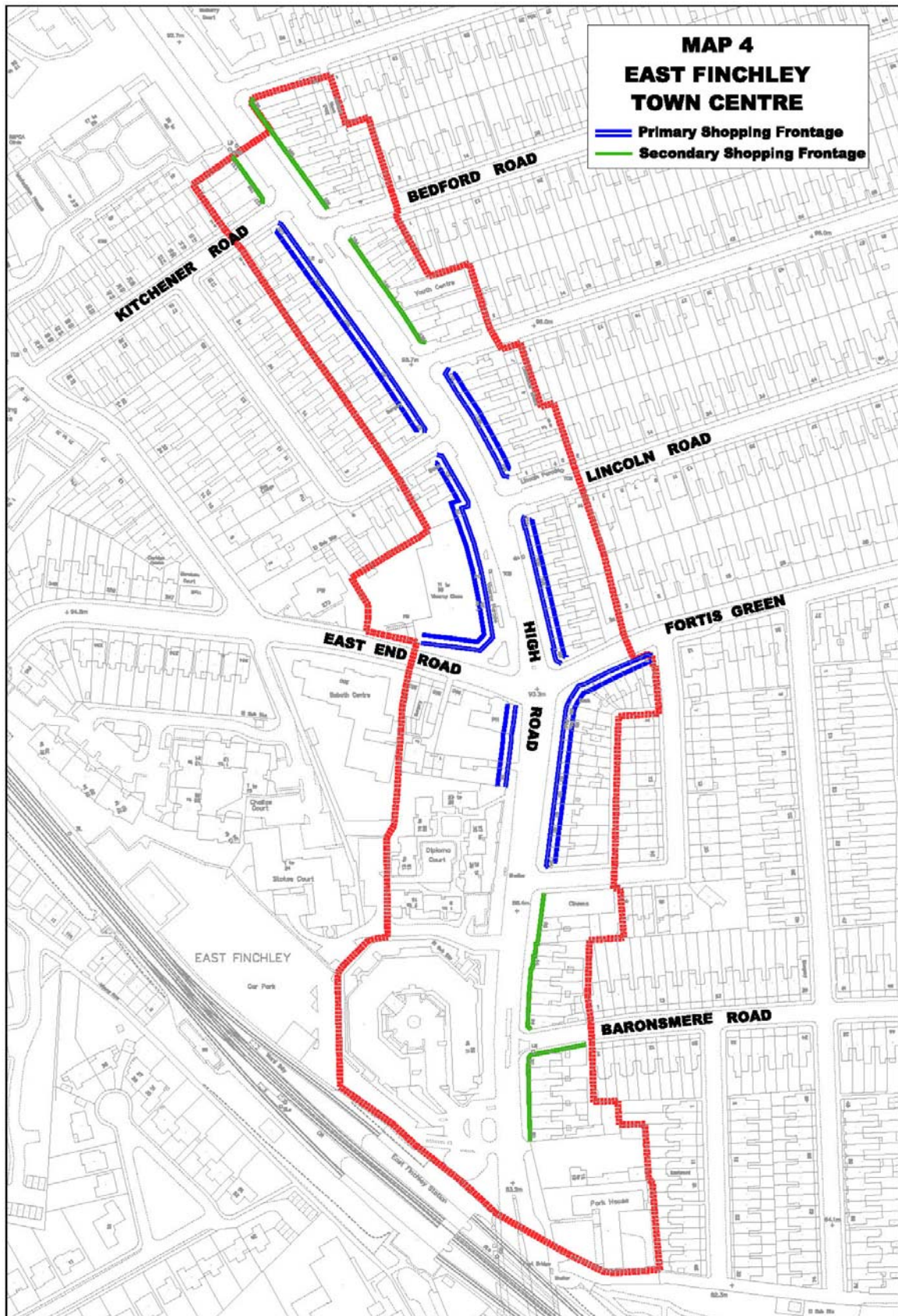


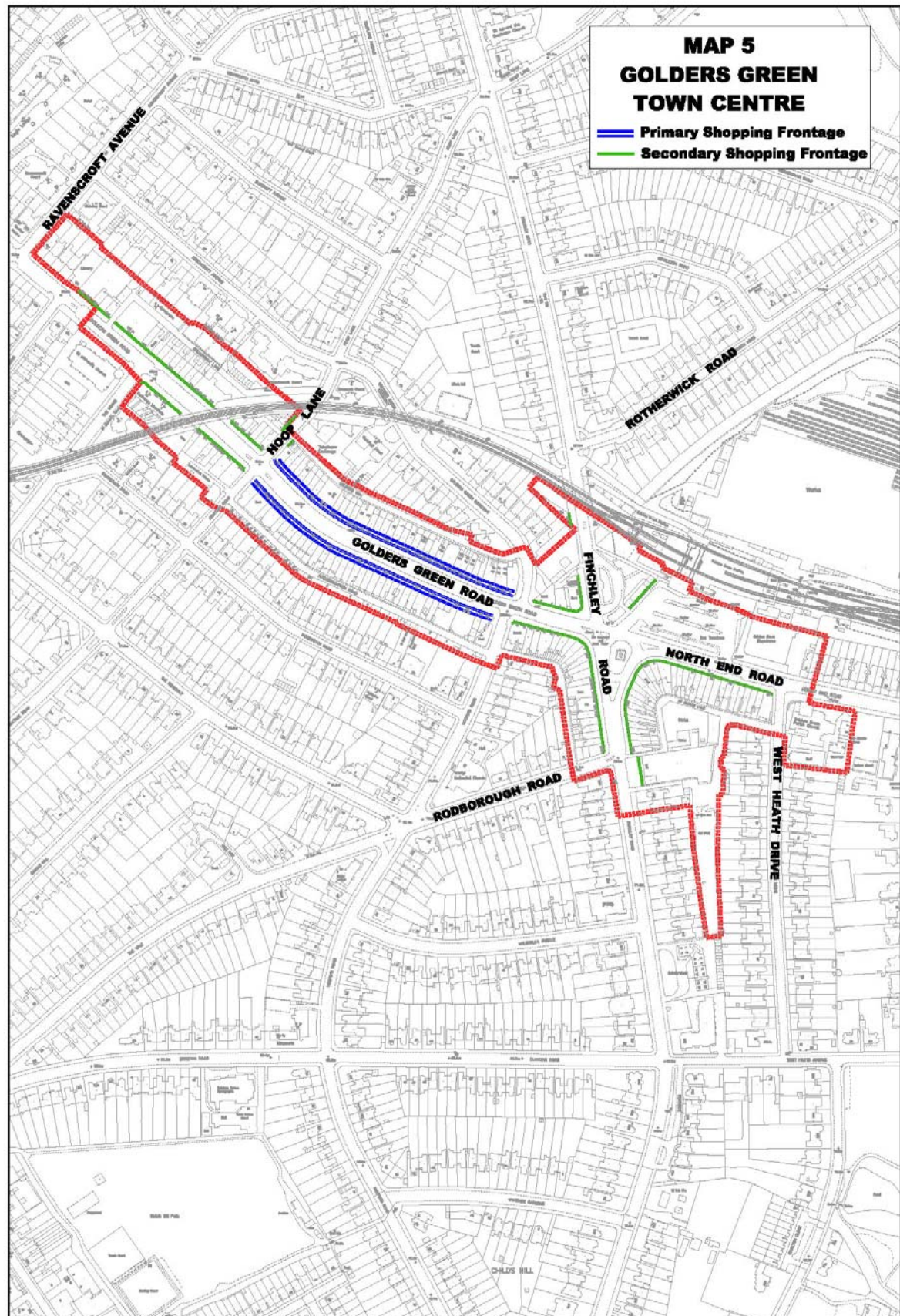


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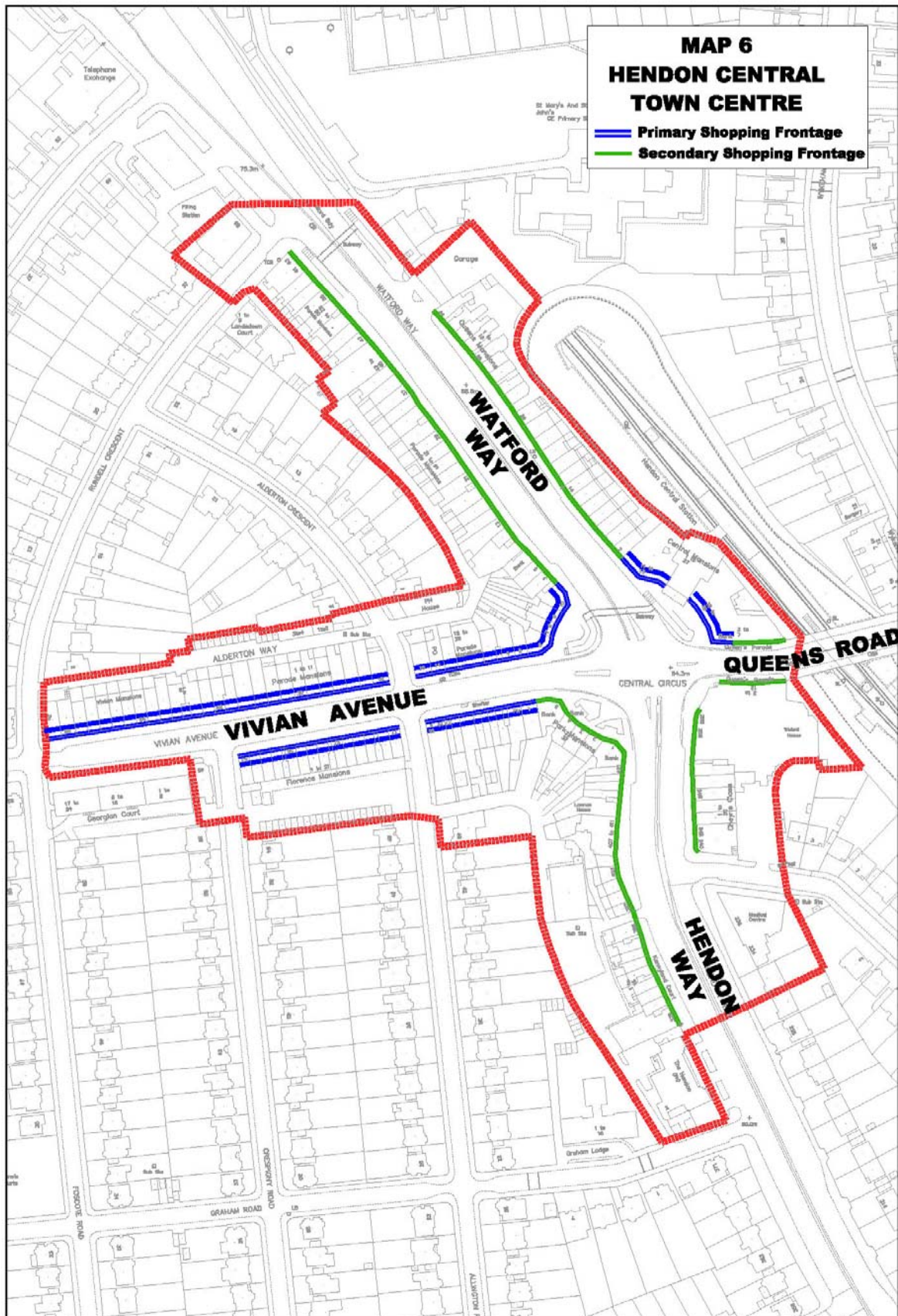


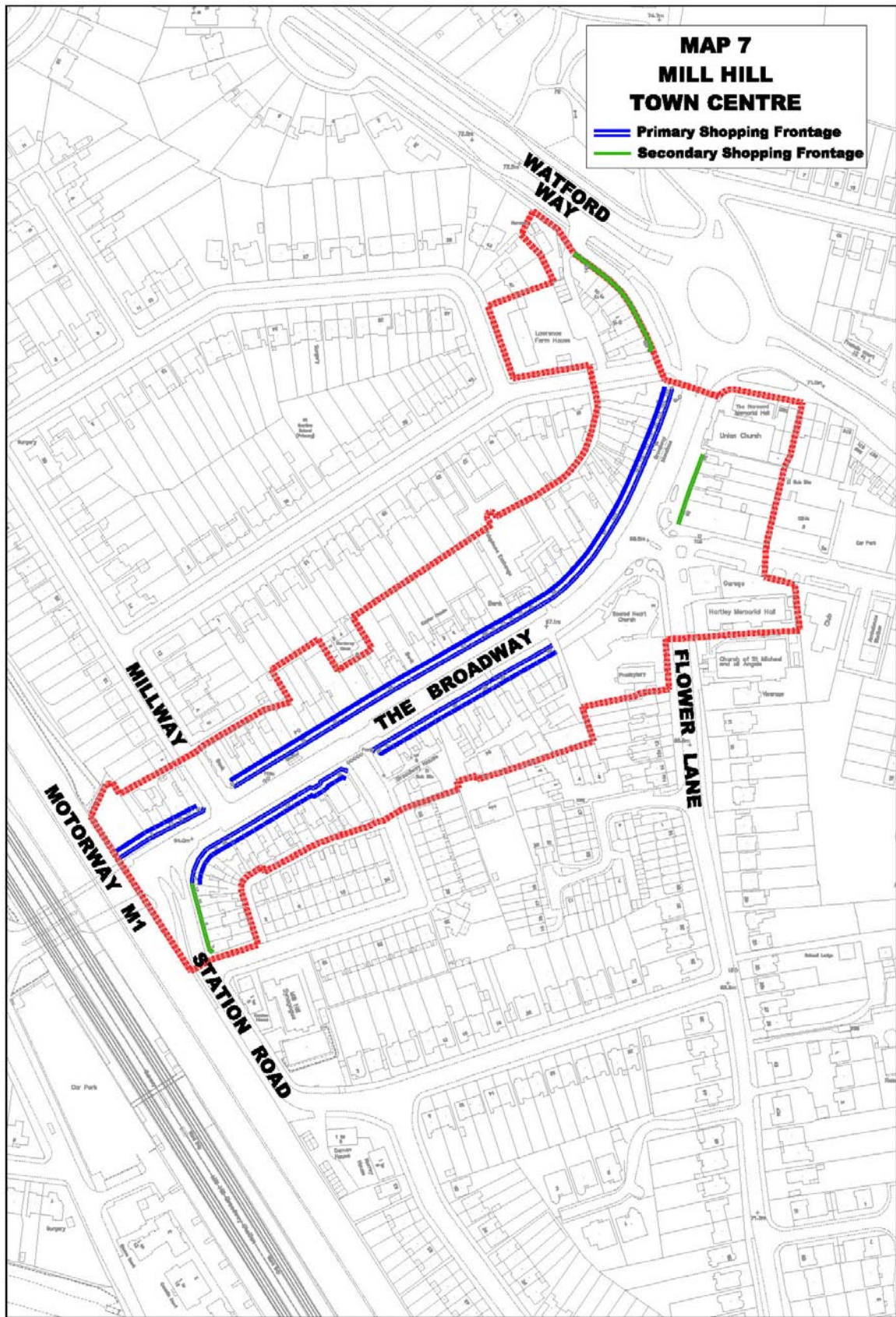
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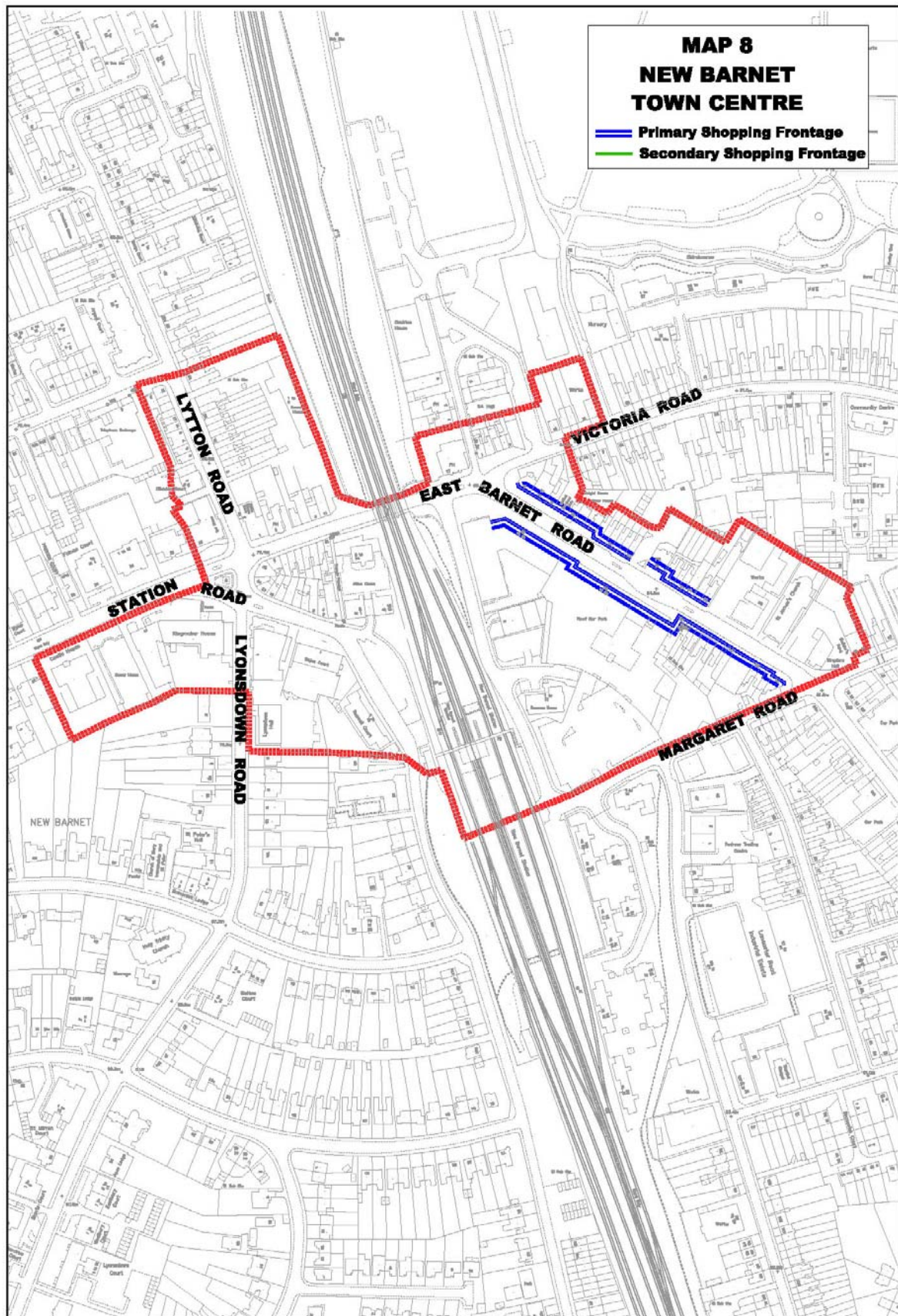


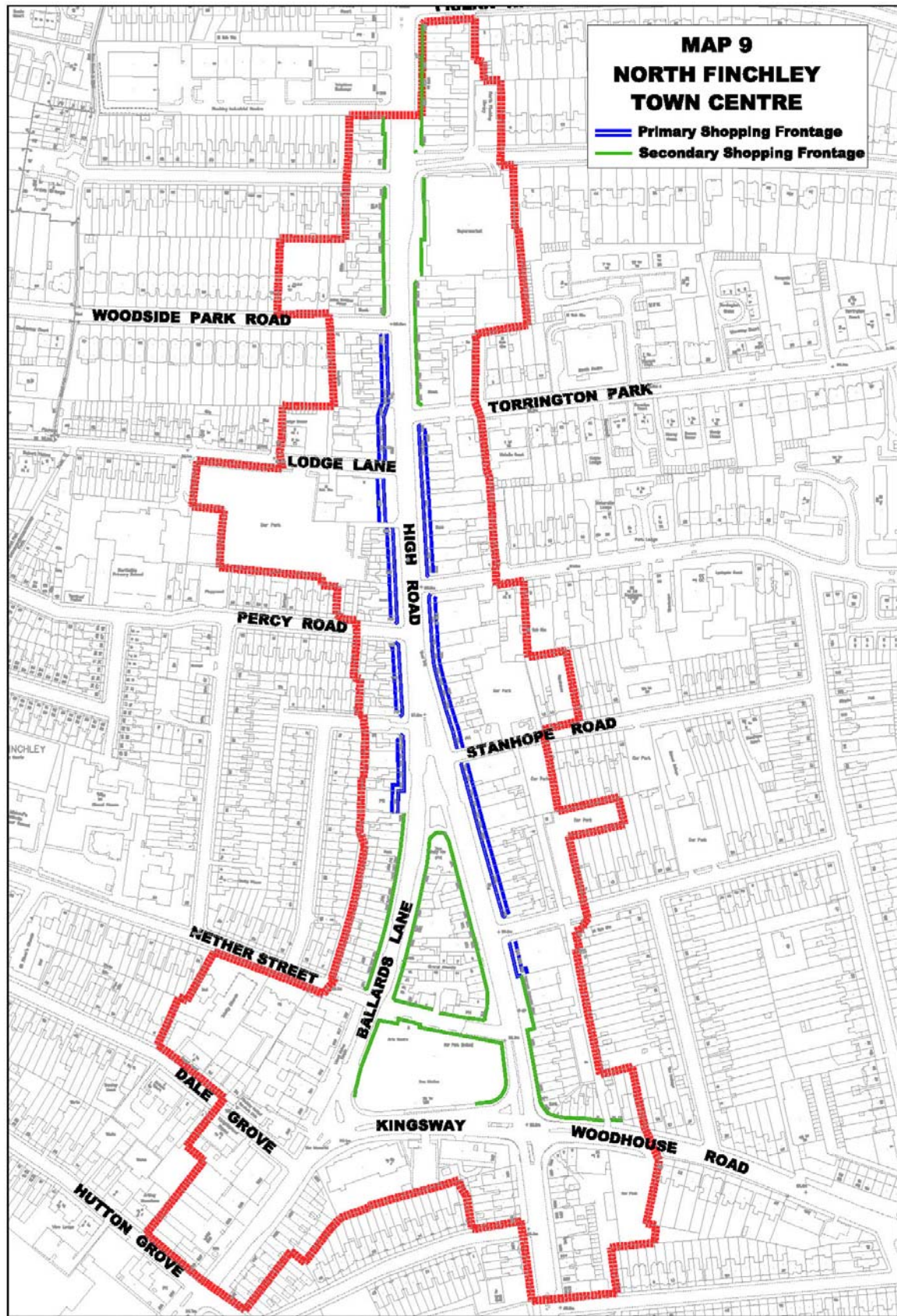


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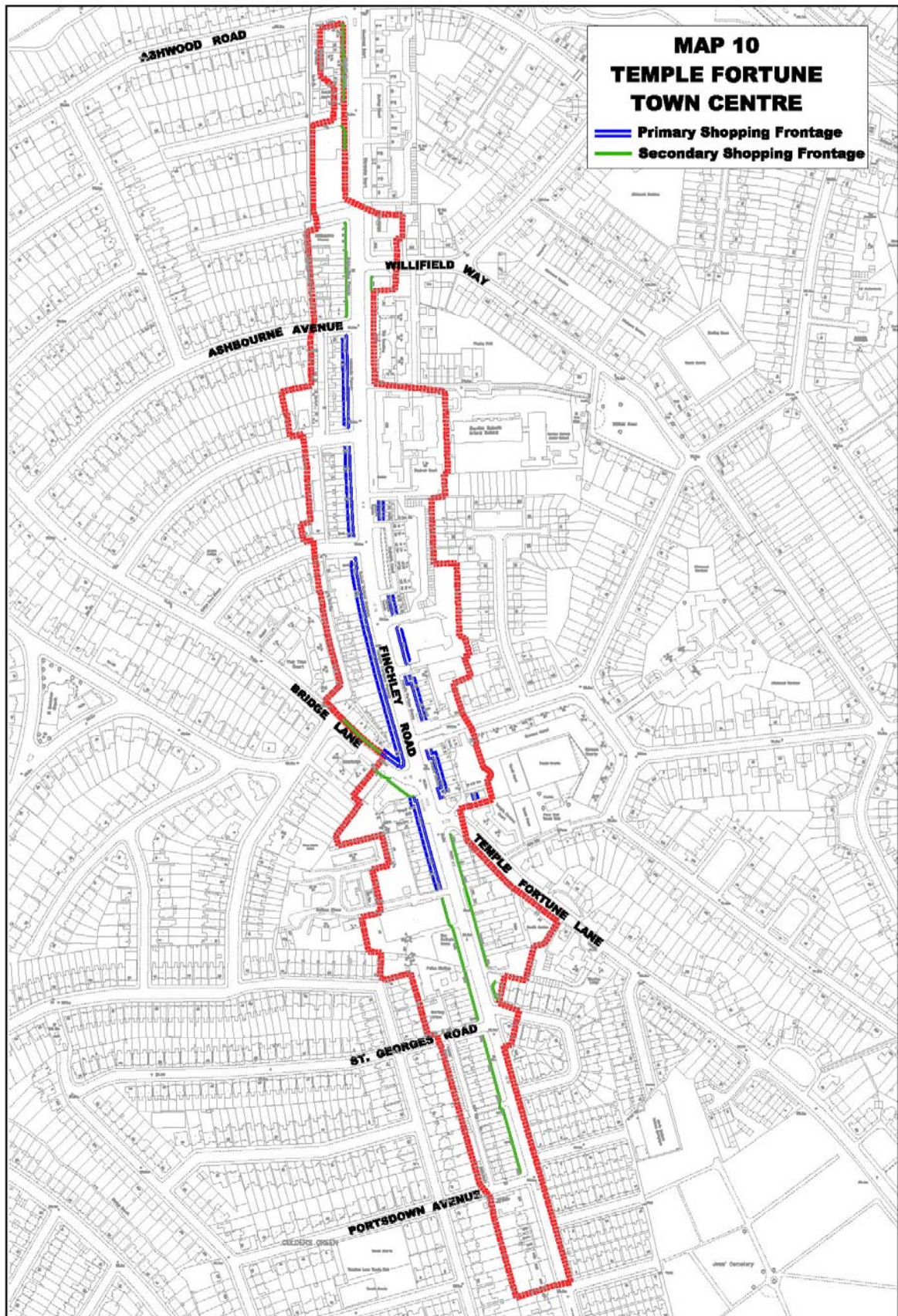




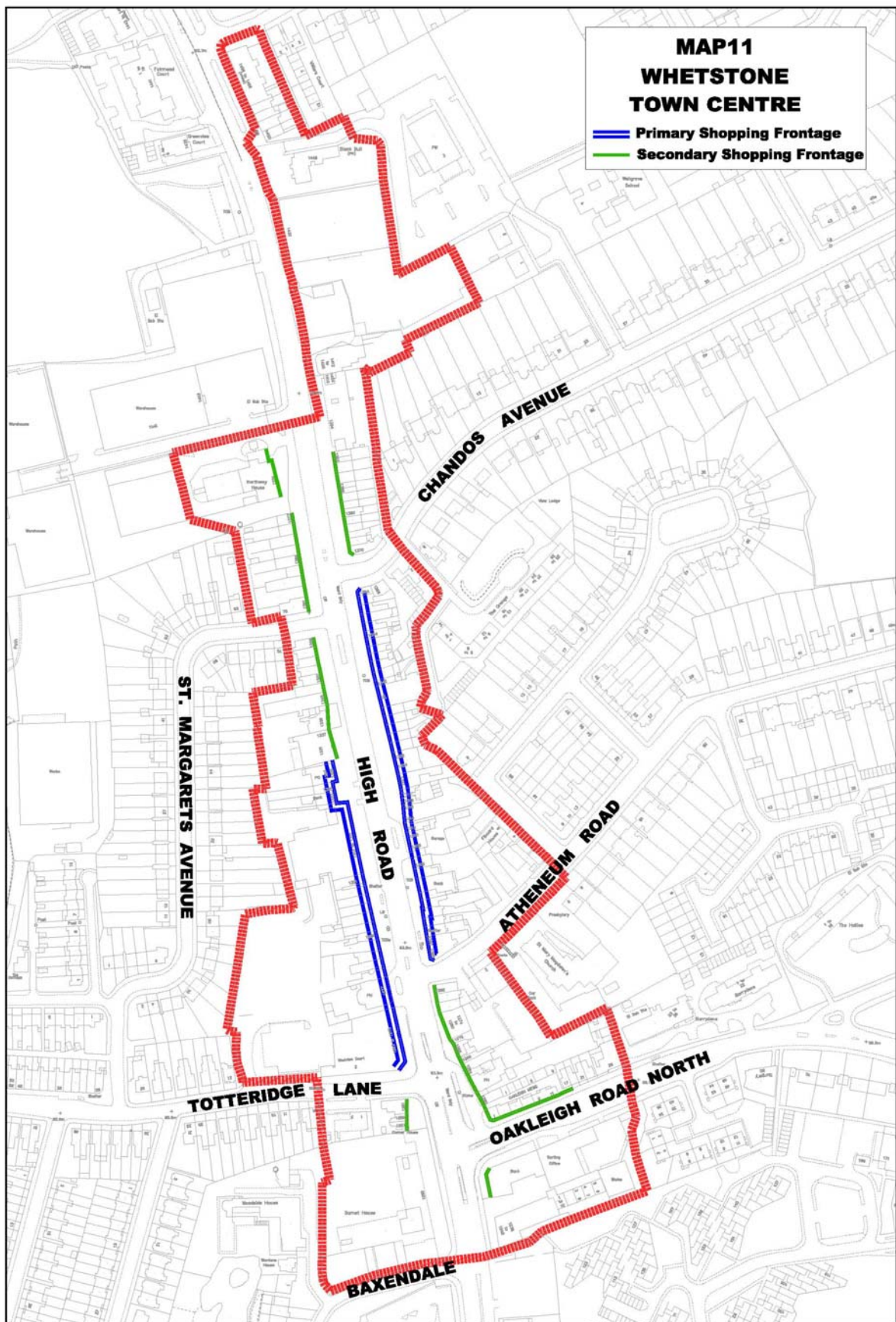




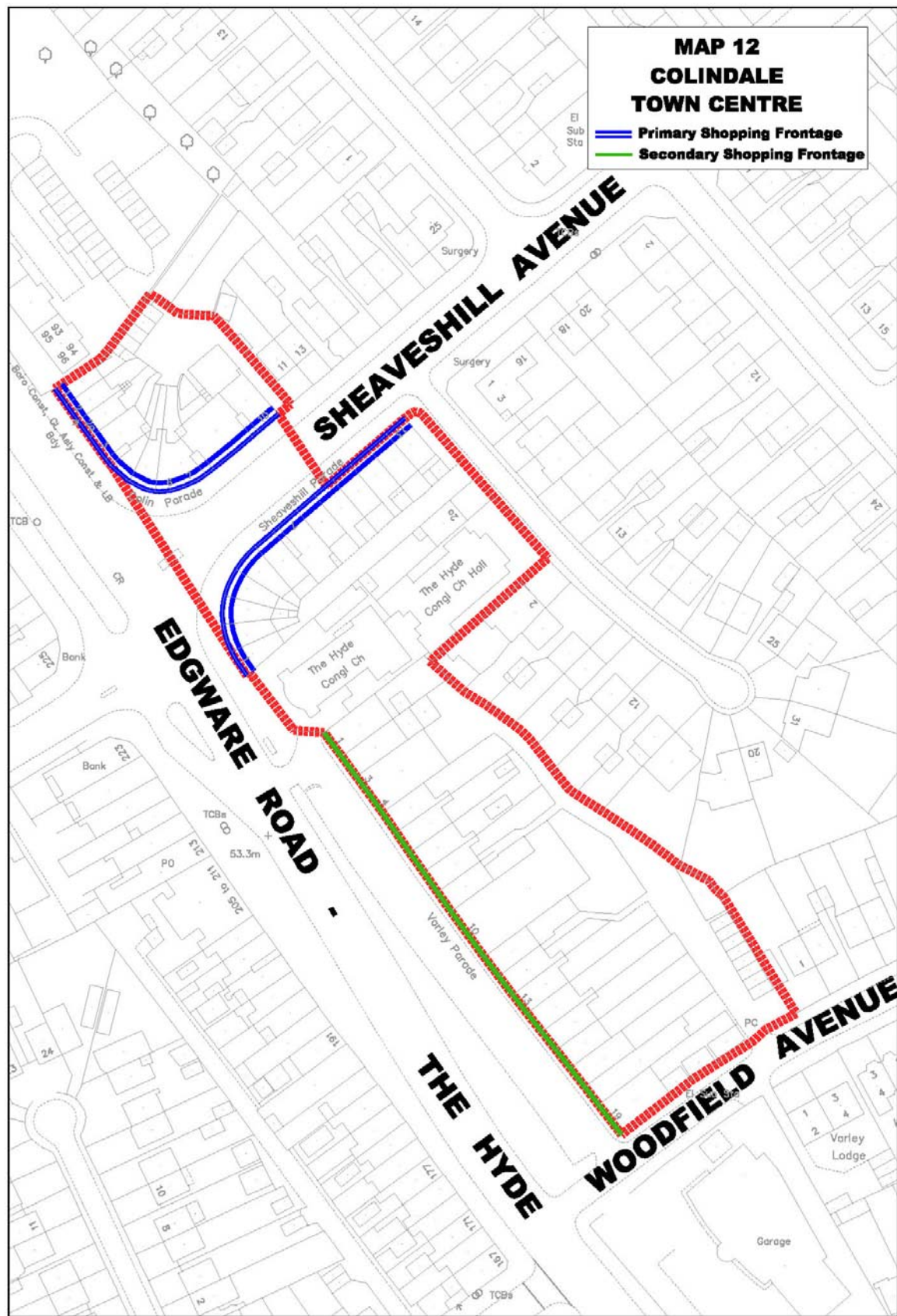
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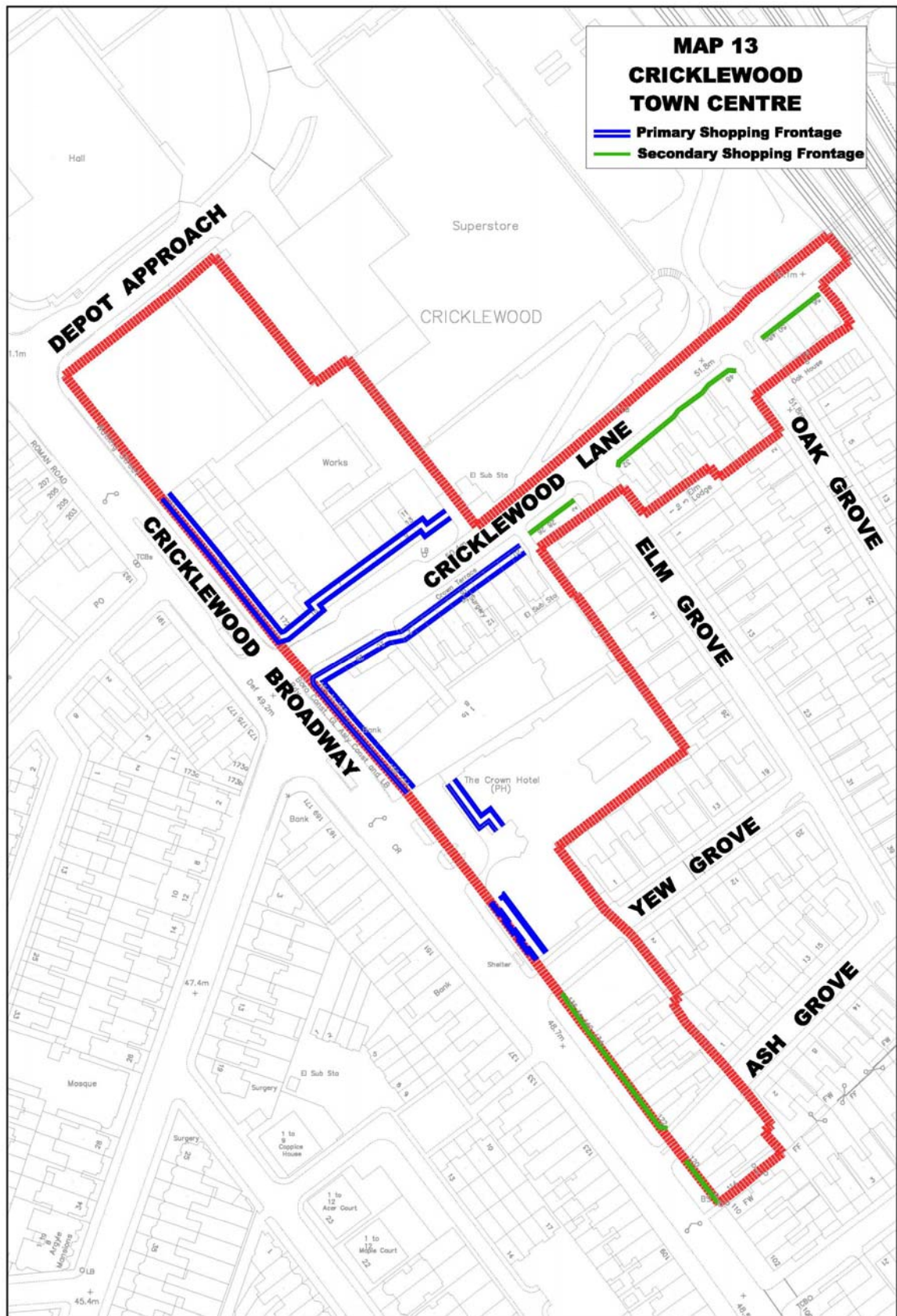


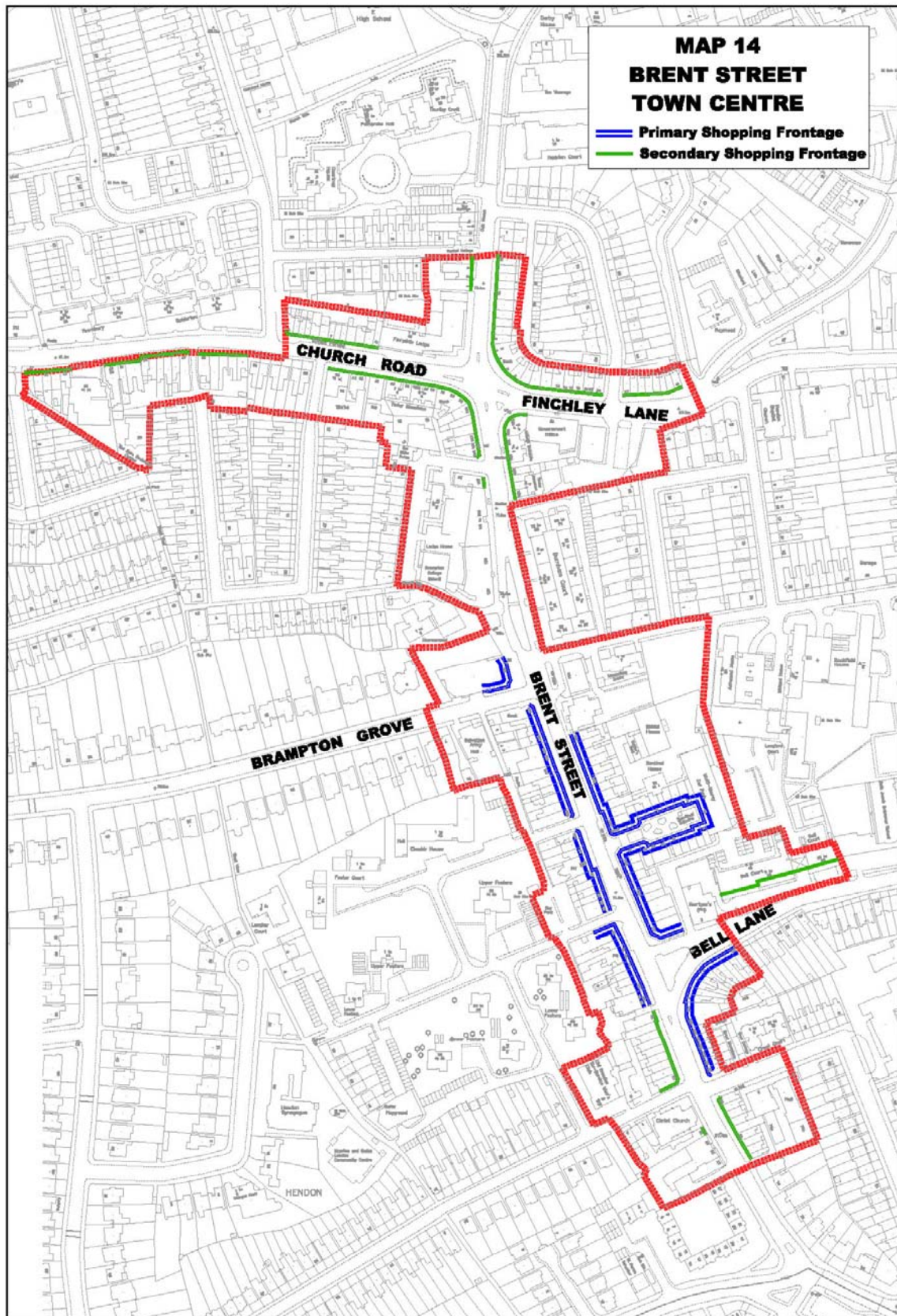
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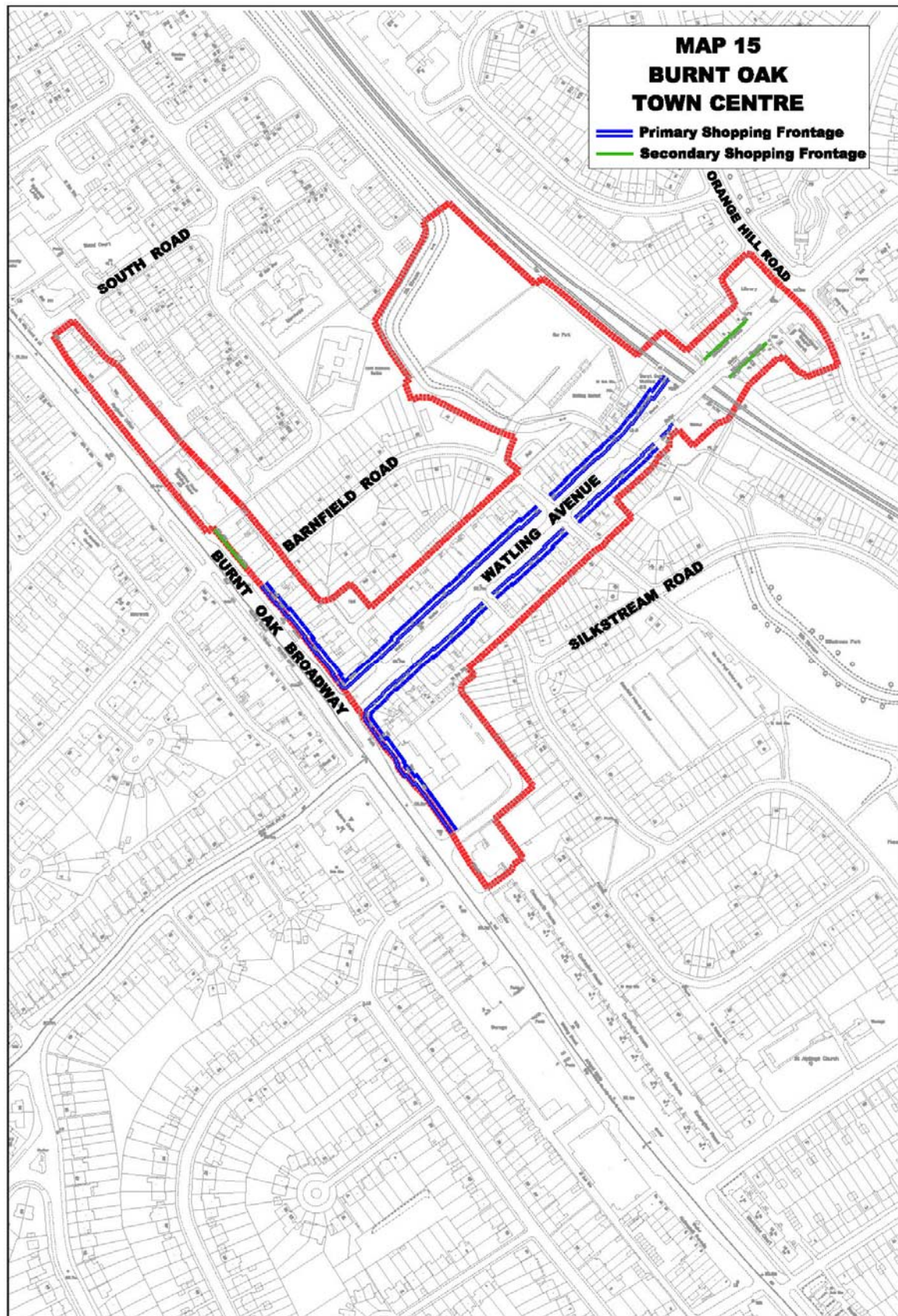


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Appendix 4: Local frontages

Apex Corner

	Street Name	Building Numbers	Comments
Frontage	Watford Way	615 – 665	
	Apex Parade (Selvage Lane)	1 – 5	Unnumbered mini cabs
	Northway Circus	Various	petrol station, fast food, car rental and car park

Childs Hill

	Street Name	Building Numbers	Comments
Frontage	Cricklewood Lane	289 – 305	Three units currently vacant
		336 – 374	336 – 356 are distant from frontage
	Finchley Road	380 – 406 422 – 434 438 – 452	
		663 – 675 679 – 687 707	
	Hermitage Lane	2 – 4	Convenience store

Colney Hatch Lane

	Street Name	Building Numbers	Comments
Frontage	Colney Hatch Lane	67 – 103 121 – 133	
		144 – 156 166, 192	4 unnumbered units, petrol station, car sales

Deansbrook Road

	Street Name	Building Numbers	Comments
Frontage	Deansbrook Road	199 – 249	

East Barnet Village

	Street Name	Building Numbers	Comments
Frontage	Cat Hill	1 - 15	
		4	Butchers
	Church Hill Road	1 – 43, 53	
		2 – 30	
	East Barnet Road	233 – 277	Budgens supermarket is at 233

		250 – 282	
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Friern Barnet

	Street Name	Building Numbers	Comments
Frontage	Woodhouse Road	181 – 235	
	Halliwick Court Parade	1-12	
	Queens parade	20-33a	
	Lynwood Court	1-4	Co-op supermarket

Golders Green Road

	Street Name	Building Numbers	Comments
Frontage	Golders Green Road	221 – 243	
	Princess Parade (Golders Green Road)	1-11	
	Russell Parade (Golders Green Road)	1 – 20	
	Russell Gardens	Park House	6 units
	Limes Avenue	Michael Sobell House	D1 use

Grahame Park

	Street Name	Building Numbers	Comments
Frontage	The Concourse	1 – 21,	Reprovision will be made as part of the redevelopment of Graham Park as set out in the Colindale AAP.

Great North Road

	Street Name	Building Numbers	Comments
Frontage	Greenhill Parade	1 – 27	
	Western parade	1 – 14	
	Great North Road	Various	Cinema, petrol station, Pub
	Station Road	Various	Two units for emergency services and car repairs

Hale Lane

	Street Name	Building Numbers	Comments
Frontage	Dean's Lane	131 – 151	18 dean's drive, offices

		156 – 174	
	Hale Lane	129 – 161	Plus 128 harvester pub, car repair and petrol station unnumbered.

Hampden Square

	Street Name	Building Numbers	Comments
Frontage	Hampden Square	1 – 25	
		2 – 24	
	Onslow Parade (Hampden Square)	1 – 18	
	Hampden Way	1 – 9	

Holders Hill Circus

	Street Name	Building Numbers	Comments
Frontage	Bittacy Hill	2 – 20, 36	
		7 – 15	
	Dollis Road	137 – 143	4 units with no number including two industrial units and car repair and glassware shop
	Thornfield Parade (Holders Hill Road)	3 – 10	
	Langstone Way	2, 28	And there other units including car park, car wash and health club

Market Place

	Street Name	Building Numbers	Comments
Frontage	Lyttelton Road	1 – 23	
		1-11, 17-57	
	Market Place	2 – 56	

New Southgate

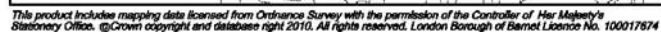
	Street Name	Building Numbers	Comments
Frontage	Friern Barnet Road	23, 27, 31 – 39	Also the general sign co. on the Avenue

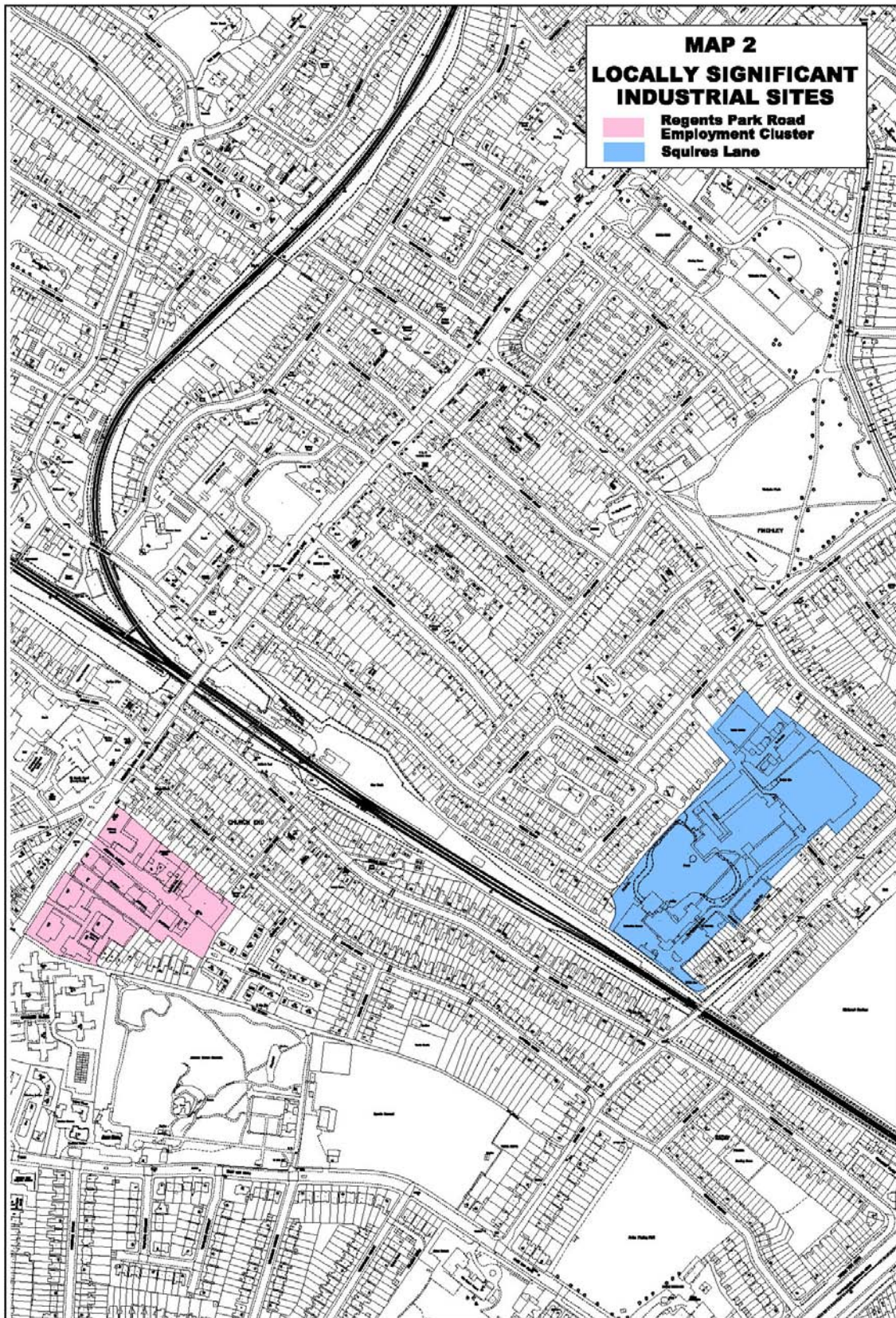
West Hendon

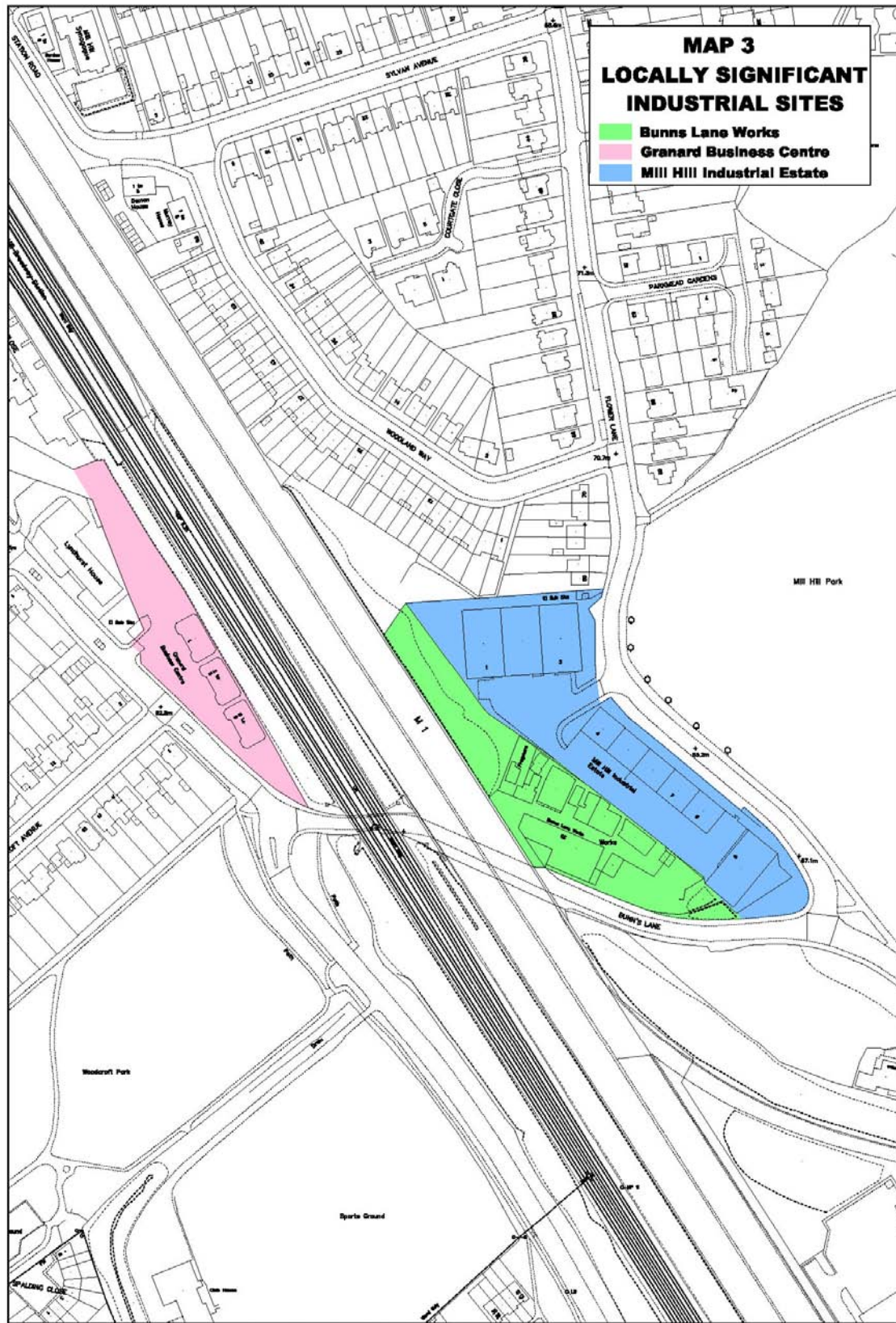
	Street Name	Building Numbers	Comments
Frontage	West Hendon Broadway	129 – 155, 161 – 165, 177 – 211	
		162 – 246, 252 260 – 276	

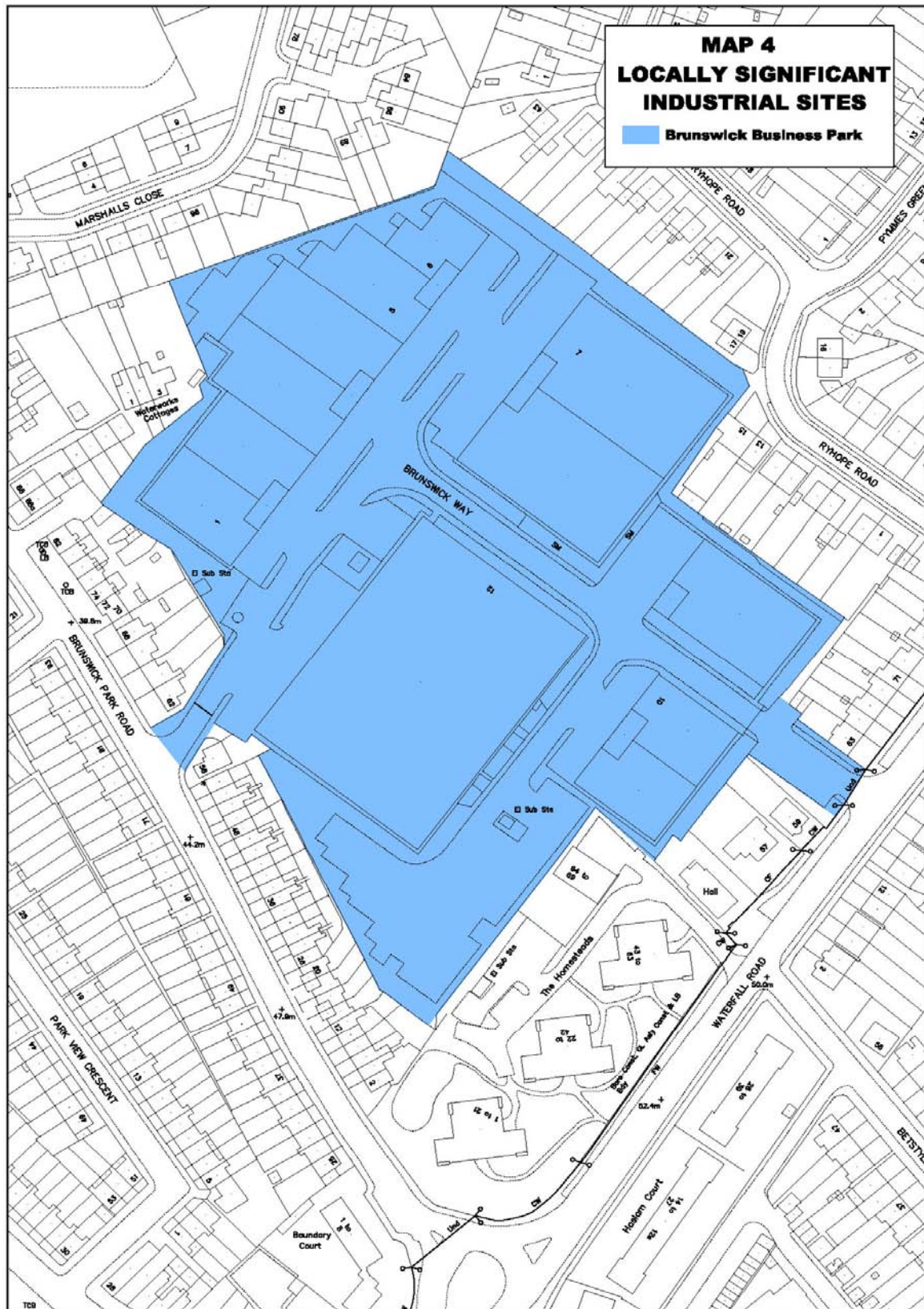
Appendix 5: Locally Significant Industrial Sites and business locations

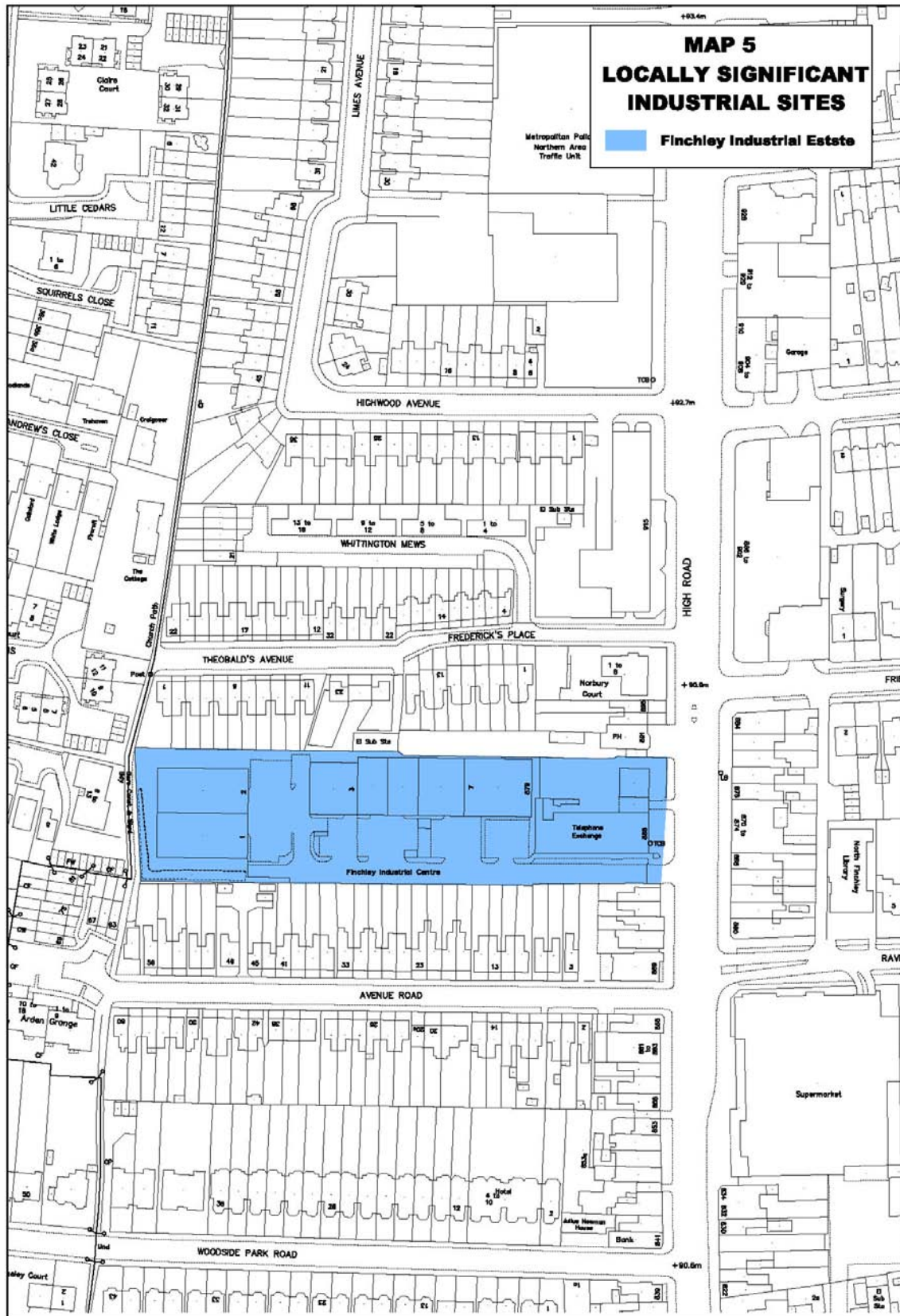
Locally Significant Industrial Sites	Size (ha)	Map Number
Garrick Industrial Centre & Connaught Business Centre	2.3 0.5	1
Squire's Lane & Regents Park Road employment cluster	0.5 0.4	2
Bunns Lane, Mill Hill Industrial Estate & Granard Business Centre	0.5 0.7 0.2	3
Brunswick Business Park	1.8	4
Finchley Industrial Estate	0.6	5
Grenville Place	1.8	6
Hadley Manor Trading Estate	0.4	7
Lancaster Road Industrial Estate & Redrose Trading Centre	0.7 0.1	8
North London Business Park	2.6	9
Queens Road Industrial Estate	0.4	10
Oakleigh Road South	1.7	11





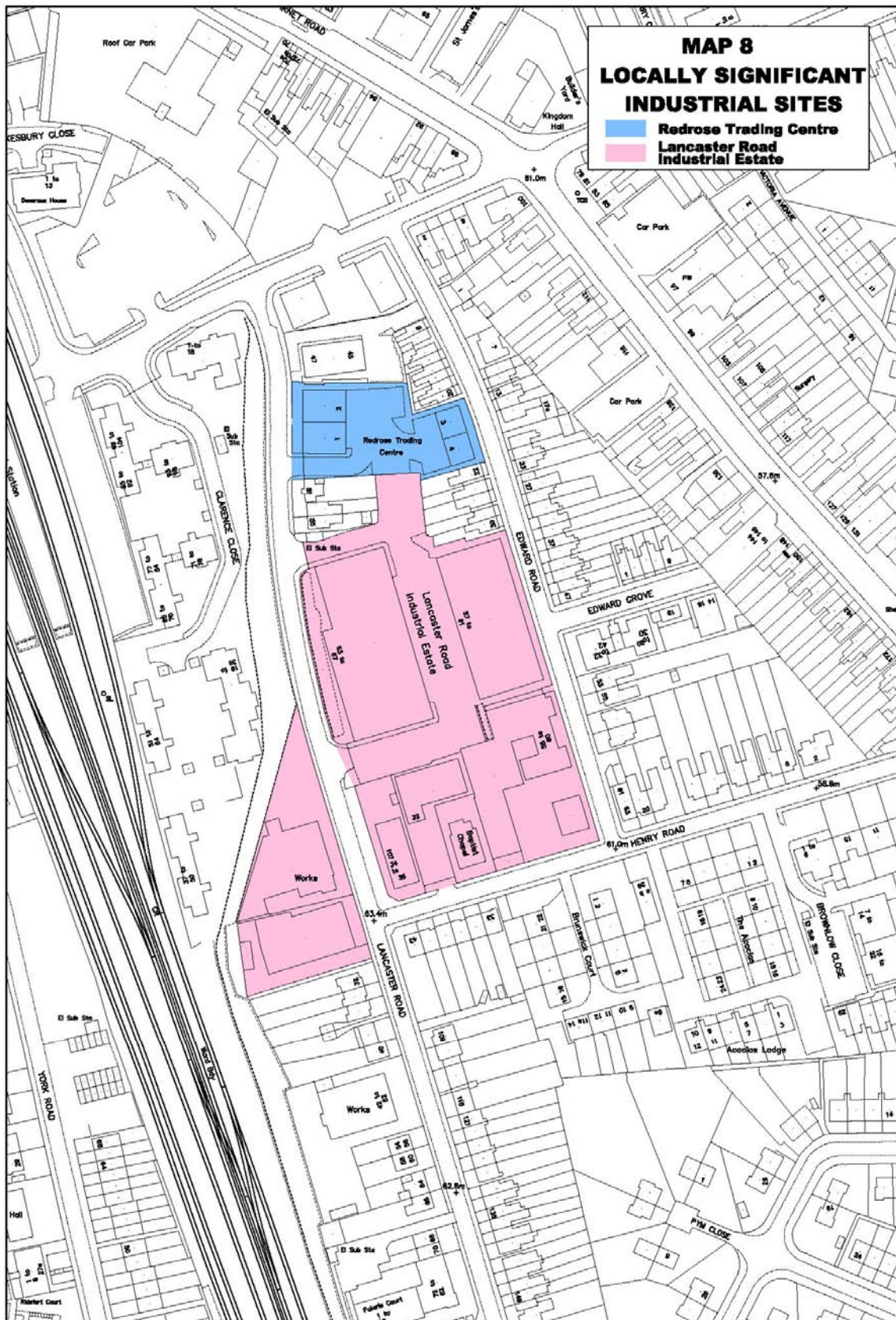






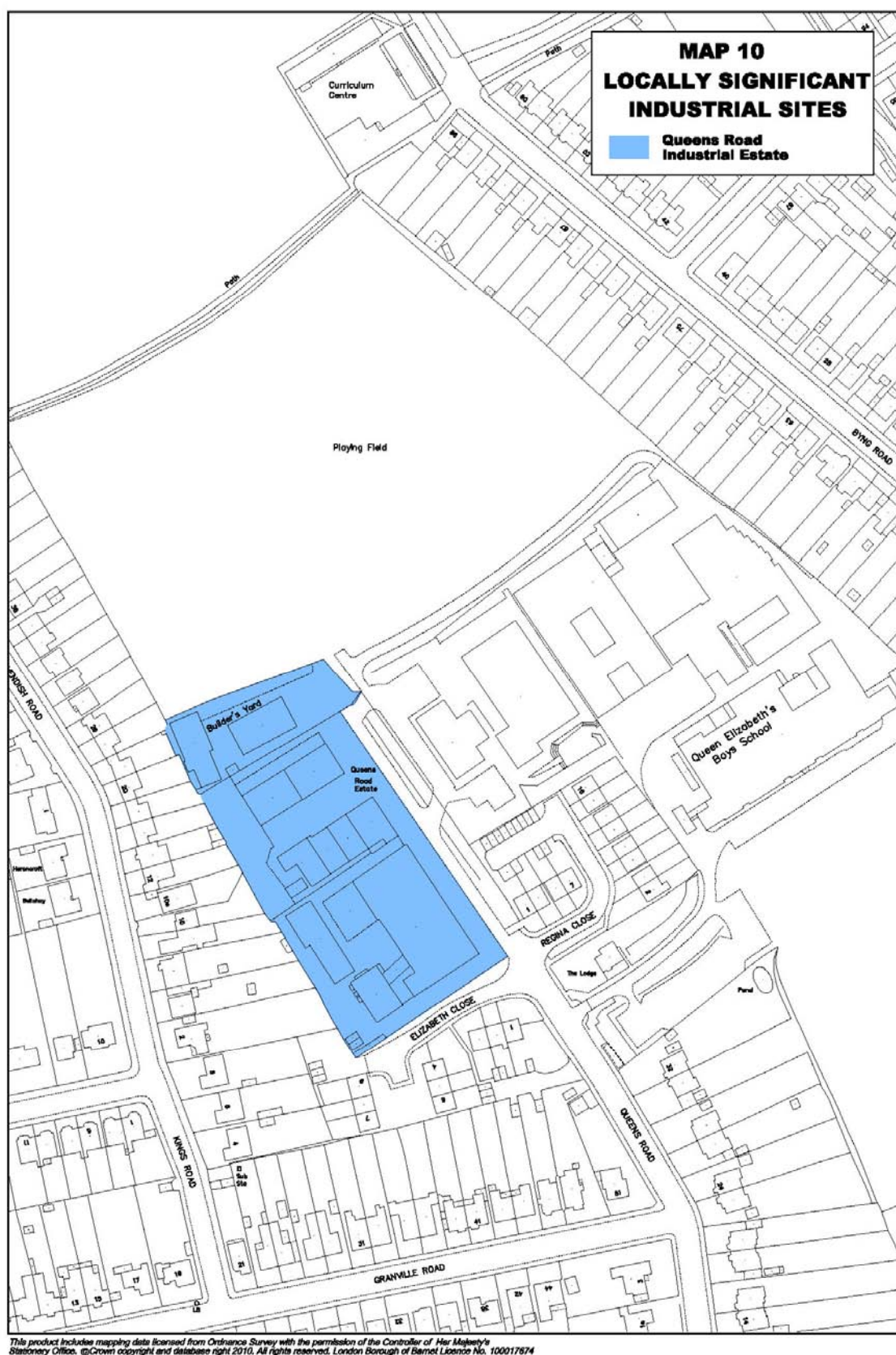


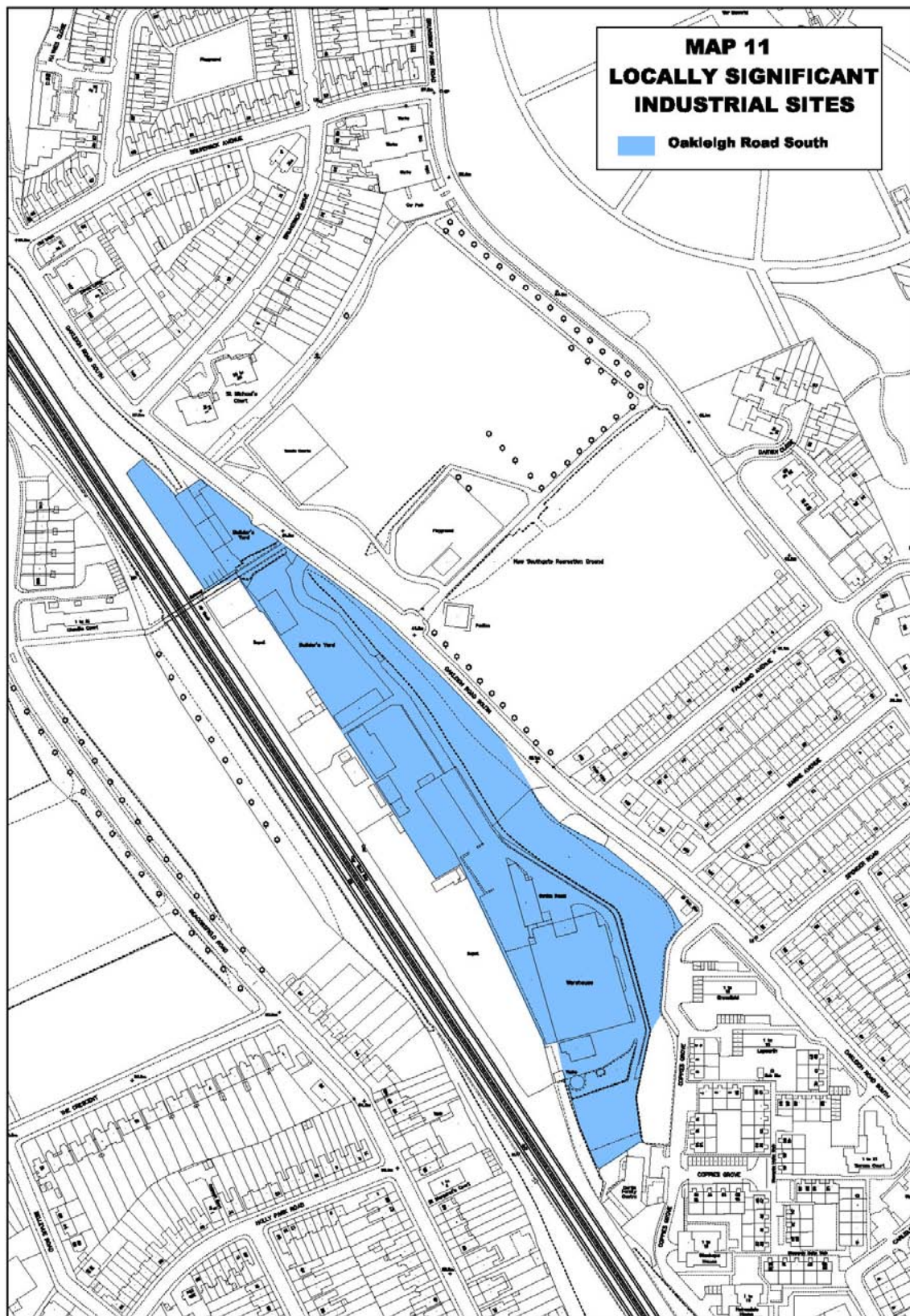




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Have your say



We want to hear your views on the Development Management Policies document

Copies can be viewed at any Barnet library and at the: planning reception which is located at

Barnet House 2nd floor
1255 HighRoad
London
N20 0EJ

The reception is open Monday to Friday: 9.00am to 5.00pm

Please send us your comments by email or by post using the contact details below. The deadline for responses is **June 22nd 2011**

Contact details

Strategic Service (Planning and Housing), Building 4, North London Business Park, Oakleigh Road South, London N11 1NP

Or email: forward.planning@barnet.gov.uk

Or contact us on: 0208-359-4990