

## **APPENDIX 1: Schedule of Recommendations**

### **Chapter 1: Introduction**

1.3 I recommend that Chapter 1 to this UDP be generally updated to reflect the content of the newly adopted London Plan.

#### **Proposals Map**

1.5 I recommend that no change be made to the Proposals Map.

### **Chapter 2: Strategic Policies**

#### **Policy GSD (Sustainable development)**

2.5 I recommend that:

- (i) In paragraph 2.3.1 (i), the first sentence of the Revised Deposit change be adopted as shown but the second sentence be deleted'; and
- (ii) In paragraph 2.3.2, the Revised Deposit change be adopted as shown but the paragraph be expanded on the lines outlined above.

#### **Policy GEA (Environmental impact)**

2.8 I recommend that paragraph 2.4.3 be modified as set out in the Revised deposit UDP.

#### **Policy GBEnv1 (Character)**

2.10 I recommend that paragraph 2.4.5 be modified as set out in the Revised Deposit UDP.

#### **Policy GBEnv2 (Design)**

2.12 See Chapter 4.

#### **Policy GBEnv4 (Special areas)**

2.16 I recommend that Table 5.1 be cross referenced to the Proposals Map on the lines outlined above.

#### **Policy Ggreen Belt (Green Belt)**

2.18 See Chapter 5.

#### **Policy GL3 (Outdoor recreation)**

2.20 See Chapter 6.

#### **Policy GH1 (New households)**

2.22 See Chapter 8.

#### **Policy GH3 (Affordable housing provision)**

2.24 See Chapter 8.

#### **Policy GEMP4 (Protection of employment land)**

2.26 See Chapter 10.

#### **Policy Gcrick (Cricklewood, West Hendon Regeneration Area)**

2.28 See Chapter 13.

#### **Policy Gmon (Monitoring plan)**

2.30 I recommend that in finalising this UDP and the detailed wording of its various policies, full account be taken of PPG12 and other relevant guidance.

#### **Proposed New Policies**

2.33 I recommend that the proposed new policies be not adopted.

## Chapter 3: Environmental Resources

### Policy GEA (Environmental impact)

3.7 I recommend that:

- (i) Policy GEA be reworded as follows: **The Council will take full account of all aspects of environmental impact when assessing development proposals. For development defined in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as Schedule 2, the Council will follow the guidance of DETR Circular 2/99 to determine whether it is likely to have a significant effect upon the environment and thereby require an environmental statement;**
- (ii) Paragraph 2.4.4 be reworded to incorporate the 'significant effect upon the environment' test; and
- (iii) Section 3.1 be amended as set out in the Revised Deposit UDP and the subsequent PICs.

### Policy GEnergy (Energy efficiency)

3.9 I recommend that no change be made to Policy GEnergy.

### Policy GLand (Re-use of brownfield land)

3.11 I recommend that no change be made to Policy GLand.

### Policy Env1 (Renewable/efficient energy production)

#### Policy Env2 (Energy efficient design)

3.15 I recommend that:

- (i) The third sentence of paragraph 3.3.7 be amended to state: 'The council will favourably consider plans to install equipment to provide alternative vehicle fuels where it is safe to do so';
- (ii) The PIC in respect of paragraph 3.3.7 be not proceeded with; and
- (iii) Otherwise, paragraphs 3.3.1 to 3.3.7 and Policies Env1/Env2 be modified as set out in the Revised Deposit UDP and in the relevant PICs.

### Policy Env3 (Waste management facilities)

3.19 I recommend that:

- (i) Policy Env3 and its supporting text be modified on the lines set out in the Revised Deposit UDP and in the PIC; and
- (ii) The supporting text also be updated to take into account the relevant policies of the London Plan and the Mayor's Municipal Waste Management Strategy.

### Policy Env4 (Recycling facilities)

3.22 I recommend that:

- (i) SPG be prepared in respect of the need for, and specification of, recycling facilities within different types of new development; and
- (ii) Policy Env4 and supporting paragraph 3.3.10 be reworded accordingly.

### Policy Env5 (Aggregates facilities)

3.24 I recommend that Policy Env5 be modified as set out in the Revised Deposit UDP.

### Policy Env6 (Light pollution)

3.26 I recommend that:

- (i) The first sentence of Policy Env6 be reworded as follows: **Proposals for lighting schemes will be permitted provided that they do not have a demonstrably harmful impact on residential amenity, on wildlife interests and on the environment generally;** and
- (ii) Paragraph 3.3.16 be modified as set out in the Revised Deposit UDP.

### **Policy Env7 (Air pollution)**

#### **Policy Env7a (Air quality measures)**

3.31 I recommend that:

- (i) The final text take into account the provisions of the Mayor's Air Quality Strategy, and it embody greater clarity in respect of whether there should be a single AQMA or several, and on the number of AQAPs;
- (ii) Map 3.1 be deleted but that there be a commitment by the Council to publish regular updates on local air quality;
- (iii) Policy Air 2 be reinstated (here as Policy Env7a);
- (iv) SPG be prepared as proposed; and
- (v) Otherwise the text be modified as set out in the Revised Deposit UDP and the Council's PICs.

### **Policy Env8 (Water quality)**

3.33 I recommend that Policy Env8 and paragraph 3.3.26 be modified as set out in the Revised Deposit UDP.

### **Policy Env9 (Flood risk areas)**

#### **Policy Env10 (Increased flood risk)**

#### **Map 3.2 (Flood Plain)**

3.39 I recommend that:

- (i) Policies Env9 and Env10 and their supporting text, and Map 3.2 be modified as set out in the Revised Deposit UDP and in the PICs; and
- (ii) A suitable reference to the possible implications of climate change be added to paragraph 3.3.30.

### **Policy Env11 (Drainage infrastructure)**

3.41 I recommend that:

- (i) The following be added to Policy Env11: **Wherever this is practicable, the Council will require the use of suitable drainage systems;** and
- (ii) Paragraph 3.3.32 be modified as set out in the Revised Deposit UDP.

### **Policy Env12 (Location of noisy development)**

3.43 I recommend that no modification be made to Policies Env12 or Env13, or to the supporting text.

### **Policy Env14 (Contaminated land)**

3.46 I recommend that Policy Env14 and its supporting text be modified as set out in the Revised Deposit UDP.

### **Policy Env15 (Hazardous substances and notifiable installations)**

3.49 I recommend that:

- (i) No change be made to Policy Env15 or to its supporting text; and
- (ii) The proposed new policy be not adopted.

## **Chapter 4: Built Environment**

### **Policy GBEnv1 (Character)**

4.3 I recommend that paragraph 4.1.1 be modified as set out in the Council's PIC.

### **Policy GBEnv2 (Design)**

4.7 I recommend that Policy GBEnv2 be modified as set out in the Council's two PICs.

### **Policy GBEnv3 (Safe environments)**

4.9 I recommend that Policy GBEnv3 be modified as set out in the Revised Deposit UDP.

#### **Policy GBEEnv4 (Special areas)**

4.11 I recommend that Policy GBEEnv4 be modified as follows: **The Council will seek to protect, by preserving or enhancing, buildings, areas, open spaces, or features that are of special value in architectural, townscape or landscape, historic, agricultural or nature conservation terms.**

#### **Policy D1 (Quality in design)**

4.16 I recommend that the text under the heading Quality in Design (as set out in the Revised Deposit UDP) be further modified to:

- (i) Refer to the linkages between design and the factors cited in paragraph 4.34 of the London Plan;
- (ii) Refer to the part played by RSLs in ensuring that affordable housing is of a high quality in design and general sustainability terms;
- (iii) Cross refer to the Council's Design Guidance Notes to be listed in an Appendix; and
- (iv) Cite CABE/Government guidance on good practice in design.

#### **Policy D4 (Over-development)**

4.18 I recommend that Policy D4 be deleted.

#### **Policy D5 (Outlook)**

4.21 I recommend that Policy D5 be modified as set out in the Council's PIC.

#### **D6A (New Policies)**

4.23 I recommend that no change be made in response to these two objections.

#### **Policy D7 (Scenic quality)**

4.26 I recommend that:

- (i) Policy D7 be deleted and replaced with the following: **New developments should respect, as well as contribute to, the local townscape and landscape;** and
- (ii) Paragraph 4.3.8 of the Revised Deposit UDP be expanded/redrafted to take into account the matters raised by the Finchley Society and it be given a new heading: **Townscape and Landscape Quality and Character.**

#### **Policy D8 (Disabled access)**

4.28 I recommend that no further change be made to Policy D8 or to its supporting text.

#### **Policy D9 (Designing out crime)**

4.30 I recommend that the supporting text to Policies D9 and D10 be modified as set out in the Council's PIC.

#### **Policy D10 (Improving community safety)**

4.32 I recommend that Policy D10 be modified as set out in the Council's PIC and that no further changes be made.

#### **Policy D11 (Landscaping)**

4.37 I recommend that:

- (i) In paragraph 4.3.17 as modified, the word 'guideline' be inserted before 'distance of 8m' in line 25;
- (ii) In paragraph 4.3.18a there be inserted a cross reference to sustainable drainage systems;
- (iii) Otherwise, Policy D11 and its supporting text be modified as set out in the Revised Deposit UDP; and
- (iv) There be no additional policy covering trees and landscaping.

#### **Policy D12 (Tree preservation orders)**

4.40 I recommend that no change be made to the text of Policy D12 or to its reasoned justification.

#### **Policy D13 (Tree protection and enhancement)**

4.44 I recommend that:

- (i) Criterion (i) to Policy D13 be modified as follows : **subject to the health and amenity value of individual trees, development schemes retain as many of the existing trees on site as is practicable**; and
- (ii) Paragraph 4.3.22 be modified as set out in the Revised Deposit UDP.

#### **Policy D14 (Important hedgerows)**

#### **Policy D15 (Other hedgerows)**

4.47 I recommend that:

- (i) No change be made to Policy D14 but that a reference be made in the supporting text to the likely programme for a Council sponsored survey to identify 'important' hedgerows within the Borough; and
- (ii) Policy D15 be modified as set out in the Revised Deposit UDP.

#### **Policy D16 (Telecommunications)**

4.51 I recommend that Policy D16 and its supporting text be modified as set out in the Revised Deposit UDP.

#### **Policy D17 (High buildings – acceptable locations)**

#### **Policy D18 (High buildings – where not acceptable)**

#### **Policy D19 (Views of landmarks)**

4.61 I recommend that:

- (i) Criterion (i) to Policy D17 be modified to read: **are carefully related to their surroundings in terms of their design**;
- (ii) Criterion (vii) to Policy D17 be modified to exclude the word **proposals**;
- (iii) Policies D17 and D18 be otherwise modified as set out in the Revised Draft UDP;
- (iv) The first sentence of paragraph 4.3.30 be reworded as follows: 'In assessing proposals for high buildings, the Council will, among other things, consider the extent to which they would create attractive landmarks enhancing the local or wider area';
- (v) Policy D19 on Views and Landmarks be deleted and paragraph 4.3.32 and Table 4.1 be moved so as to immediately precede Policies D17 and D18 as part of the reasoned justification for those policies;
- (vi) The extent of the viewing corridors shown on Map 4.1 be re-examined at the Modifications stage; and
- (vii) Through the future LDF for Barnet new policies be developed that will indicate those locations that are acceptable for high buildings, i.e. those of 30m and above in height, together with lower buildings which still significantly exceed the height of surrounding development.

#### **Policy D20 (Advertisements)**

#### **Policy D21 (Hoardings)**

#### **Map 4.2 (Areas of special advertisement control)**

4.65 I recommend that Policy D20 and its supporting text be modified as set out in the Revised Deposit UDP and that the following additional changes be made:

- (i) In paragraph 4.3.34, the words 'or where their use makes a positive contribution to improving the appearance of a run down area' be deleted; and
- (ii) Policy D21 be amended to read: **Advertisement hoardings will not be permitted unless their express purpose is for the temporary screening of derelict or vacant sites awaiting development.**

#### **Policy D22 (Design and shopfronts)**

#### **Policy D24 (New shopfronts)**

4.68 I recommend that Policies D22 to D25, and their supporting text be modified as set out in the Revised Deposit UDP.

**Policy HC1 (Preserving or enhancing conservation areas)**

4.70 I recommend that no change be made to Policy HC1 or to its supporting text.

**Policy HC3 (Demolition of unlisted buildings in conservation areas)**

4.73 I recommend that Policy HC3 be redrafted to bring it more into line with the guidance of PPG15 *Planning and the Historic Environment*.

**HC3A (New Policy)**

4.75 I recommend that no new policy be adopted.

**Policy HC5 (Areas of special character)**

4.77 I recommend that no change be made to Policy HC5 or to its reasoned justification.

**Policy HC6 (West Heath/Golders Hill Park area)**

4.79 I recommend that no modification be made to the UDP.

**Policy HC7 (Development in West Heath/Golders Hill Park area)**

4.81 I recommend that Policy HC7 be redrafted to indicate the criteria that development proposals would be expected to meet to render them acceptable when viewed from West Heath and Golders Hill Park.

**Map 4.3 (Areas of special character)**

4.84 I recommend that Map 4.3 be modified as shown in the Revised Deposit UDP.

**Policy HC9 (Demolition of listed buildings)**

4.87 I recommend that:

- (i) Policies HC9 and HC10 be redrafted to make them criteria based; and
- (ii) Paragraph 4.3.57 be amended as set out in the Council's PIC.

**Policy HC11 (Change of use of listed buildings)**

4.89 I recommend that no change be made to Policy HC11.

**Policy HC12 (Setting of listed buildings)**

4.91 I recommend that:

- (i) Policy HC12 be reworded as follows: **Development proposals should respect the setting of a listed building or a group of listed buildings**; and
- (ii) Paragraph 4.3.62 include a reference to the relevant legislation.

**Policy HC14 (Demolition of locally listed buildings)**

**Policy HC15 (Locally listed buildings)**

4.93 I recommend that:

- (i) Policy HC14 be reworded as follows: **The Council will resist the demolition of locally listed buildings and structures. Where there are compelling reasons for demolition, the Council will seek to ensure that the proposed replacement building is a fitting replacement for the original one**;
- (ii) Policy HC15 be reworded as follows: **Development proposals affecting locally listed buildings and structures should seek to safeguard their character, appearance and setting**; and
- (iii) In respect of paragraph 4.3.66, the Council's PIC be not proceeded with but that the wording of the paragraph be redrafted to reflect the proposed new wording for Policies HC14 and HC15.

**Policy HC16 (National archaeological remains)**

4.96 I recommend that paragraph 4.3.73 be amended as set out in the Revised Deposit UDP.

**Policy HC20 (Archaeological site evaluations)**

4.99 I recommend that:

- (i) The Council, in consultation with interested parties, give further consideration to the need both to record archaeological finds and to make these public; and
- (ii) Paragraph 4.3.78 be amended as set out in the Revised Deposit UDP.

**Policy HC21 (Historic parks and gardens)**

4.101 I recommend that Policy HC21 and its supporting paragraphs be modified as set out in the Revised Deposit UDP.

**Policy HC22 (Battlefield site)**

4.103 I recommend that Policy HC22 be modified as set out in the Revised Deposit UDP.

**Chapter 5: Open Environment****Policy Ggreen Belt (Green belt)**

5.3 I recommend that paragraph 5.1.6 be modified to refer to the Mayor's biodiversity strategy, published in July 2002.

**Policy GBEnv1 (Character)**

5.5 I recommend that no change be made to Policy GBEnv1.

**Policy GBEnv4 (Special areas)**

5.7 See my recommendation in Chapter 4.

**Policy O1 (Green Belt/MOL)**

5.12 I recommend that:

- (i) The Schedule of Proposals entry in respect of Scratchwood Local Nature reserve (Site no.14) be amended as recommended in the Council's Schedule of Responses dated September 2001; and
- (ii) No change be made to Policy O1 or paragraph 5.3.2.

**Policy O2 (New buildings and uses on Green Belt/MOL)**

5.16 I recommend that no further changes be made to Policy O2 or to its reasoned justification.

**Policy O4 (Major Developed Sites)**

5.34 I recommend that:

- (i) Policy O4 be modified as set out in the Revised Deposit UDP;
- (ii) The supporting text be modified as set out in the Revised Deposit UDP, subject to a revision of the list of MDS in paragraph 5.3.12 to combine the two MRC sites as one MDS, i.e. National Institute for Medical Research, The Ridgeway and MRC Technology, Burtonhole Lane;
- (iii) Suitable modifications be made to the Proposals Map to show the MRC sites as one;
- (iv) The Council's PIC to paragraph 5.3.11 be amended:
  - (a) Through the addition of 'research' before 'educational and religious facilities'; and
  - (b) Through the deletion of the first criterion 'The sites should have a minimum site area of 10,000 sq.m.';
- (v) In respect of Arkley Park this site be not identified as MDS; and
- (vi) No change be made in respect of Mr A Reid's objection.

**Policy O5 (Replacement of existing buildings in Green Belt/MOL)**

5.36 I recommend that the title for paragraph 5.3.13 read Replacement of Dwellings.

### **Policy O6 (Re-use of buildings in Green Belt/MOL)**

5.39 I recommend that the term 'openness' replace 'open character' in Policy O6 and in other policies in Chapter O5 of this UDP.

### **Policy O7 (Land adjoining Green Belt/MOL)**

5.41 I recommend that Policy O7 be reworded on the following lines: **Proposals for new development adjacent to the Green Belt or Metropolitan Open Land should seek to secure a significant enhancement in the visual amenity of these areas through a combination of good design, appropriate siting and perimeter landscaping which respects the character of its surroundings. The Council will resist proposals which would have a detrimental effect on visual amenity, or the openness, purposes and objectives of these designated areas.**

### **Policy O8 (Agricultural land in the Green Belt)**

5.45 I recommend that:

- (i) Policy O8 and its supporting text be modified as set out in the Revised Deposit UDP; and
- (ii) In response to the objection from BfoE, additional explanation be provided in the text that the policy will apply to horticultural type uses as well as to agriculture.

### **Policy O9 (Article 4 directions and the Green Belt)**

5.47 I recommend that the UDP be modified through the deletion of Policy O9.

### **Green Belt Boundary Changes**

#### **Map 5.1**

5.73 I recommend that:

- (i) No changes be made to the Green Belt boundary;
- (ii) In connection with Barnet Football Club, Map 5.1 be deleted;
- (iii) In the Schedule of Proposals, the description of Site no.2 be amended to 'Partial redevelopment of existing stadium area';
- (iv) The title to this section be amended to read '**Proposed MOL Boundary Changes**'; and
- (v) Paragraph 5.3.22 be amended accordingly.

### **Metropolitan Open Land boundary changes**

5.79 I recommend that:

- (i) In respect of the proposed MOL boundary changes at the Temple Fortune Sports Club, Bridge Lane, the former Friern Barnet Hospital and Compton School, the text be modified as set out in the Revised Deposit UDP; and
- (ii) No further changes be made to MOL boundaries.

### **Policy O10 (Heritage land)**

5.83 I recommend that:

- (i) No changes be made to Policy O10 or to its supporting text or to Map 5.4; and
- (ii) The question of countryside designations generally be subject to a full review as part of the LDF process.

### **Policy O11 (Countryside Conservation Areas)**

5.85 I recommend that:

- (i) No modification be made to Policy O11, its supporting text or to Map 5.5; and
- (ii) The question of countryside designations generally be subject to a full review as part of the LDF process.

### **Policy O12 (Green Chains)**

5.89 I recommend that:

- (i) Paragraph 5.3.31 be modified as set out in the revised Deposit UDP; and



- (ii) The Proposals Map be supplemented by detailed plans showing the precise boundaries of the Green Chains.

#### **Policy O13, Map 5.6 (Green Corridors)**

5.94 I recommend that:

- (i) Policy O13 and its supporting text be modified as set out in the Revised Deposit UDP and the PIC; and
- (ii) Map 5.6 be supplemented by detailed plans showing the precise boundaries of the Green Corridors.

#### **Policy O14 (Sites of Special Scientific Interest (SSSI))**

5.97 I recommend that:

- (i) Policy O14 be replaced by the following text: **Where development is proposed which would affect a site of importance for nature conservation, the Council will, in the first instance, expect the proposals to avoid adverse impact or, where that is not possible, to minimise such impact while incorporating mitigation of any residual impacts. Where, exceptionally, a development is to be permitted because the reasons for it are judged to outweigh significant harm to nature conservation, the Council will expect appropriate compensation measures;**
- (ii) At the end of paragraph 5.3.41, the following be added 'They will be accorded a level of protection commensurate with their borough or local significance';
- (iii) Paragraph 5.3.40 be redrafted to reflect the new wording to Policy O14 and the content of the London Plan; and
- (iv) No change be made to the content of Table 5.1.

#### **Policy O16 (Protected Species)**

5.100 I recommend that:

- (i) Policy O16 be redrafted as follows: **The Council will resist developmet that would have a significant adverse impact on the population or conservation status of protected species or priority species identified in the London Biodiversity Action Plan BAP and this Borough's BAPs;** and
- (ii) The supporting text be updated to take the London Biodiversity Strategy into account.

#### **Policy O18 (Watling Chase Community Forest)**

5.103 I recommend that sentences 3 and 4 to paragraph 5.3.48 be deleted and replaced by the text to Revised Deposit paragraph 5.3.48a.

#### **Policy O19 (Management plans on open land)**

5.106 I recommend that:

- (i) Policy O19 and paragraph 5.3.49 be deleted as proposed in the Revised Deposit UDP; and
- (ii) A new section entitled 'Management' be inserted into the UDP following the suggestions outlined in my report.

#### **Proposed New Policies**

5.111 I recommend that:

- (i) The policies/proposals suggested by W.A.R and LB Brent be considered by the Council in the context of the overall regeneration of West Hendon and the forthcoming LDF; and
- (ii) The other new policies put forward be not adopted.

## Chapter 6: Leisure Recreation and Tourism

### PolicyGL1 (Sport and Recreation)

6.10 I recommend that:

- (i) The supporting text to Policy GL1 be modified as set out in the Revised Deposit UDP;
- (ii) Paragraph 6.1.14 (third bullet point) be amended as set out in the PIC; and
- (iii) Section 6.1 be updated to take into account, in particular, the publication of PPG17(2002) and the London Plan.

### Policy GL3 (Outdoor Recreation)

6.12 I recommend that no modifications be made.

### Policy L1 (Loss of Arts, Culture and Entertainment Facilities)

6.16 I recommend that:

- (i) Paragraph 6.3.1 be modified as set out in the Revised Deposit UDP;
- (ii) Paragraph 6.3.2 be modified to clarify how the fourth criterion of Policy L1 is to be applied; and
- (iii) Policy L1 itself to be left unchanged.

### Policy L2 (Preferred Locations for Arts, Culture and Entertainment Facilities)

6.19 I recommend that:

- (i) Policy L2 be modified as set out in the Revised Deposit UDP;
- (ii) Policy L2 be further modified as set out in the Council's PIC and through the insertion of **that have not been identified in this Plan** between **sites** and **will** in the third sentence; and
- (iii) Paragraphs 6.3.4 to 6.3.6 be modified as set out in the Revised Deposit UDP.

### Policy L3 (Criteria for Arts, Culture and Entertainment Facilities)

6.25 I recommend that Policy L3 be modified as set out in the Revised Deposit UDP.

### Policy L4, Map 6.1 (North Finchley Arts Centre)

6.28 I recommend that :

- (i) Policy L4, paragraph 6.3.7, Map 6.1 and references to the former Gaumont Cinema site in the Schedule of Outstanding Planning Permissions be deleted in accordance with the Council's PIC; and
- (ii) The existing reference to the North Finchley Arts Centre in paragraph 6.1.12 be updated and expanded, as appropriate.

### Policy L5 (Planning Obligations and Arts, Culture and Entertainment Facilities)

6.30 I recommend that no modification be made.

### Policies L7, L8 (Tourist Attractions and Facilities)

6.35 I recommend that Policies L7 and L8 and their supporting text be modified as set out in the Revised Deposit UDP.

### Policy L9 (Preferred Locations for Hotels)

6.41 I recommend that the last sentence of paragraph 6.3.17 be reworded as follows: 'Town centre proposals should be consistent with the scale and function of the centre involved, and all development should be in keeping with the character of the area.'

### Policy L10 (Criteria for Hotel Development)

6.45 I recommend that:

- (i) The second criterion to Policy L10 be reworded as follows: **The development is in keeping with the scale and function of the centre, and/or the character of the surrounding area;** and

- (ii) The third criterion to Policy L10 be reworded as follows: **The development is highly accessible by a choice of means of transport; and.**

#### **Policy L11 (Open Space)**

6.57 I recommend that:

- (i) Paragraph 6.3.19 be modified as set out in the Revised Deposit UDP;
- (ii) The UDP be modified so that it suitably protects open spaces which have limited or restricted public access; and
- (iii) Allied to my recommendation in respect of paragraph 6.3.36a, a future Proposals Map (prepared as part of the LDF that will replace this UDP) depict comprehensively all the Borough's areas of open space to which the public have access, above a size threshold to be determined.

#### **Policy L12 (Open Space Deficiency)**

6.62 I recommend that:

- (i) Policy L12 be modified to read: **The Council will encourage new development to secure improvements in the amount, quality and distribution of public open space in areas of deficiency identified by the Council;**
- (ii) Paragraph 6.3.21 be modified to stress the value of public open space to commercial development schemes as well as the public; and
- (iii) The first sentence of paragraph 6.3.22 be deleted.

#### **Map 6.2 (Metropolitan, District and Local Parks and areas of deficiency at Local Park level)**

6.65 I recommend that all the sites on Map 6.2 be identified as 'Parks' on the Proposals Map.

#### **Policy L13 (New Public Routes)**

6.67 I recommend that paragraph 6.3.24 be modified as set out in the Revised Deposit UDP.

#### **Policy L15 (Metropolitan Walks)**

6.71 I recommend that:

- (i) Paragraph 6.3.27 be deleted as set out in the Revised Deposit UDP; and
- (ii) Paragraph 6.3.26 be modified as set out in the Revised Deposit UDP but subject to the definition of 'seek to' in the last sentence.

#### **Policy L16 (Allotments)**

6.81 I recommend that:

- (i) Policy L16 be modified as set out in the Revised Deposit UDP and the PIC, subject to the deletion of the last sentence of the policy as revised;
- (ii) Paragraphs 6.3.29 and 6.3.30 be modified as set out in the Revised Deposit UDP and two PICs;
- (iii) Paragraph 6.3.31 be modified as set out in the Revised Deposit UDP, subject to the deletion of the sentence: 'Where on site provision is not possible, alternative methods of provision will be considered'; and
- (iv) In connection with paragraph 6.3.31, the relevant PIC be not proceeded with.

#### **Policy L17 (Sports Grounds and Playing Fields)**

6.88 I recommend that:

- (i) the first two sentences to paragraph 6.3.36a be modified as set out in the Council's PIC; and
- (ii) The second two sentences of paragraph 6.3.36a be replaced with: 'Any application involving playing fields will be assessed against the above standards until the Council has completed both a local needs assessment and an audit of existing open space, sports and recreation facilities. These will lead to the setting of local standards.'

### **Policy L18 (Loss of Sports Grounds and Playing Fields)**

6.94 I recommend that:

- (i) Paragraph 6.3.35 be modified to read: 'A proposal involving the loss of sports grounds and playing fields may also be considered where there is an excess of playing field provision and public open space in the area, and where there is an overriding community benefit in terms of sport and recreation'; and
- (ii) In Policy L18, **community benefit in terms of sport and recreation** should replace **community need**.

### **Policy L19 (New Sports Grounds and Playing Fields)**

6.96 I recommend that no modification be made to the UDP.

### **Policy L20 (Floodlighting Sports Facilities)**

6.100 I recommend that:

- (i) Policy L20 be reworded as follows: **Proposals for the floodlighting of sports facilities will be permitted where this would not cause significant nuisance to nearby residents and to users of other properties, and where wildlife interests would not be significantly affected. The Council may restrict hours of use;** and
- (ii) The supporting text be modified to refer to the need to take into account possible impacts upon wildlife.

### **Proposal L22 (Golf Courses)**

6.103 I recommend that '**and the surrounding area**' be inserted after '**site**' in the second criterion of Policy L22.

### **Policy L23 (Loss of Indoor Sports and Recreation Facilities)**

6.107 I recommend that Policy L23 and its supporting text be modified as set out in the Revised Deposit UDP.

### **Policy L24 (New Indoor Sports and Recreation Facilities)**

6.113 I recommend that no further modification be made.

### **Policy L25 (Preferred Location for Indoor Sports and Recreation Facilities)**

6.117 I recommend that no further modification be made.

### **Policy L26 (Planning Obligations and Indoor Sports and Recreation Facilities)**

6.120 I recommend that:

- (i) 'need' be substituted for 'demand' in the first sentence of paragraph 6.3.51;
- (ii) The first sentence of paragraph 6.3.52 be deleted; and
- (iii) Policy L26 be modified to read: **Where a development creates a need for new or improved sports and recreation facilities, the Council will seek to enter into planning obligations with the developer to secure their provision.**

### **Proposed New Policy**

6.122 I recommend that no modification be made to the UDP.

## **Chapter 7: Movement**

### **Policy Gloc (Reducing the need to travel)**

7.3 I recommend that:

- (i) Policy Gloc be reworded as follows: **The Council will encourage development in locations which will reduce the need to travel, promote the use of public transport and other non-car modes and reduce the number and journey length of those trips which continue to be made by car;** and
- (ii) The introductory text (section 7.1) be updated as necessary.

**Policy GParking (Parking)**

7.5 I recommend that no modification be made to Policy GParking.

**Policy Gnon Car (Sustainable transport)**

7.7 I recommend that no modification be made.

**Policy M1 (Development location and accessibility)**

7.16 I recommend that:

- (i) Policy M1 be modified as set out in the Revised Deposit UDP;
- (ii) The Council give consideration to the adoption of the PTAL based approach to determining residential densities, as used in the London Plan; and
- (iii) Subject to (ii), Policy M1 and its supporting text be further updated and amended.

**Policy M2 (Transport Assessments)**

7.19 I recommend that:

- (i) Policy M2 be reworded, making it clear that Transport Assessments will be required for those developments having significant transport implications; and
- (ii) The Council review its targets for traffic reduction, taking into account the targets for Outer London contained in the London Plan.

**Policy M3 (Green travel plans)**

7.24 I recommend that:

- (i) In respect of green travel plans, the PIC be accepted but that reference be made additionally to: the need for travel plans to contain measurable outputs and monitoring plans; the Council's own plans for green travel for employees (an update); and guidance published by the ODM/DfT (as cited above); and
- (ii) In respect of safe travel to schools, the text be modified as set out in the Council's PIC but that this issue be the subject of a separate policy, after M3, and that suitable additional supporting text be provided.

**Policy M4 (Widening opportunities for pedestrians and cyclists)**

7.27 I recommend that Policy M4 and its supporting text be modified:

- (i) To take into account the policies of the London Plan and the London Transport Strategy as well as the guidance of PPG13; and
- (ii) To place more emphasis on action that can be taken directly by the Council, such as the identification and implementation of additional cycling routes.

**Policy M5 (Facilities for pedestrians and cyclists)**

7.29 I recommend that Policy M5 be left unchanged and that paragraph 7.3.14 be modified as set out in the Revised Deposit UDP.

**Map 7.1 (Cycle Routes)**

7.31 I make no recommendation.

**Policy M6 (Use of public transport)**

7.35 I recommend that the supporting text to Policies M6 and M7 be updated and expanded to take account of the public transport provisions of the London Plan, and to refer to the public transport measures associated with the proposed Brent Cross/Cricklewood development.

**Policy M7 (Improvements to public transport)**

7.38 I recommend that Policy M7 be modified as set out in the Revised Deposit UDP and in the PIC.

### **Policy M8 (Impact on roads)**

7.48 In respect of the road hierarchy, I recommend that:

- (i) The A1000/A598 be re-designated as Tier 2 routes on the Proposals Map, subject to the necessary consultation;
- (ii) In the light of GOL Circular 1/2000, the Council review the road hierarchy in Barnet with a view to including on the Proposals Map the GLA roads and roads for which the Secretary of State is responsible, as well as Tier 2 and Tier 3 routes;
- (iii) As part of that review, the status of the A5 be examined;
- (iv) In response to the objections from NFLA and MHRA, no change be made to Policy M8 or paragraph 7.3.34; and
- (v) The text be updated, taking into account my recommendations (i) to (iii).

### **Policy M9 (Strategic road network)**

7.52 I recommend that the proposed PICs to paragraphs 7.3.35 to 7.3.39 and to Policy M9 be further examined at the Modifications stage.

### **Policy M10 (Reducing effects of traffic)**

7.54 I recommend that the second sentence to the policy be reworded as follows: **Where the need for such measures is directly related to the development and any planning permission, the Council will seek to secure a planning obligation from the developer.**

### **Policy M11 (Safety of road users)**

7.56 I recommend that no modification be made.

### **Policy M13 (Planning obligations and improvements to roads)**

7.58 I recommend that the second sentence to the policy be reworded as follows: **Where improvements or changes to the road network are directly related to the development and any planning permission, the Council will seek to secure a planning obligation from the developer.**

### **Map 7.3 (Accessibility categories in relation to vehicle parking standards)**

7.63 I recommend that, subject to a decision by the Council to adopt the PTAL based approach to determining residential densities, Map 7.3 be deleted and replaced by a new map based on that approach.

### **Policy M14 (Parking standards)**

#### **Appendix 7.1 (Parking standards)**

7.85 I recommend that:

- (i) The section on car parking be reviewed and updated generally, to take into account the policies and standards of the London Plan;
- (ii) It be made clear in Appendix 7.1 to the UDP that the residential car parking standards are maximum car parking standards;
- (iii) No special provision be made for housing associations, taking into account the flexibility offered by a system of maximum standards;
- (iv) The proposed retail standards be subjected to review to take into account the London Plan and the factors listed in the report;
- (v) The minimum standard for Class B1 uses be set at one space per 100 sq.m of gross floorspace;
- (vi) No change be made to the standard for C1 uses;
- (vii) No change be made in respect of the requirements for D2 uses; and
- (viii) In respect of development at Brent Cross/Cricklewood/West Hendon, separate car parking standards be set but appropriate cross references be made in the two chapters.

### **Policy M15 (Freight)**

7.88 I recommend that in the supporting text to Policy M15, a suitable cross reference be made to the Cricklewood, Brent Cross and West Hendon chapter.

## **Proposed New Policies**

7.93 I recommend that the proposed new policies be not adopted.

## **Chapter 8: Housing**

### **Policy GH1 (Housing provision)**

8.9 I recommend that:

- (i) Policy GH1 be modified as set out in the Revised Deposit UDP and in a PIC;
- (ii) Policy 8.1.9a be adopted as set out in the Revised Deposit UDP;
- (iii) The fourth sentence of paragraph 8.1.10 be modified to read: 'This will involve the Council continuing to develop their partnerships with all housing providers and delivering housing to meet the diverse needs of Barnet's population'; and
- (iv) Other modifications be made to the introductory text to this chapter as set out elsewhere in this report and that the text be generally updated, in particular to take account of the London Plan.

### **Policy GH3 (Affordable housing provision)**

8.13 I recommend that:

- (i) A new paragraph (8.1.9b) be inserted in the UDP which details the Mayor's objectives in terms of affordable housing and the split between social and intermediate housing;
- (ii) The last sentence of paragraph 8.1.10 be deleted and replaced with references to:
  - (a) the 50% target on affordable housing to be adopted by the Council;
  - (b) the fact that this target includes affordable housing from all sources and not just that secured through planning obligations, i.e. it includes 100% affordable schemes by housing associations, intermediate housing, non-self contained accommodation, gains from conversions and from bringing long-term vacant properties back into use, as well as new housing; and
  - (c) future SPG which will address the split between social housing and intermediate housing as related to Barnet; and
- (iii) Policy GH3 be modified as follows: The Council will seek to ensure that half of the 17,780 additional dwellings to be built between 1997 and 2016 are affordable homes meeting the needs of residents unable to buy or rent housing on the open market.

### **Policy H0 (Housing and affordable housing provision 1997-2006)**

8.18 I recommend that:

- (i) Policy H0 be deleted; and
- (ii) The supporting paragraphs to Policy H0 be revised and updated on the lines put forward in my report.

### **Policy H1 (Allocated sites for housing)**

8.21 I recommend that paragraph 8.3.4 be modified as set out in the Revised Deposit UDP.

### **Policy H2 (Other housing sites)**

8.28 I recommend that:

- (i) Paragraphs 8.3.5 to 8.3.7 be modified as set out in the Revised Deposit UDP;
- (ii) Policy H2 be modified through the PIC; and
- (iii) At the Modifications stage, and subject to the progress on this, reference be made to the good practice guidance for London's suburbs mentioned in the London Plan.

### **Policy H3 (Changes of use from housing to other uses)**

8.31 I recommend that Policy H3 and its supporting text be modified as set out in the Revised Deposit UDP and the PICs.

#### **Policy H4 (Dwelling mix)**

8.35 I recommend that:

- (i) Policy H4 be modified through the deletion of **ten** in line one and its substitution by **fifteen**; and
- (ii) Paragraph 8.3.15 be modified as set out in the Revised Deposit UDP.

#### **Policy H5 (Affordable housing)**

8.74 I recommend that:

- (i) Paragraph 8.3.17 and the glossary be modified to include a definition of affordable housing which fully accords with that given in the London Plan;
- (ii) Paragraph 8.3.18 be modified in accordance with the PICs;
- (iii) Paragraph 8.3.19 be modified as set out on page 44 of the Council's schedule of PICs, (thereby adding text after 'consideration will be given to the viability of the scheme');
- (iv) The last sentence of paragraph 8.3.20 be modified and updated to refer to the Mayor's strategic target that 50% of housing provision should be affordable, and otherwise to reflect the content of Policy 3A.7 of the London Plan;
- (v) Paragraph 8.3.21 be modified:
  - (a) to explain why the Mayor's strategic target will be adopted in Barnet;
  - (b) to state that, having regard to the overall 50% target, the Council will seek to negotiate the maximum reasonable amount of affordable housing on sites of 15 or more units gross or 0.5 hectares or more; and
  - (c) through the deletion of the last sentence; and
- (vi) Policy H5 be modified to read: Having regard to the Council's target that half the housing provision over the Plan period should be affordable, the Council will seek to negotiate the maximum reasonable amount of affordable housing on sites of 15 or more units gross or 0.5 hectares or more, and to ensure that these units will continue to be affordable for successive occupiers.

#### **Policy H6 (Development of employment or other non-residential sites for housing)**

8.79 I recommend that Policy H6 and paragraph 8.3.23 be deleted.

#### **Policy H7 (Affordable housing and planning briefs)**

8.83 I recommend that Policy H7 and paragraph 8.3.24 be deleted.

#### **Policy H8 (Commuted payments and affordable housing)**

8.90 I recommend that:

- (i) The second sentence of paragraph 8.3.25 be modified in accordance with the PIC;
- (ii) The final two sentences of paragraph 8.3.25 be modified to read: 'This resource should provide, as with on site provision, additional units that would not otherwise have been provided in the borough (see Circular 6/98 paragraph 22). Such arrangements will only apply to those sites where through the application of Policy H5, the provision of an element of affordable housing is deemed to be suitable';
- (iii) The first sentence of paragraph 8.3.27 be deleted and replaced with: 'The underlying premise is that there should not be any financial difference to a developer whether they make provision on site, off site, or through a commuted sum. Further guidance on the formula for calculating commuted payments will be given in future Supplementary Planning Guidance on Affordable Housing';
- (iv) Paragraph 8.3.28 be deleted; and
- (v) Policy H8 be modified to read: **On sites which are suitable for the provision of an element of affordable housing, the Council may exceptionally accept provision off-site, or a commuted payment instead of such provision.**

#### **Policy H11 (Temporary homeless accommodation for Barnet's needs)**

8.94 I recommend that no modifications be made to the Plan.



### **Policy H12 (Special needs housing)**

8.97 I recommend that no modifications be made to the Plan.

### **Policy H13 (Disabled access in new homes)**

8.100 I recommend that:

- (i) Policy H13 be modified to read: **When considering new housing development and conversion proposals, the Council will seek to ensure that it is built to 'Lifetime Homes' standards, providing homes which are accessible and capable of easy adaptation to meet the needs of people with disabilities;** and
- (ii) Paragraph 8.3.39 be modified accordingly so as to correspond with the above policy.

### **Policy H14 (Wheelchair accessibility)**

8.103 I recommend that paragraph 8.3.42 be deleted.

### **Policy H15 (Gypsy sites)**

8.110 I recommend that the Policy and its supporting text be modified as set out in the Revised Deposit UDP subject to the replacement of criterion (viii) of the policy by 'has no demonstrably harmful impact upon local amenity'.

### **Policy H16 Character of residential development)**

8.115 I recommend that:

- (i) Paragraphs 8.3.47 and 8.3.48 (lines 6,7) be modified as set out in the Revised Deposit UDP;
- (ii) The last sentence of paragraph 8.3.48 of the Revised Deposit UDP (starting 'New residential development...') be deleted; and
- (iii) A cross reference be made to paragraph 4.3.18a on the subject of front garden parking.

### **Policy H17 (Privacy standards)**

8.119 I recommend that:

- (i) Policy H17 and Policy H19 be deleted;
- (ii) SPG be prepared and published to deal with privacy and overlooking matters; and
- (iii) The supporting text to Policy H16 be expanded to cover privacy matters in general terms and to refer to the SPG.

### **Policy H18 (Amenity space areas)**

8.121 I recommend that:

- (i) Policy H18 be deleted;
- (ii) SPG be prepared and published addressing garden and amenity space considerations;
- (iii) A fifth criterion be added to Policy H16: **(v) provide adequate levels of private garden or amenity space;** and
- (iv) The supporting text to Policy H16 be extended to cover amenity space issues and to refer to the SPG.

### **Policy H19 (Garden depth for houses)**

8.123 I recommend that Policy H19 be deleted.

### **Policy H20 (Public recreational developments)**

8.131 I recommend that:

- (i) Policy H20 and paragraph 8.3.53 be modified as set out in the Revised Deposit UDP and the subsequent PIC;
- (ii) The text be further modified:
  - (a) to refer to the guidance of PPG17, and the fact that the NPFA standards are to be taken as interim standards only; and

- (b) to incorporate the requirement of Circular 1/97 on the seeking of planning obligations; and
- (iii) Paragraph 8.1.5a be updated to refer to the latest version of PPG17.

**Policy H21 (Density of residential development)**

**Policy H22 (Higher residential densities)**

8.142 I recommend that:

- (i) Policy H21 be deleted and replaced with the following: The Council will favourably consider proposals for higher density residential development within and adjoining Barnet's major and district town centres, together with West Hendon local centre, provided such proposals comply with Policy D1 and relate satisfactorily to their surroundings;
- (ii) The supporting text be redrafted and updated to reflect the policies of the London Plan on residential density and design and to cite density ranges for both houses and flats; and
- (iii) The Council give consideration to the adoption of the density location and parking matrix approach to determining residential densities, as used in the London Plan.

**Policy H23 (Conversion of single family dwellings to flats)**

8.146 I recommend that Policy H23 and paragraphs 8.3.59 – 8.3.61 be modified as set out in the Revised Deposit UDP.

**Policy H24 (Conversion from non-residential uses to residential uses)**

8.148 I recommend that the third criterion to Policy H24 be deleted.

**Policy H25 (Pre-requisites for conversions of houses to flats)**

8.150 I recommend that Policy H25 and its supporting paragraph 8.3.63 be deleted.

**Policy H26 (Design of conversions of houses to flats)**

8.152 I recommend that Policy H26 be modified as set out in the Revised Deposit UDP.

**Proposed New Policies**

8.154 I recommend that the proposed new policies be not adopted.

## **Chapter 9: Community Services**

**Policy GCS1 (Community services)**

9.4 I recommend that paragraph 9.1.9, first bullet, second sentence be modified to read: 'This objective will only be met by the Council working in conjunction...'

**Policy CS1 (Community and religious facilities)**

9.12 I recommend that the first criterion of Policy CS1 be deleted.

**Policy CS2 (Planning obligations and new developments)**

9.14 I recommend that no modifications be made to the Plan.

**Policy CS3 (Protection of community and religious facilities)**

9.20 I recommend that no modifications be made to the Plan.

**Policy CS4 (Educational facilities)**

9.26 I recommend that:

- (i) The first sentence of Policy CS4 be modified to read: **Proposals for the development of educational facilities will be permitted where they:** and
- (ii) The last sentence of paragraph 9.3.7 be reworded to state: 'When considering proposals for new education facilities, or the expansion of existing ones, the Council will...'

**Policy CS5 (Multiple/shared use of educational facilities)**

9.28 I recommend that no modifications be made to the UDP.

**Policy CS6 (School sites)**

9.32 I recommend that paragraph 9.3.10 be modified in accordance with the PIC.

**Policy CS7 (Surplus educational land and buildings)**

9.41 I recommend that:

- (i) Paragraph 9.3.11 and Policy CS7 be modified in accordance with the PIC; and
- (ii) Paragraph 9.3.12 be updated to refer to the latest Government guidance in respect of playing field provision.

**Policy CS8 (Education needs generated by new housing development)**

9.49 I recommend that Policy CS8 be modified to read: **Where a residential development creates a need for additional school places, the Council will seek to enter into planning obligations with the developer to secure contributions to their provision.**

**Policy CS9 (Improving existing school sites)**

9.51 I recommend that no further modifications be made.

**Policy CS10 (Primary health and social care facilities)**

9.53 I recommend that no further modifications be made.

**Policy CS12 (Social day care facilities)**

9.56 I recommend that the first criterion of Policy CS12 be deleted.

**Policy CS13 (Provision of new health and social care facilities)**

9.59 I recommend that no further modifications be made.

**Policy CS14 (Surplus health care facilities)**

9.63 I recommend that the last sentence of Policy CS14 as set out in the Revised Policy UDP be deleted and the following added to the end of paragraph 9.3.22: 'Other uses will be considered on their individual planning merits.'

**Policy CS15 (Cemeteries and crematoria)**

9.66 I recommend that no modification be made.

**Policy CS16 (Utility companies and statutory undertakers)**

9.68 I recommend that no modification be made to Policy C16 or to its supporting text.

**Chapter 10: Employment (Business and Industry)****Policy GEMP1 (Protecting employment sites)**

10.9 I recommend that:

- (i) No further modification be made to paragraph 10.1.2 as set out in the Revised Deposit UDP;
- (ii) In respect of the status of RAF East Camp, paragraph 10.3.14 be updated and the discrepancy between Table 10.5. Map 10.1 and the Strategic Diagram resolved;
- (iii) The employment data in the chapter be brought up to date wherever this is practicable; and
- (iv) Paragraph 10.1.31 be modified in accordance with the PIC.

**Policy GEMP4 (Protection of employment land)**

10.18 I recommend that Policy GEMP4 be modified to read: The Council will seek to retain land that meets strategic requirements for small, medium and large scale industrial users. If

there is no realistic prospect of re-use purely for employment purposes, mixed use development for employment and housing will be a priority.

#### **Policy EMP1 (Retention of industrial sites)**

10.21 I recommend that:

- (i) The last sentence of paragraph 10.3.8b be deleted; and
- (ii) As set out in the Council's PIC, new paragraph 10.3.8c be added to the text as contained in the Revised Deposit UDP but that no further modifications be made in accordance with that PIC.

#### **Policy EMP2 (Protection of other industrial sites)**

10.30 I recommend that:

- (i) ',preferably' be inserted between 'small firms' and 'of equivalent' in the last sentence of paragraph 10.3.8a; and
- (ii) The second paragraph of policy EMP2 be modified to read: **Exceptions will be made only where there is no realistic prospect of re-use in the short, medium and long term or redevelopment for industrial purposes. In these cases the priority re-use will be a mixture of small business units with residential uses.**

#### **Policy EMP3 (Consolidation of employment land)**

10.33 I recommend that paragraph 11.3.3 be modified in accordance with the PIC.

#### **Policy EMP4 (Industrial business park)**

10.38 I recommend that the following be added to paragraph 10.3.11 as set out in the Revised Deposit UDP: 'Given the present low accessibility of this site by public transport it is important that any significant development proposals include measures aimed at minimising the volume of traffic likely to be generated. UDP Policies M2, M3 to M7 and M14, and Policy 3C.2 of the London Plan, are of particular relevance'.

#### **Policy EMP6 (New offices)**

10.43 I recommend that, at the Modifications stage, the Council review and, if necessary, update its figures on the projected demand for office space in Barnet.

#### **Policy EMP7 (Re-use of offices)**

10.49 I recommend that:

- (i) The second sentence of paragraph 10.3.16a be modified to read: 'Where it is foreseen that there will be no realistic productive re-use of offices and they have been actively marketed for 18 months, (including as serviced offices with retailing below in town centres) the priority re-use will be a mixed use development'; and
- (ii) Policy EMP7 be modified to read: **The development of offices for non-employment uses will be granted planning permission only where there is no realistic prospect of re-use or redevelopment for office purposes. Where this is the case, the priority re-use will be a mixed use development.**

#### **Policy EMP9 (New residential development adjacent to industrial uses)**

10.51 I recommend that no modifications be made to the Plan.

#### **Policy EMP10 (Working from home)**

10.53 I recommend that no further modifications be made.

#### **Proposed New Policies**

10.56 I recommend that no modifications be made to the UDP.

## Chapter 11: Town Centres and Retailing

### Policy GTCR1 (Retailing and town centres)

11.15 I recommend that:

- (i) At paragraph 11.2.1, revised objectives for town centres be drafted to reflect better the mixed use nature of town centres;
- (ii) Paragraph 11.2.1 be updated generally to reflect the London Plan and other changes to the policy background;
- (iii) No change be made to the wording of Policy GTCR1 as set out in the Revised Deposit UDP;
- (iv) Discussions be held with the GLA with a view to reconciling apparent differences regarding the retail hierarchy in Barnet and bringing forward any necessary changes to paragraph 11.1.12 and Table 11.1 at the Modifications stage; and
- (v) In respect of Friern Bridge Retail Park, no change be made either to Map 11.1, or to Table 11.1 but that a suitable mention be made of this development within the introductory text to the chapter.

### Policy GTCR2 (Range of retail services)

11.17 I recommend that no change be made.

### Policy TCR1 (Sequential approach)

11.38 I recommend that:

- (i) Policy TCR4 and paragraphs 11.3.10 and 11.3.11 be deleted;
- (ii) Table 11.2 be revised to include all the 'town centre' development sites proposed by the Council, with edge of town centre sites and Brent Cross/Cricklewood to be included in separate sections;
- (iii) Paragraph 11.3.2a be deleted but replaced with new text providing fuller explanation of the Council's sequential approach to site selection and, specifically, the reasons for selecting edge of centre sites;
- (iv) In the first sentence of paragraph 11.3.3, 'make a positive contribution to' be deleted and replaced with 'sustain and enhance';
- (v) In respect of warehouse clubs, paragraph 11.3.3 be modified as set out in the Council's PIC (page 59 of the Council's schedule of PICs dated January 2003);
- (vi) In paragraph 11.3.3, the sentence 'It is recognised that...' and the following three sentences be deleted and the following be inserted: 'Retailers and developers should demonstrate flexibility and realism in terms of the format, scale and design of their development, tailoring this to fit local circumstances, and taking into account the possibility of re-using existing buildings. Where a class of goods is capable of being sold from a town centre location, then that is the preferred location for the development. With regards to bulky goods retailing, it rests with retailers and developers to demonstrate that a majority of their goods cannot be sold from a town centre location. The Council will apply this sequential approach to applications to renew existing planning permissions'; and
- (vii) Policy TCR1 be modified as set out in the Revised Deposit UDP, but subject to:
  - (a) The deletion of criterion (iv);
  - (b) The further modification of criterion (iii) as set out in the Council's PIC; and
  - (c) The deletion of the final sentence.

### Policy TCR2 (Town centre development sites)

11.41 I recommend that:

- (i) Policy TCR2 be modified to include the word **Major** as set out in the Revised Deposit UDP, but left unchanged in respect of it continuing to refer to Table 11.2; and
- (ii) Paragraph 11.3.5a be amended through the deletion of 'can meet' and the insertion of 'contribute towards meeting'.

**Policy TCR3 (New town centre sites)**

11.43 I recommend that no further changes be made to Policy TCR3 or to its supporting text.

**Policy TCR4 (Brent Cross)**

11.45 I recommend that Policy TCR4 and paragraphs 11.3.10 and 11.3.11 be deleted.

**Policy TCR5 (Edge of town centre sites)**

11.48 I recommend that:

- (i) In the supporting text to Policy TCR5, appropriate reference be made to applications for extensions; and
- (ii) Policy TCR6 be deleted.

**Policy TCR7 (Out of town centre sites)**

11.53 I recommend that:

- (i) Policy TCR7 be amended as set out in the PIC, subject to the reference to changes of use and extensions being deleted;
- (ii) Paragraph 11.3.15 be amended to refer to applications for change of use as well as extensions; and
- (iii) Paragraph 11.3.16 be amended to add a reference to the possible need for a retail impact assessment for developments of below the 2,500 sq.m threshold, this to be determined on a case by case basis.

**Policy TCR8 (Impact of out of town centre developments)**

11.55 I recommend that Policy TCR8 be deleted.

**Policy TCR9 (Transport and out of town centre developments)**

11.57 I recommend that Policy TCR9 be deleted.

**Policy TCR10 (Protection of retail (A1) uses in primary retail frontages)**

11.62 I recommend that:

- (i) Paragraphs 11.4.1 to 11.4.4 be modified as set out in the Revised Deposit UDP;
- (ii) Paragraph 11.4.3 be modified through the PIC;
- (iii) Consideration be given to the definition of primary retail frontages in both Colindale and Cricklewood, any such designations to be co-ordinated with action already taken by the London Borough of Brent: and
- (iv) The terminology for shopping frontages be standardised as proposed above.

**Policy TCR11 (Protection of retail (A1) uses in secondary and main shopping frontages)**

11.67 I recommend that no further changes be made at this stage but that the effectiveness of Policy TCR11 be reviewed as part of the LDF process.

**Policy TCR12 (Evening uses in town centres)**

11.70 I recommend that:

- (i) Policy TCR12 and paragraph 11.4.8 be modified as set out in the Revised Deposit UDP; and
- (ii) Additionally, criterion (vi) to Policy TCR12 be modified as follows: **will not adversely affect the living conditions of nearby residents.**

**Policy TCR13 (Housing in town centres)**

11.74 I recommend that policy TCR13 and its supporting text be modified as set out in the Revised Deposit UDP.

**Policy TCR14 (Mini-cab offices)**

11.76 I recommend that Policy TCR14 together with its supporting text be modified as set out in the PIC.

### **Policy TCR17 (Special policy area – North Finchley)**

11.78 I recommend that no change be made to Policy TCR17 or to its supporting text.

### **Policy TCR18 (Large mixed use developments)**

11.80 I recommend that no change be made to Policy TCR18 or to its supporting text.

### **Policy TCR19 (Neighbourhood centres and isolated shops)**

11.82 I recommend that:

- (i) Policy TCR19 be as modified, and Policy TCR20 be deleted, as set out in the Revised Deposit UDP;
- (ii) Policy TCR19 be further modified through a PIC;
- (iii) Paragraph 11.4.16 be modified as set out in the Revised Deposit UDP; and
- (iv) A new paragraph be added after paragraph 11.4.16, based on the PIC.

### **Policy TCR21 (Town centre environmental quality)**

11.84 I recommend that Policy TCR21 be modified as set out in the Revised Deposit UDP.

### **Policy TCR22 (Design of new retail development)**

11.86 I recommend that no change be made to Policy TCR22 or to its supporting text.

### **Proposed New Policies**

11.90 I recommend that these proposed policies be not adopted.

## **Chapter 12: Implementation**

### **Policy GMon (Monitoring UDP policies)**

12.2 I recommend that no change be made to Policy GMon or to paragraph 12.3.13.

### **Policy IMP2 (Planning obligations)**

12.5 I recommend that Policy IMP2 be modified as set out in the Revised Deposit UDP.

## **Chapter 13: Cricklewood, West Hendon and Brent Cross Regeneration Area**

### **Policy GCrick (Regeneration of Cricklewood/West Hendon and Brent Cross)**

13.19 I recommend that:

- (i) The chapter as a whole be redrafted to take into account the adopted London Plan and the Development Framework and, through a new section and policy, to place greater emphasis on the needs and proposals for the West Hendon estate;
- (ii) Policy GCrick be reworded as follows: **The Cricklewood, West Hendon and Brent Cross Regeneration Area, as defined on the Proposals Map, will be a major focus for the creation of new jobs and homes, building upon the area's strategic location and its key rail facilities. All new development will be built to the highest standards of design as well as to the highest environmental standards. A new town centre, developed over the plan period, will be fully integrated into the regeneration scheme;** and
- (iii) The area that is to become the new town centre and associated development land be the subject of an enhanced programme of air quality monitoring.

### **Policy C1 (Comprehensive development)**

13.25 I recommend that:

- (i) Policy C1 and its supporting text be modified as set out in the Revised Draft text and the PICs, but subject to necessary updating; and
- (ii) In the revision to the supporting text, reference be made to the process that has led to the adoption of the Development Framework, to the role of the partnership in this, in particular that of the GLA, and to the public consultation that took place.

### Policy C2 (Urban design)

13.32 I recommend that:

- (i) Policy C2 and its supporting text be modified as set out in the Revised Draft text and in the PICs, subject also to necessary updating; and
- (ii) Policy C2 be amended, additionally, through the deletion of **a high** in line1 and its substitution by the **highest**.

### Policy C3 (Amenity of existing and new residents)

13.37 I recommend that:

- (i) The first sentence to Policy C3 be modified as follows: **Development within the Regeneration Area should protect and, wherever possible, improve the amenities of existing and new residents;** and
- (ii) The second sentence of the policy, relating to the Cricklewood Railway Terrace Conservation Area, be deleted but that a suitable reference to the legal requirements be made in the supporting statement.

### Policy C4 (Sustainable development)

13.45 I recommend that:

- (i) This section be re-titled Environmental design;
- (ii) The supporting text to the policy be redrafted, and restructured on the lines set out above;
- (iii) Policy C4 be reworded to begin as follows: **The Council will seek to ensure that the redevelopment of the Regeneration Area pursues the highest standards of environmental design. Development should:** and
- (iv) Further to (iii), Policy C4 next set out appropriate criteria based on the topics to be set out in the supporting text.

### Policy C5 (Existing town centres)

13.51 I recommend that:

- (i) Policy C5 be modified as set out in the Revised Draft version of the chapter;
- (ii) Policy 1.14b be inserted into the text as set out in the Revised Draft version, subject to further PIC amendments to the last sentence (page12 to the PIC schedule, published in January 2004); and
- (iii) An addendum to the Development Framework be prepared setting out in detail how it is intended that the vitality and viability of Cricklewood town centre is to be maintained and enhanced.

### Policy C6 (New town centre)

13.71 I recommend that:

- (i) The introductory sentence to Policy C6 be modified as set out in the Revised Draft;
- (ii) Requirement 1. be modified as follows: **The scale of new comparison retail floorspace falling within the identified requirement of 55,000 sq.m;**
- (iii) A new requirement 8. be added: **Any proposal for retail floorspace (in addition to 1. above) will need to be assessed against the tests contained in PPG6 or its replacement, other policies in this UDP, and any overall limits for the scale of convenience retail floorspace that are supported by the results of a retail impact assessment;**
- (iv) Other requirements to be amended as set out in the Revised Draft chapter;
- (v) The supporting text to Policy C6 be modified in accordance with the changes at Revised Draft stage and, where relevant the PICs, but also updated where necessary and made consistent with the wording of the policy; and
- (vi) Two further studies be carried out into:
  - (a) the need for new convenience retail floorspace; and
  - (b) the future of the land to the southwest of the A406/A41 Hendon Way Junction.



### **Policy C7 (Transport)**

13.91 I recommend that:

- (i) The first sentence to Policy C7 be changed to state: **The Council will seek to provide the following through conditions and/or section106 agreements:**
- (ii) Requirement E) be modified as set out in the Council's PIC;
- (iii) The PIC to Requirement F) be not proceeded with but that the Revised Draft version be modified through the insertion of **rail linked** after **enhanced**;
- (iv) Reference be made in the supporting text to: the importance of the two bridges and the need to secure a high standard of design; and to the important role played by Cricklewood station and to the need to retain and possibly upgrade the station in conjunction with the development of the new one;
- (v) Extended reference be made in the supporting text to the RTS, in particular to its route and its role;
- (vi) The issue of passenger train stabling be subject to review at the Modifications stage; and
- (vii) In other respects, Policy C7 and its supporting text be amended as set out in the Revised Draft chapter and PICs and that both be updated as necessary.

### **Policy C8 (Parking standards)**

13.108 I recommend that:

- (i) Policy C8 be supplemented by a supporting statement outlining the background to the parking standards;
- (ii) The supporting statement include an explanation on the approach that is to be taken to establish the parking provision for specific residential developments;
- (iii) The parking standard for B1/B2 developments be one space per 300 sq.m;
- (iv) For 'retail and leisure' and for 'Cricklewood railway station', Policy C8 be amended as set out in the Revised Draft chapter and in the Council's PIC;
- (v) The supporting statement clarify that the reference in Policy C8 to 'no further car parking' is based on the consented 7,600 spaces;
- (vi) For developments at Brent Cross/Cricklewood and West Hendon minimum cycle parking standards be set;
- (vii) The standard for retail in Cricklewood and West Hendon town centres, and the applicability of a standard for hotels, be reviewed at the Modifications stage; and
- (viii) Parking standards for development falling outside the uses cited in Policy C8 follow the guidance set by the London Plan.

### **Policy C9 (Housing and community development)**

13.113 I recommend that:

- (i) Policy C9 be redrafted on the lines set out in my report; and
- (ii) Paragraph 1.21 be modified as set out in the Revised Draft chapter, further modified as set out in the Council's PIC (in respect of open space provision) and otherwise updated on the lines set out in my report.

### **Policy C10 (Employment)**

13.122 I recommend that:

- (i) Paragraph 1.22 be modified as set out in the Revised Draft chapter and that a new sentence be inserted at the beginning of the paragraph as set out in the Council's PIC;
- (ii) The final sentence to the paragraph be deleted and replaced with updated figures for the estimated number of new jobs to be created within Brent Cross/Cricklewood town centre and in the Regeneration Area as a whole;
- (iii) Based on the updated figures for employment generation, the text contain confirmation that the envisaged infrastructure has the capacity to accommodate the travel and other needs of the likely total workforce;

- (iv) The preamble to paragraph C10 be redrafted as follows: **Within the area defined on the Proposals Map as Rail Related Employment and Mixed-use Land, the Council will require the provision of:** and
- (v) The remainder of Policy C10 be modified as set out in the Revised Draft chapter.

#### **Policy C11 (Implementation)**

13.126 I recommend that this section be modified as set out in the Revised Draft chapter and in the PICs, and that further to the GLA's withdrawn objection, the wording 'in association with the strategic planning authority for London, the Mayor of London' be inserted into the first line of paragraph 1.24 between 'will' and 'negotiate'.

#### **Map Crick (Proposals Map for the Cricklewood, West Hendon and Brent Cross Regeneration Area)**

13.129 I recommend that:

- (i) The Proposals Map (dated December 2003) be updated to take account of the main proposals in the Development Framework;
- (ii) The town centre boundary be revised as recommended in connection with Policy C6;
- (iii) The waste transfer station be shown; and
- (iv) The boundary to the SSSI be changed as necessary.

### **Chapter 14: Schedule of Proposal Sites**

#### **Site No.h1 (Arkley Reservoir, Rowley Green Road)**

14.5 I recommend that:

- (i) Residential development at Arkley Reservoir be restricted to the paddock at the eastern end of the site and that the description and the site area cited in the Schedule of Proposals be amended to reflect this; and
- (ii) The development be subject to a planning brief which, among other things, would detail the structural landscaping required as well as the extent of any affordable housing required.

#### **Site No.2 (Barnet Football Club, Underhill)**

14.7 I recommend that the proposals for Site No.2 be amended to 'Partial redevelopment of existing stadium area'.

#### **Site No.h4 (Boosey and Hawkes Factory, Burnt Oak Broadway)**

14.9 I make no recommendation.

#### **Site No.h5 (Nortel, Brunswick Park Road and Dagenham Road site)**

14.11 I make no recommendation.

#### **Site No.h6 (Cricklewood and West Hendon Regeneration Area (West Hendon and Golders Green Wards))**

14.13 I recommend that Proposal h6 be deleted from the Schedule and the Proposals Map but that the Regeneration Area boundary be shown instead.

#### **Site No.h8 (Millet House, The Hyde)**

14.16 I recommend that no change be made to the entry for Site h8.

#### **Site No.9 (BT depot and Jewsons building, The Hyde)**

14.19 I recommend that the entry for Site No.9 be amended as set out in the Council's PIC.

#### **Site No.h10 (New Barnet Gas Works, Albert Road)**

14.22 I recommend that the entry for Site h10 be modified to acknowledge (in the Notes column) that this is an edge of town centre site.

**Site No.11 (Land adjacent to the North Circular Road slip road off High Road, known as 'The Roughlands')**

14.24 I recommend that no change be made to the entry for Site No.11

**Site No.h12 (Convent of The Good Shepherd, East End Road, N2)**

14.27 I recommend that the entry for Site h12 be amended through the deletion of 'business' and 'hotel/hostels'.

**Site No.h13 (The National Hospital for Neurology and Neurosurgery, Great North Road, East Finchley, N2)**

14.30 I recommend that no amendment be made to the entry for Site h13.

**Site No.14 (Nature reserve)**

14.32 I recommend that the Proposals entry for Site No.14 be modified as set out in the Council's PIC.

**Site No.17 (College Farm, Fitzalan Road, N3)**

14.34 I recommend that no change be made to the entry for Site No.17.

**Site No.h19 (Land above and to north of entrance to New Southgate Station)**

14.38 I recommend that:

- (i) The entry for Site h19 be modified as set out in the Council's PIC;
- (ii) The entry be further modified by a note to the effect that the redevelopment of the station would be co-ordinated with the London Borough of Enfield; and
- (iii) The Proposals Map be modified as set out in the Council's second PIC.

**Site No.20 (Ivy House, North End Road, Golders Green, NW11)**

14.41 I recommend that further to the Council's PIC, Site No.20 be deleted from the Schedule of Proposals.

**Site No.h21 (Land adjacent to 907 Finchley Road, Golders Green, NW11)**

14.43 I recommend that no modification be made to the entry in respect of Site h21.

**Site No.h22 (Golders Green Bus and Underground Station, North End Road/Finchley Road)**

14.48 I recommend that the entry for Site h22 be modified as set out in the Council's PIC, through the deletion of the Revised Deposit Proposals and the insertion of 'Integrated transport interchange incorporating mixed retail, A3 and small scale business uses' and the replacement of the previous '5.4 ha' by '1.7 ha'.

**Site No.h23 (Potters Lane Reservoir, New Barnet)**

14.50 I recommend that the Potters Lane Reservoir (Site h23) be deleted from the Schedule of Proposals.

**Site No.h25 (Land at the rear of 98-140 High Street, Barnet)**

14.52 I recommend that no modification be made to the entry for Site No.h25.

**Site No.h27 (Barnet Trading Estate and surrounding land parcels)**

14.56 I recommend that no modification be made.

**Site No.h28 (Middlesex University, Hendon Campus, The Burroughs, NW4)**

14.58 I recommend that no change be made in respect of Site h28.

**Site No.h29 (Inglis Barracks, Bittacy Hill, Mill Hill, NW7)**

14.60 I recommend that no change be made to the entry for Site h29.

**Site No.h30 (Damascus House, The Ridgeway, Mill Hill)**

14.62 I recommend that Site h30 be removed from the Schedule of Proposals.

**Site No.31 (Brent Cross Regional Shopping Centre)**

14.64 I recommend that:

- (i) The Schedule entry for Site No.31 'Brent Cross regional shopping centre' be deleted; and
- (ii) The entry be replaced by a reference to 'Brent Cross/Cricklewood New Town Centre' and appropriate supporting text.

**Site No.h32 (Land at Borthwick Road and Ramsay Close, NW7)**

14.66 I recommend that no modification be made to the Schedule.

**Site No.h36 (Finchley Territorial Army Centre, Great North Road, Finchley, N12)**

14.68 I recommend that Site h36 be deleted from the Schedule of Proposals.

**Outstanding planning permissions Site No.7 (RAF East Camp, Aerodrome Road, NW9)**

14.70 I recommend that this entry be updated as necessary.

## **Chapter 15: Glossary**

### **Glossary of Terms and Abbreviations**

15.2 I recommend that the definition of retail warehouse be modified as set out in the Revised Deposit UDP.

