



APPENDIX I
CONSULTATION

INTRODUCTION

Introduction

As part of the commission to prepare the characterisation study for Barnet, Urban Practitioners convened a meeting of local stakeholders. This consultation workshop provided an opportunity for the team to meet with key representatives from Barnet and draw on their local knowledge to help shape the study. The stakeholder workshop took place on the evening of 10 June 2009 at the Council's offices in the North London Business Park. A wide range of local residents groups and societies were invited to attend and a list of the 32 people who attended is provided opposite.



Putting the Community First

BARNET
LONDON BOROUGH

**Barnet Characterisation Study
Stakeholder Consultation Event**

Wednesday 10th June 2009, 6.00pm – 8.00pm
Conference Room 1, Building 2, North London Business Park (NLBP)
Oakleigh Road South, London, N11 1NP

Event Programme

5.45pm	Arrival and registration
6.00pm	Welcome and Introduction Councillor Melvin Cohen, London Borough of Barnet, Cabinet Member for Planning and Environmental Protection Lucy Shomali, Head of Strategy (Planning and Housing) Antony Rifkin, Urban Practitioners
6.10pm	Presentation - Barnet Characterisation Study Steve Walker, Urban Practitioners
6.20pm	Workshop I – Barnet's Places
7.00 pm	Buffet
7.10pm	Workshop II – Barnet's Buildings
7.50pm	Feedback and next steps Steve Walker, Urban Practitioners
8.00pm	Close

www.barnet.gov.uk

urban practitioners **UP**

INTRODUCTION

The meeting

Councillor Melvin Cohen, Cabinet Member for Planning and Environmental Protection opened the meeting, welcoming those attending. Lucy Shomali, Head of Strategy for Planning and Housing, then provided a more detailed context for the study, setting out the role of the work within the Council's LDF and explaining the importance of the characterisation work as part of the evidence base for future policy work. Antony Rifkin, Joint Managing Director at Urban Practitioners then introduced the format of the event before handing over the Steve Walker, also of Urban Practitioners to give the main presentation.

The presentation outlined the work that had been done to date, beginning with an explanation of the borough-wide analysis study. This explained the factors which have influenced the shape of the Borough today including the topography, demographics and the growth of the transport network. The next part outlined some of the key issues which the Borough now faces, including urban severance and pressures for development. Steve also identified key controls which already exist to limit development in certain areas including the conservation areas, the green belt and other open space designations.

Following this part of the presentation, the attendees were invited to join discussion groups to consider the key Borough-wide issues, recording these on large-scale plans. The outputs from these workshop groups are reproduced in the next section of this report.

After a break for refreshments the second part of the presentation introduced the concept

of urban typologies, and presented a series of development types which between them describe most of the urban areas of the Borough. Large worksheets were presented for each of the typologies and the participants were invited to annotate these with their comments. This stimulated a lively discussion and the results of the session are presented in this section of the report.

Finally, participants were invited to consider what they regard as the key characteristics of the Borough and note these on post-it notes which were grouped on the final worksheet.

The meeting closed at 8pm with a brief explanation of the next stages of work and thanks expressed for all those who had given their time to join in the workshop.

Other work

As part of the invitation pack which was sent out, people were invited to submit examples of buildings or streets which they either strongly liked or strongly disliked. Around 35 submissions were made, and these have informed the development of the case study work elsewhere in the characterisation study. These examples were displayed during the event so that people could review the suggestions made.

The results of the consultation exercise have helped inform the further development of the typologies aspect of this report, as well as the recommendations.

Record of attendees

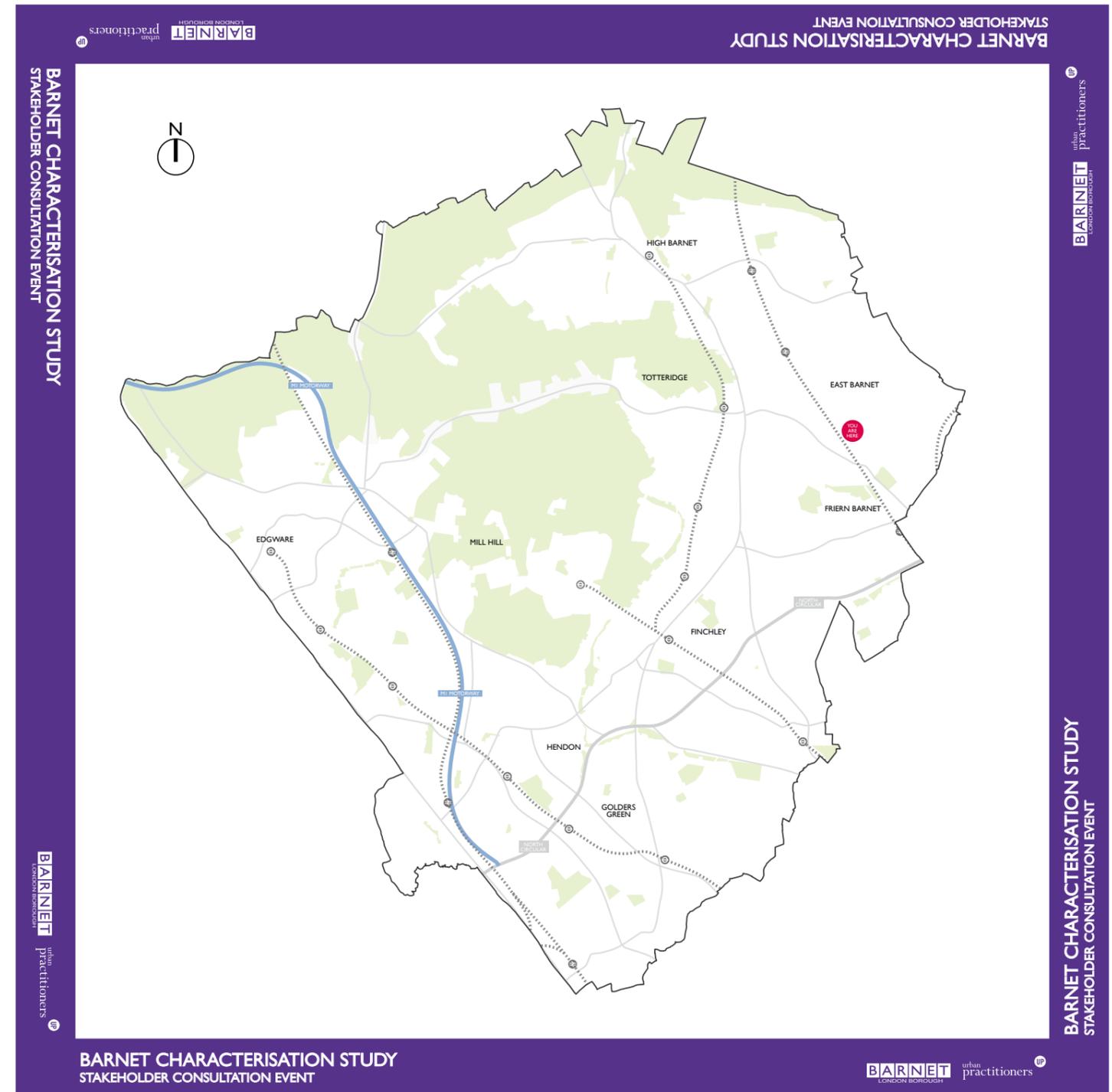
James Bradshaw	East Barnet Parish Residents' Association
Jas Bhalla	Urban Practitioners
Rita Brar	London Borough of Barnet
Derrick Chung	West Hendon Residents' Association
Cllr. Melvin Cohen	London Borough of Barnet
Martin Cowie	London Borough of Barne
John Dixs	New Barnet Community Association
Diana Furley	Landsdown Residents Group
Fran Glasman	Poplar Grove Residents' Association
Harry Gluck	Friern Barnet and Whetstone Residents' Association
Angela Gray	London Borough of Barnet
Zenda Green	Mill Hill Preservation Society
Carolyn Gysman	Resident
Susanne Hassel	Resident
David Howard	Federation of Residents' Associations in Barnet
Marian Lewis	Crewys and Llanvanor Residents' Association
Helen Massey	Barnet Residents' Association
Beryl Mayes	Landsdown Residents Group
Mr B.J. McKenny	The Whetstone Society
Pauline McKinnell	Resident
Robert Newton	North Finchley Local Agenda 21 Group
Dr Dennis Pepper	Friends of Windsor Open Space
Peter Pickering	Finchley Society
Angela Ratcliffe	Resident
Antony Rifkin	Urban Practitioners
Derek Sagar	Crewys, Llanvanor and Nant Road Residents' Association
Lucy Shomali	London Borough of Barnet
Robert Shutler	Woodside Park Gardens Suburb Residents' Association
Mr J Sindole	Resident
Karina Siseman	London Borough of Barnet
Myk Tucker	Resident
Steve Walker	Urban Practitioners

WORKSHOP ONE

Workshop one followed a presentation of the borough-wide analysis undertaken by Urban Practitioners. This considered the origins of the borough as well as the present day conditions.

Working in small groups, participants were invited to annotate a large-scale plan of the Borough in a mental mapping exercise. This was designed to enable people to identify key features, places or characteristics which they felt were important to the borough, but also to consider borough-wide themes of concern.

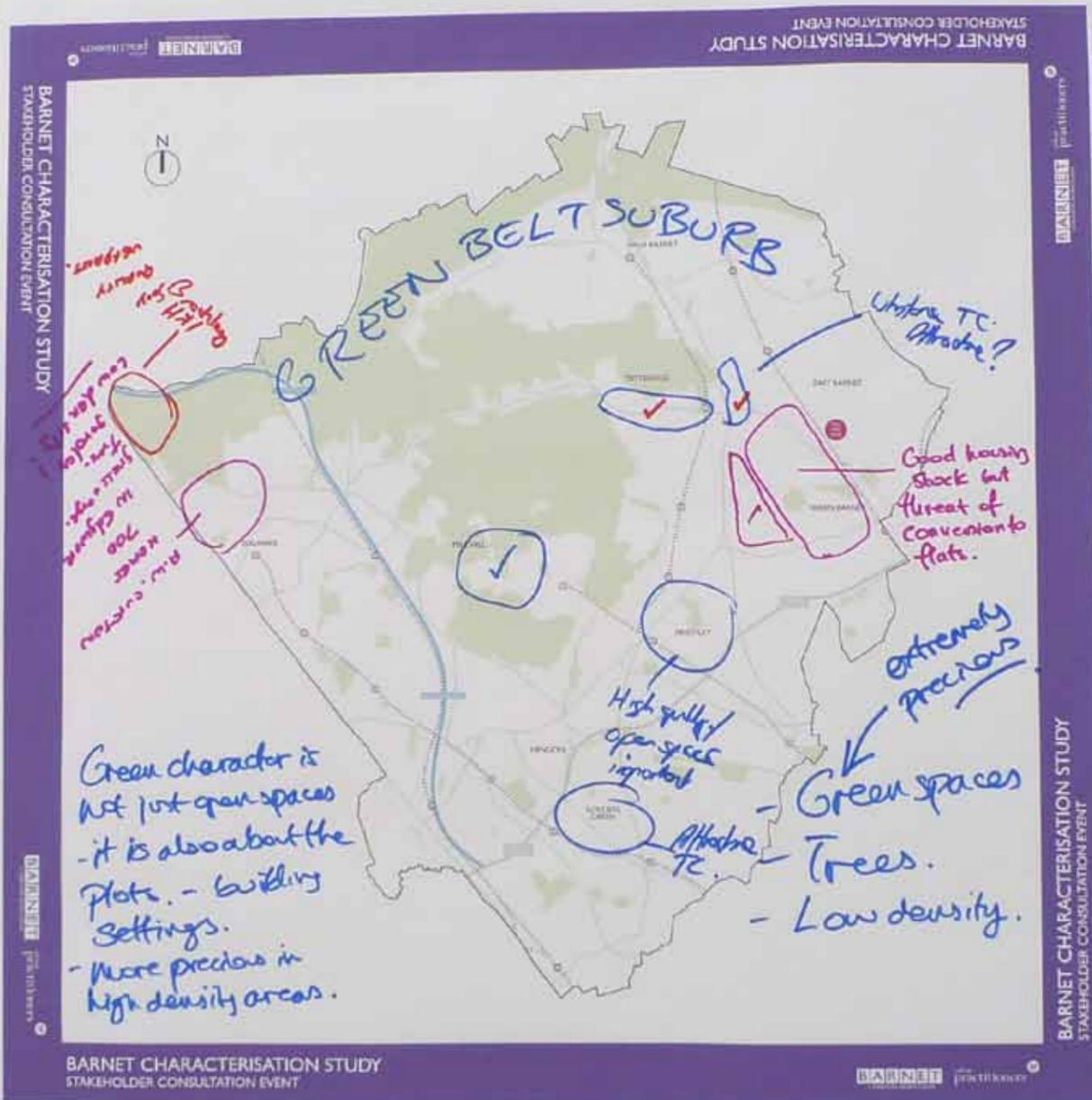
The plans created by each group are presented here along with a transcription of the comments which were made.



WORKSHOP ONE



①
 Town Centre - Dominated by supermarkets, mainly towards Finchley
 Shop signs/footpaths very poor. Should be consistent with upper levels.



- Problem with new development (white is very attractive and lacks green space/trees.)
- Good residential retail. (E. Barnet)
- High streets in decline.
- Want settled communities
- Family houses to encourage people to stay.
- Preserve community/suburbs.
- Green landscape setting

WORKSHOP ONE

Comments from group one

- Problem with the new development which is very intensive and lacks green space/trees.
- Green spaces - extremely precious.
- Trees.
- Low density.
- High streets in decline.
- Want settled communities.
- Family housing to encourage people to stay.
- Preserve community/suburbs.
- Green Character is not just open spaces; it is also about the plots and building settings. More precious in high density areas.
- Finchley - High quality open spaces important.
- Golders Green - Attractive town centre.
- Friern Barnet - Good housing stock but threat of conversion to flats.
- Shop signs and frontages, very poor.
- Town centres dominated by supermarkets.
- Small neighbourhood retail (E. Barnet).
- High quality open spaces important.
- Green landscape setting
- Grass verge, trees and gardens create low density.



Swimming pools
gone
- Must save the
parts.
- Removal of bumps on rail is
great.

Finch C. End -
Retain Semi-d character
and quality
Retain bungalows
No longer viable
town centre
used to be
more open space
Houses used to
have front + rear
gardens

Games Rd is
beautiful.

- Good schools
- Good proportion of
good quality housing
- strong tube
traffic
management
Pollution in
high street

Positive is good accessibility in Borough

Nothing around
area to go to.

Woodside Park:
- keep general suburban
family character
large houses been
demolished for flats -
e.g Holden Road.
- presumed to date not
been so great due to
lower accessibility.

New Barnet is a
worrying concern

- 1) concern as to how increase in residential units can be facilitated, should be consulting with the game agencies, etc.
- 2) concern as to what impact of land in the Green Belt being developed
- 3) Area is bland - no civic buildings - feel BARNET is missing
- 4) No borough wide identity - all completely different areas within Barnet
- 5) Feel Barnet is becoming like an inner city borough

WORKSHOP ONE

Comments from group two

- Concern as to how an increase in residential units can be facilitated. Growth is expanding too much - Example Colindale.
- Concerned that little pieces of land in the Green Belt are being developed.
- Area is bland - no civic buildings - felt that the NCBP is remote.
- No borough wide identity - all completely different areas within Barnet.
- Feel Barnet is becoming an inner city borough.
- Positive - good accessibility in the borough.
- New Barnet is a worrying concern.
- Woodside Park:
 - Keep general suburban family character.
 - Large houses have been demolished for flats - e.g. Holden Road.
 - Pressures to date have not been so great due to lower accessibility.
- Games Road is beautiful.
- Good schools.
- Good proportion of good quality housing..
- Traffic management.
- Pollution in high street.
- New Barnet is a worrying concern.
- Nothing around the area to go to.
- Finchley Church End:

- Retain semi detached character and quality;
- Retain bungalows;
- No longer viable town centres;
- Used to be more open space;
- Houses used to have front and rear gardens;
- Must save the parks.
- The removal of bumps on roads is great.



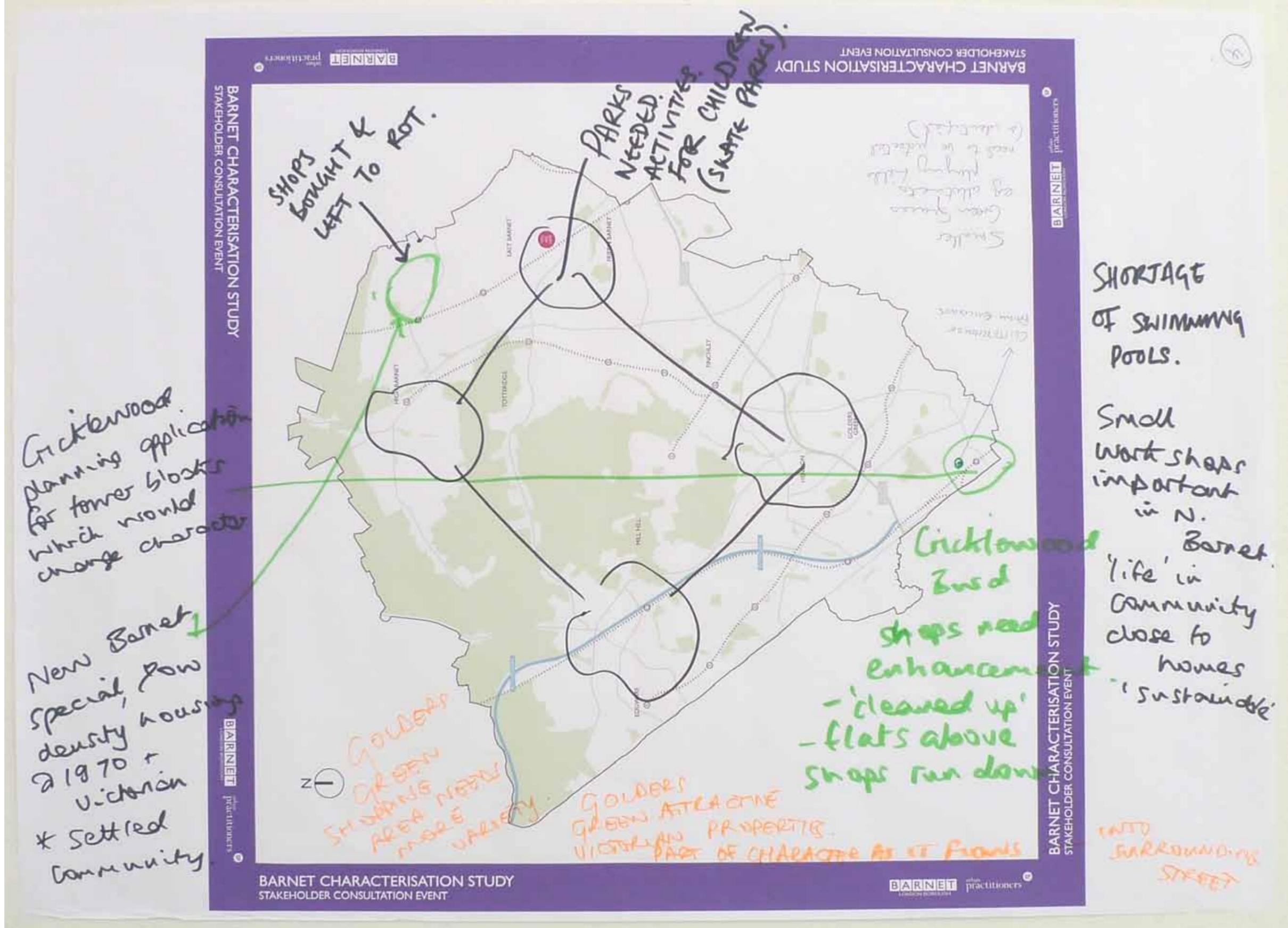
WORKSHOP ONE

Comments from group three

West Hendon regeneration:

- Welsh Harp SSSI Area Regeneration.
- High rise tower blocks.
- Over development.
- Out of character.
- Ghetto.
- Reintroducing social problems of the 70's.
- Penthouse's- £ 1- £ 1.5 million.
- Barnet has 20,000 homeless, not enough affordable houses.
- Houses for rent not sale to rent as 2nd homes.
- Sensible design.
- Materials to build to a high standard.
- Sensible numbers with supporting infrastructure.
- Stop developers exceeding agreed plans- "Back garden development."
- Stop overcrowding/over development/ high density and disfigurement of buildings.
- Retain natural, historical, architectural features of beauty and interest.
- Mill Hill - Retain all of the open spaces (green belt areas = conservation) there is already the Mill Hill East development.
- Impact of Brent Cross on the rest of the Borough, not thought through. Inadequate infrastructure.





WORKSHOP ONE

Comments from group four

- Parks needed. Activities for children (skate parks).
- Smaller green spaces e.g. allotments, playing fields need to be protected (and identified).
- Shortage of swimming pools.
- Shops bought and left to rot.
- Golders Green shopping area needs more variety.
- Golders Green - attractive Victorian properties, part of the character, as it flows into the surrounding streets.
- Small workshops important in north Barnet.
- 'Life' in the community close to homes 'sustainable.'
- Cricklewood planning applications for tower blocks which would change character.
- Cricklewood shops need enhancement (cleaned up) and flats above shops run down.
- New Barnet is special,
- Green Belt Suburb, low density housing, the community has been settled since the 1970's.



WORKSHOP TWO

Workshop two followed a break for refreshments and was introduced with a brief presentation. The session comprised a series of large presentation sheets which each described a different local building typology. Each example included either a large scale street elevation or montage of images, accompanied by an aerial photograph of a typical area and a number of images of building details.

Participants were invited to annotate the worksheets with their comments, identifying the strengths and weaknesses of each typology along with general comments about the particular examples chosen.

Each of the annotated sheets is reproduced here, along with a transcription of the comments made.

One of the key reasons for reproducing the worksheets is that the typologies have been further developed following the workshop and this section therefore provides a record of the previous set of typologies.



WORKSHOP TWO



WORKSHOP TWO



- Note - no trees, all removed circa 1935 for trolley buses - let's have our trees back
- Lovely building wrecked by its surroundings
- Great character
- Historic buildings/centres create sense of comfortable familiarity
- Lots of character
- Protect all natural, historical and architectural features of beauty and interest - Mill Hill Preservation Society

WORKSHOP TWO

BARNET CHARACTERISATION STUDY
 STAKEHOLDER CONSULTATION WORKSHOP
 Wednesday 16th June 2009, 8.30pm - 8.45pm

INTERWAR CENTRES

I HATE ALL THE SIGNS
SPOILS THE STREET BUT IT DOES HAVE COMMUNITY SPIRIT

This is not so good narrow pavements
no greenery

TREES ARE ESSENTIAL
TO GOOD ENVIRONMENT

agreed — High Road Whetstone is a bit special —
the very wide pavement allows for trees
and special events — like Farmers Markets
but too many restaurants! What happened to the UDP?

Boring but sympathetic to area
Good selection of shops — difficult to stop & shop if arriving by car ✓

Meets local needs — human scale
A coat of paint would make a big difference

- Boring but good sympathetic to area
- Good selection of shops- difficult to stop and shop if arriving by car
- I hate all the signs, it spoils the street but does have good community spirit
- Meets local needs, human scale
- A coat of paint would make a big difference
- This is not so good, narrow pavements, no greenery
- Trees are essential to good environment
- High Road Whetstone is a bit special - the very wide pavement allows for trees and special events like Farmers' Markets
- But too many restaurants! What happened to the UDP?

WORKSHOP TWO



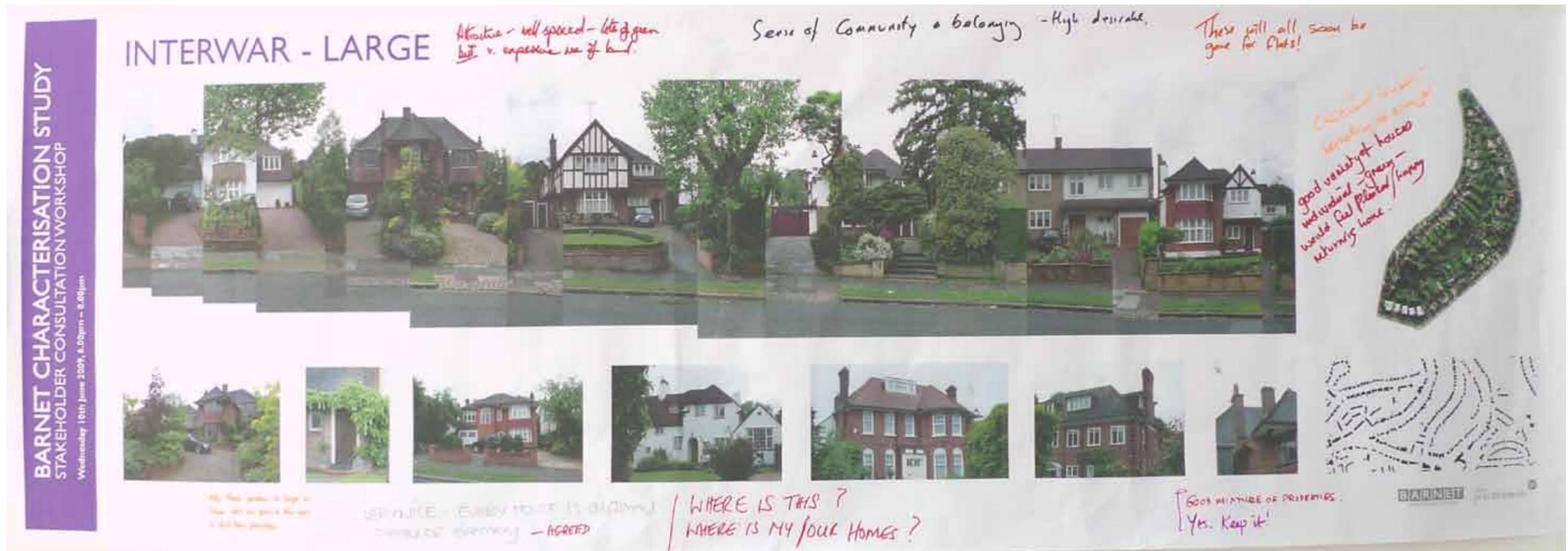
- Good family homes, sense of community, generally well cared for and loved
- No parking provision
- Good family homes and good use of land
- Good family homes
- We like the brickwork and roof slates. Roof dormer should be in the back. Not to be converted into flats
- Edwardian broke away from this style, good job too
- Lack of parking an issue
- Lovely
- Brilliant use of space and so many people like them
- Sound building, flexible, family friendly, feeling of community, can identify with street/house
- Spread of the UPVC windows unsympathetic to the design of the houses
- And plastic doors!
- Replacement windows a serious problem, where conservation area constraints cannot be imposed some tighter control to match original patterns and size of sections should be pursued/sought

WORKSHOP TWO



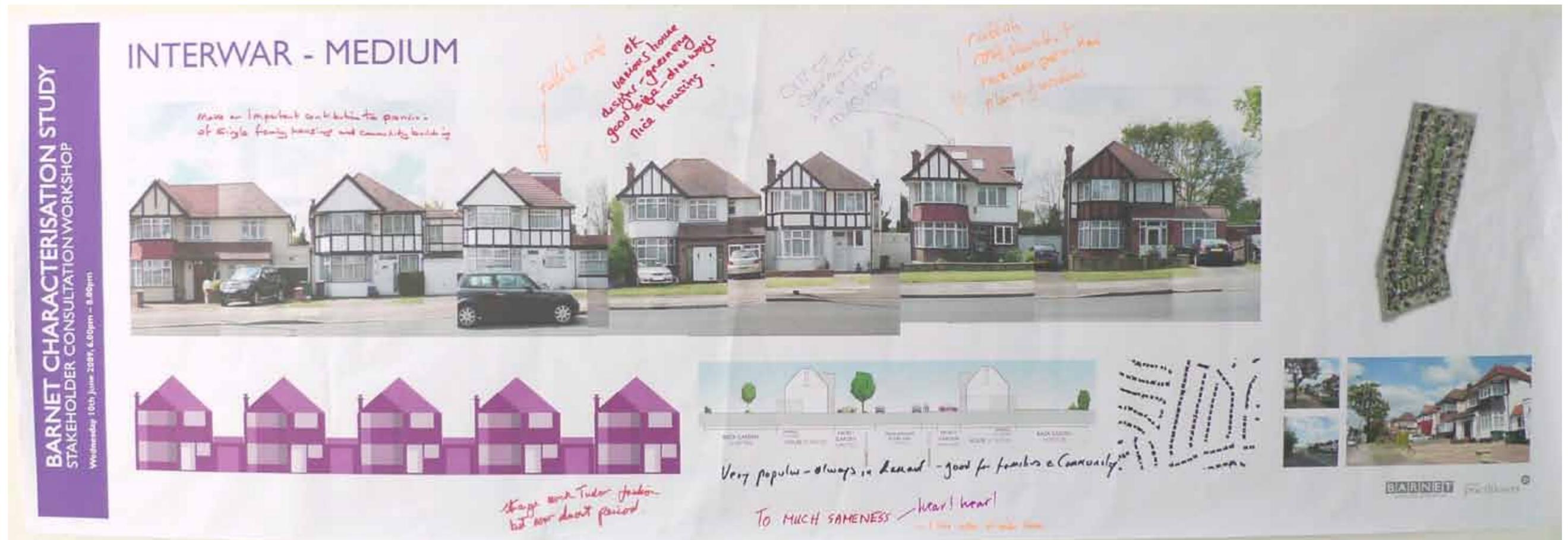
- Always popular with families, usually a good community feeling, generally people care about where they live
- Spread of UPVC windows quite unsympathetic to the design of the house fronts
- Only become a problem when subdivided
- Hard standings/off street parking if implemented unsympathetically can destroy the character
- Okay for small area (not single roads), sense of community about this
- Sense of identity and community
- Good family homes, not to be broken up into flats, look good even if rendered
- Sound and many years of life left, lack of parking an issue

WORKSHOP TWO



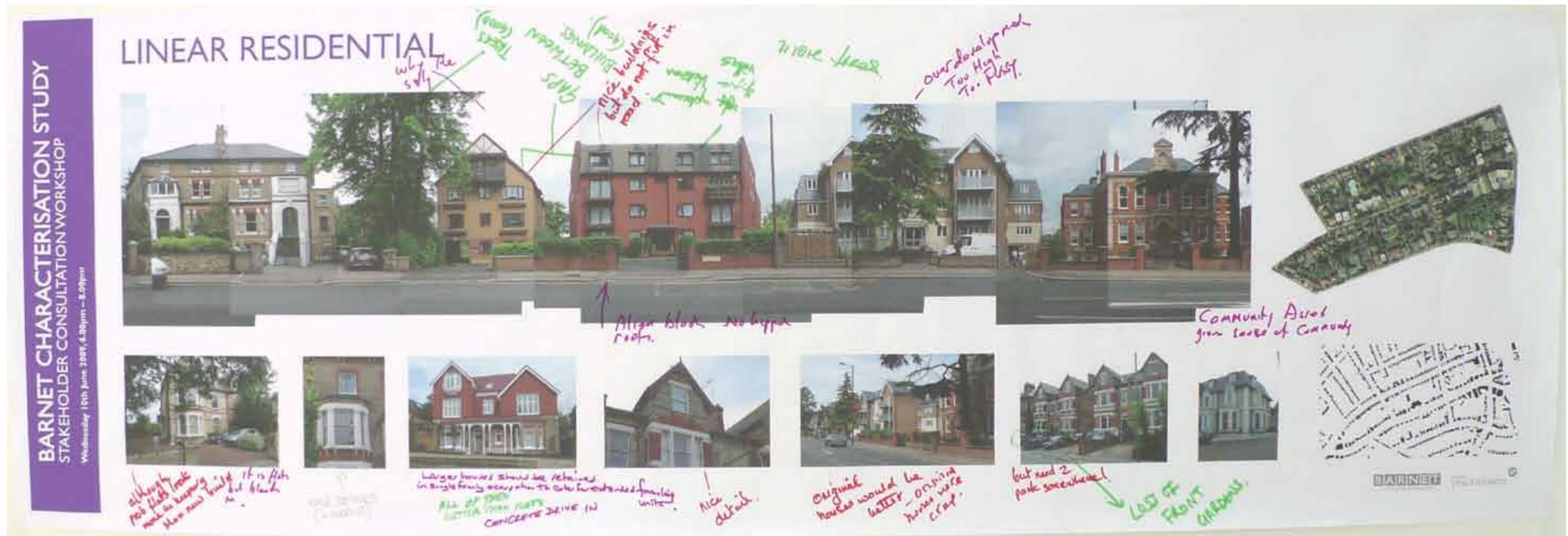
- With front gardens as large as these one can park a few cars and still have greenery
- Very nice, every house is different and still have greenery
- Attractive, well spaces, lots of green but very expensive use of land
- Sense of community and belonging - highly desirable
- These will all soon be gone for flats
- Excellent houses, something to aim for
- Good variety of houses, individual, green, would feel pleased/happy returning home
- Good mixture of properties
- Yes, keep it!

WORKSHOP TWO



- Make an important contribution to provision of single family housing and community building
- Strange mock Tudor fashion but now almost period
- Okay various house designer- greenery good size- drive ways. Nice housing
- I like the vistas of similar houses
- Very popular, always on demand, good for families and community
- Out of character with rest of house roofs
- Rubbish roof, shouldn't have been permitted, plenty of windows

WORKSHOP TWO



- Although probably flats look more in keeping than new build
- It is flats but blended in
- Nice details (windows)
- Larger houses should be retained in single family occupation to cater for extended family units
- All of them better than flats
- Concrete drive in
- Original houses would be better
- Loss of front garden
- But need to park somewhere!
- Communal asset gives a sense of community
- Over development, too high, too fussy
- More trees
- Ugly replacement of the Victorian villas
- Nice buildings but do not fit in road
- Gaps between buildings good
- Trees good
- Why the alley?

WORKSHOP TWO



- Good and nice one
- Houses with strong identity
- Good in their location not for everywhere, wasteful on land
- Great if one can afford it, what we would all like
- Impossible with anything like present population
- Good local distinctiveness
- I don't like gated off housing
- Some look very pretentious, is there any sense of community here?

WORKSHOP TWO



WORKSHOP TWO



- Probably better than a tower block but not great
- Haphazard replacement of doors and windows regrettable
- Pleasant to look at ...?.. to individual houses
- Difficult to locate address
- Not much thought went into the pokey, poor use of frontage
- Awful looking but good to have single family units
- Need more greenery and trees
- Very narrow road- where do people park? Answer- over the road so cars on both sides of the road, leave little room for through traffic
- Boring
- Flat roofs – expensive to maintain
- Also security issue, kids run across the top
- Poor quality materials, no uniformity and 7 windows.
- Flat roofs, bad housing

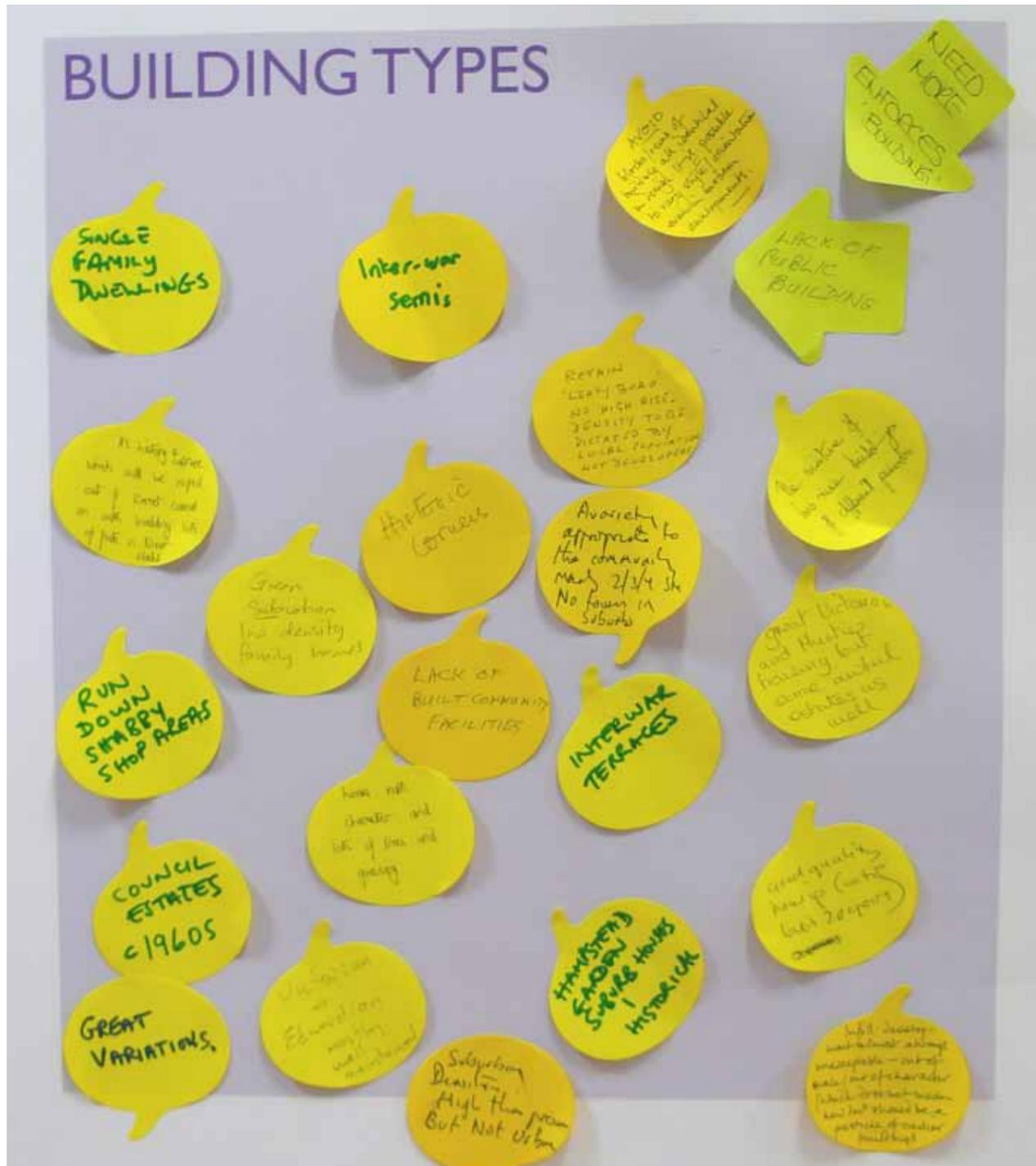
CONCLUSIONS

Towards the end of the second workshop, post-it notes were handed out to participants who were invited to note down what they felt were the key characteristics of the borough based on their local knowledge and what they had shared during the earlier workshops. Four broad categories were set out on the final worksheet including building types, layout, design and materials and streets. These sections are reproduced here along with a transcript of the comments made.

The conclusions of the typologies workshop maybe summarised as follows. There was significant interest in the way in which the typologies had been produced and a concern about the gradual erosion of the finer aspects of each typology. In particular, participants wished there to be greater control to prevent the erosion of street greenery including hedges, verges, and trees. The loss of front gardens to car parking was a very specific concern, which was felt to radically undermine the coherence of many of the typical street conditions that were valued. In addition, there was great concern about the loss of detached houses to flatted development.



CONCLUSIONS



Building Types

- Infill development almost always unacceptable - out of scale, out of character, which does not mean new development should be a pastiche of earlier buildings
- Hampstead Garden suburb houses - historical
- Good quality housing - until last 20 years
- Interwar terraces
- Lack of built community facilities
- Historic corners
- Retain leafy borough, no high rise. Density to be dictated by local population, not developers
- A variety appropriate to the community means 2/3/4 storeys, no towers in suburbs
- The mixture of low rise buildings of different periods
- Great Victorian and 30s housing but some awful estates as well
- Lack of public buildings
- Avoid blocks of buildings all identical in design, it is possible to vary style/orientation even in modern development
- Single family dwellings
- Its history and culture which will be wiped out if Barnet carries on with building lots of flats in tower blocks
- Run down, shabby shop areas
- Council estates c.1960s
- Green, suburban low density family homes
- Homes with character and lots of trees and greenery
- Great variations
- Suburban density higher than previously but not urban

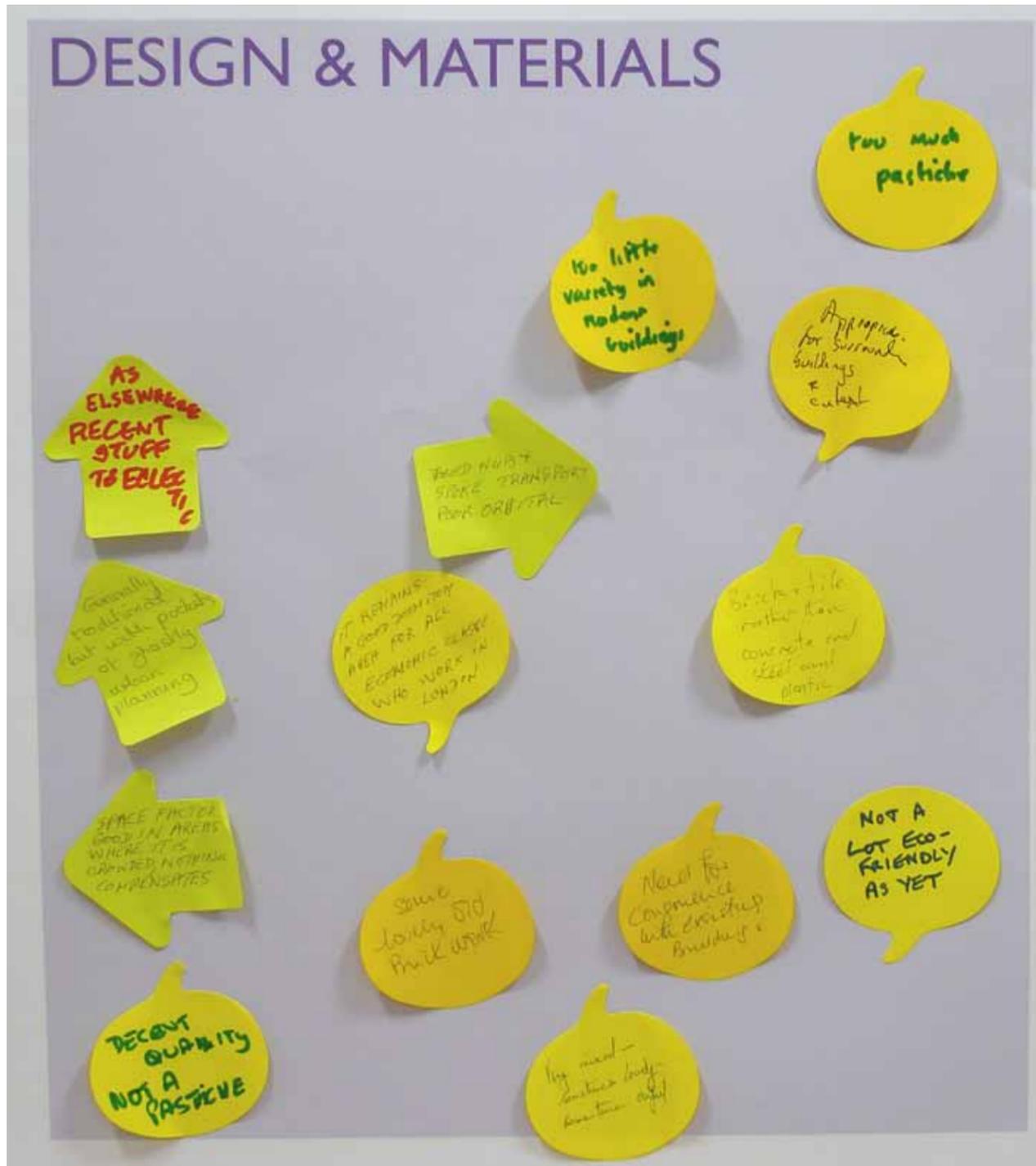
CONCLUSIONS



Layout

- Other parts overdeveloped
- Some parts nice and green
- Sense of community, build to foster it, refuse conversions of larger buildings into various flats- mainly temporary occupation
- Population control better than housing policies
- Accessibility to central London
- Nice parks and in parts very green and leafy
- Relatively narrow streets not suitable for large scale development
- No more rabbit hutches, larger better designed, built for life
- Should do- listen and aim for community and tenants satisfaction
- High- rents, service charges, council tax
- Tower blocks- over develop, over populating, over board
- Use HQIs to enforce higher standards
- Nice place to live
- A lot of green spaces, not cramped (not everywhere)
- Not overlooking neighbours
- Green vistas
- Low density gardens, space to move
- Green open spaces, good public transport, tube, trains
- High proportion of open space
- Consultation proposals strategy serves no purpose, only talk
- Fields 5 minutes one way, London 5 minutes other way
- Not overlooking neighbours

CONCLUSIONS



Design and materials

- Very mixed- sometimes lovely, sometimes awful
- Not a lot of eco friendly design as yet
- Brick and tile rather than concrete, steel and plastic
- Good hub and spoke transport, poor orbital
- Little variety in modern buildings
- Decent quality, not a pastiche
- Some lovely old brickwork
- Space factor good, in areas where it is crowded nothing compensates
- Generally traditional but with pockets of ghastly urban planning
- As elsewhere, recent stuff too eclectic
- It remains a good dormitory area for all economic classes who work in London
- Appropriate for surrounding buildings and context
- Too much pastiche
- Make more of open space accessible, especially green belt, don't build on it in ways that dominate it

CONCLUSIONS



Streets

- If anyone is listening to all of this...will they take notice?
- Improve public transport
- Too much clutter, be braver, traffic engineer
- Some are wide and agreeable but these are a bit spoilt by new development
- Some are wide and spacious and green, some are narrow and crowded, far too many signs and clutter generally
- Waste money- street lighting
- Victorian terraces suffering impact of car
- Too much unnecessary street furniture
- Houses with suitable design
- Too narrow for parking both sides
- Streets wide enough for cars to pass but narrow enough to cross
- Good ethnic mix
- Area retains village atmosphere and community spirit
- Not enough space on the street to accommodate all the parked cars
- Barnet is a suburb, keep high rise blocks of flats for the inner city area where they can serve a useful purpose
- Barnet an area grown old gracefully, new high rise a blot on the landscape
- Far too many flats being put up
- Ring round an area of single family houses and do not allow builders to by 2 houses to turn into 6 flats



APPENDIX II

PLANNING POLICY

PLANNING POLICY

Introduction

This section assesses the important strategic, regional and local policies and provides a policy context for future development of the characterisation study. Policies and associated priorities contained in a range of statutory planning policy documents are considered, including national Planning Policy Statements, the Sustainable Communities Plan, the London Plan, the North London Sub-Regional Development Framework and local planning policy, including existing and emerging documents within the Local Development Framework (LDF).

National context

The Sustainable Communities Plan

The Department for Communities and Local Government (formerly the Office of the Deputy Prime Minister) published 'Sustainable Communities – Building for the Future' in February 2003, which sets out the long term programme for delivering sustainable communities in urban and rural areas.

The aim is to identify practical steps to establish communities that:

- are prosperous;
- have decent homes for sale or rent at a price that people can afford;
- safeguard green and open space;
- enjoy a well-designed, accessible and pleasant living and working environment; and
- are effectively and fairly governed with a strong sense of community.

The document is broken down to address the problems of, and achieve the above aims in, each region of the country. The plan to establish sustainable communities in London aims to accommodate growth and to alleviate poverty and deprivation by providing more and better designed affordable homes, improving public transport and other vital infrastructure, raising education standards and skill levels across the capital, tackling crime, anti-social behaviour and the fear of crime.

Planning Policy Statement 1 – Delivering Sustainable Development (2005) and Planning and Climate Change (2007)

Planning Policy Statement 1 sets out the government's vision for new development and regeneration. PPS 1 aims to shape development so that it delivers settlements which are environmental, socially and economically sustainable. Key to these are the concept of locating the housing, jobs and services required to meet the population's needs in existing centres and around public transport hubs, encouraging sustainable lifestyles and transport patterns, and enhancing accessibility. The supplementary document Planning and Climate Change emphasises the need to follow these principles in response to the challenges posed by climate change.

Planning Policy Statement 3 – Housing (2006)

PPS 3: Housing responds to the 2004 Barker Review of housing supply, focusing on the delivery of housing to meet local needs. There is particular emphasis on the provision of larger family units and affordable housing. PPS

3 highlights the importance of high quality design in creating attractive and successful neighbourhoods, particularly in reference to social housing.

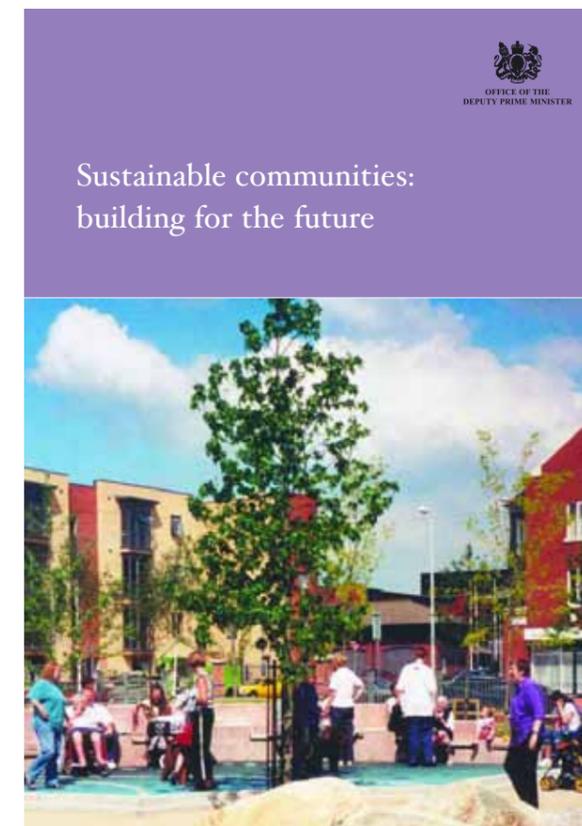
In determining the type and form of housing, there is a requirement for Local Planning Authorities (LPAs) to assemble evidence on housing need and demand through a Strategic Housing Market Assessment (SHMA). It is also stated that LPAs should 'ensure that the proposed mix of housing on large strategic sites reflects the proportion of households that require market or affordable housing and achieves a mix of households as well as a mix of tenure and price'.

In terms of density, there remains an emphasis on the effective use of land but it is notable that PPS3 advises that the Local Planning Authority 'may wish to set out a range of densities across the plan area rather than one broad density range'. The 30dph net should be used as a national indicative minimum to guide policy development. It also states that 'the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing form'.

Planning Policy Statement 4 – Planning for Sustainable Economic Growth (2009)

This document promotes a range of uses in town centres to help ensure they are busy throughout the day and evening and capable of adapting to changes in the economy. Policy EC2 states that planning authorities must set out a clear vision for their area which promotes sustainable economic growth and identifies priority areas with high levels of deprivation as a focus for regeneration whilst supporting existing business sectors.

Policy EC3 states that planning authorities should set out a strategy for the management and growth of centres within a defined network and hierarchy. The prioritisation of centres as a focus for growth is supported by Policy EC5 which calls for local planning authorities to identify a range of sites to accommodate the identified need for development. The selection of sites should be subject to the sequential approach. Practice guidance issued in Planning for Town Centres (2009) highlights the importance of the sequential approach within positive planning, stating that wherever possible new development should within, or failing that



PLANNING POLICY

on well located sites on the edge, of existing defined centres. This is intended to reduce the need to travel and reinforce the vitality of existing centres.

Policy EC4 aims to further enhance the vitality of town centres by ensuring local authorities promote a diverse range of uses that appeal to a wide range of age and social groups, plan for a strong retail mix, support small economic uses such as post offices, village halls and public houses, identify sites in the centre for larger format stores if a need has been identified and enhance existing markets or introduce new ones where appropriate.

Planning Policy Statement 5 – Planning for the Historic Environment (2010)

The overarching aim of this planning guidance is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring. The document recognises the contribution of heritage assets towards the creating of sustainable communities and notes that intelligently managed change may sometimes be necessary in order to maintain heritage assets in the long term.

Policy HE1 promotes the modification of heritage assets where appropriate to enhance energy efficiency and improve resilience to climate change. Policy HE3 requires Regional Spatial Strategies and Local Development Frameworks to set out a proactive strategy for the conservation and enjoyment of the historic environment. In particular at a local level plans should look at the qualities and distinctiveness of the historic environment and how these can

contribute to the development of the spatial vision.

The document takes a more flexible approach to development control than previous guidance and increases the significance of local community views where the heritage asset has a special significance, through requiring the local planning authority to take reasonable steps to seek the views of the community.

Planning Policy Statement 12: Local Spatial Planning (2008)

PPS12 sets out how strong, safe and prosperous communities can be created through local spatial planning. The PPS sets out what local spatial planning is, and how it benefits communities. It also establishes the key elements of local spatial plans, and sets out the key government policies on how they should be prepared. This document is of particular consideration in the process of preparing development plan documents and other local development documents such as core strategies and supplementary planning documents.

Planning Policy Guidance Note 13 –Transport (2001)

PPG13 provides advice on the integration of transport and land use planning to encourage alternative means of travel and reduce reliance on the private car. Reducing the level of car parking in new development is essential in promoting sustainable travel choices, avoiding the wasted costs to business of providing too much parking, and tackling congestion which might otherwise detract from the convenience of car use and other road based transport. It emphasises the

importance of taking a flexible approach to car parking standards to achieve the objectives of sustainability, and sets out maximum car parking standards as opposed to minimum.

Planning Policy Statement 22 - Renewable Energy (2004)

PPS 22 responds to the Government's aspiration to produce 10% of national energy requirements from renewable sources by 2010. Local development documents may contain policies that require a percentage of residential, commercial or industrial needs to be produced in on-site renewable energy developments, taking into account the type and location of development, and providing that this doesn't place an undue burden on developers.

Planning for a Natural and Healthy Environment – Consultation Paper on a new Planning Policy Statement (2010)

This consultation paper aims to streamline and consolidate four existing planning policy documents. These are PPS9 Biodiversity and Geological Conservation, PPS 7 Sustainable Development in Rural Areas, PPS 20 Coastal Planning and PPG 17 Planning for Open Space, Sport and Recreation. The paper promotes the importance of green infrastructure in mitigating and adapting to climate change as well as providing habitats for wildlife. Trees are seen as playing a particularly significant role due to their longevity and size. Open spaces more generally is recognised for its role in providing a focal point for community activities and promoting healthy activities through play, sporting activities and social interaction.

The consultation paper proposes that local planning authorities should undertake, and keep up-to-date, assessments of the existing and future needs of their communities for open space, green infrastructure, sports, recreation and play facilities. Furthermore, local development frameworks should set out a strategic approach for the creation, protection and management of green infrastructure. This should include the provision of sufficient high quality, multifunctional open space, sports and recreation facilities.

Sustainable New Homes – The Road to Zero Carbon – Consultation Paper 2010

This consultation paper seeks views on changes to the Code for Sustainable Homes to align with changes to Part L of the Building Regulations. The Code for Sustainable Homes is a voluntary standard which was introduced in 2007 to promote sustainable design and construction. The Code uses a sustainability rating system, indicated by stars, to communicate the overall performance of a home. One star is the entry level and six stars is the highest level of sustainability attainment which is known as 'zero carbon'. The consultation paper aims to update the requirements for the higher Code levels to reflect the changes to Part L of the Building regulations. This aims towards a regulatory requirement of all homes being zero carbon by 2016.

PLANNING POLICY

Regional scale

The London Plan (2008)

Published in 2008, the London Plan sets out a spatial development framework integrating the social, economic and environmental strategies for the development of London in the period up to 2016.

The London Plan now forms an integral part of the statutory development plan following the recent changes to the planning system. The overarching vision for the London Plan is supported by six key objectives which are as follows:

- to accommodate London's growth within its boundaries without encroaching on open spaces;
- to make London a healthier and better city for people to live in;

- to make London a more prosperous city with strong and diverse long-term economic growth;
- to promote social inclusion and tackle deprivation and discrimination;
- to improve London's accessibility; and
- to make London an exemplary world city in mitigating and adapting to climate change and a more attractive, well-designed and green city.

The broad development strategy

The London Plan identifies a series of spatial priorities for sustainable development and growth. The principle areas for focus are Areas for Intensification and Opportunity Areas. Barnet includes two Opportunity Areas (Colindale and Cricklewood / Brent Cross) and one Area for Intensification (Mill Hill East). These areas are considered to have greatest potential for growth and change and the delivery of the Mayor's growth agenda. In line with PPS6, there is also an emphasis on town centre growth. In addition, the London Plan places a significant emphasis on supporting "The Suburbs" as sustainable communities, through the enhancement of quality of life, economy and the environment of suburban London.

Housing

Based on the 2004 Housing Capacity Study, the London Plan identified a revised capacity for 20,550 new homes within the London Borough of Barnet up to 2016/2017. The London Plan proposes a minimum increase of 66,500 homes in the sub-region up to 2016/2017. Housing provision is a key challenge for the subregion, particularly as current performance is judged by

the SRDF to be slightly below target. Affordable housing is also of key concern. At present Barnet has development plan policies which aim to secure the 50% affordable housing target contained in the London Plan. This will be a key issue for the characterisation study in terms of protecting existing areas of quality.

Density

The London Plan states that development proposals should seek to achieve the highest possible intensity of use and as such a density matrix (habitable rooms and dwellings per hectare) is provided.

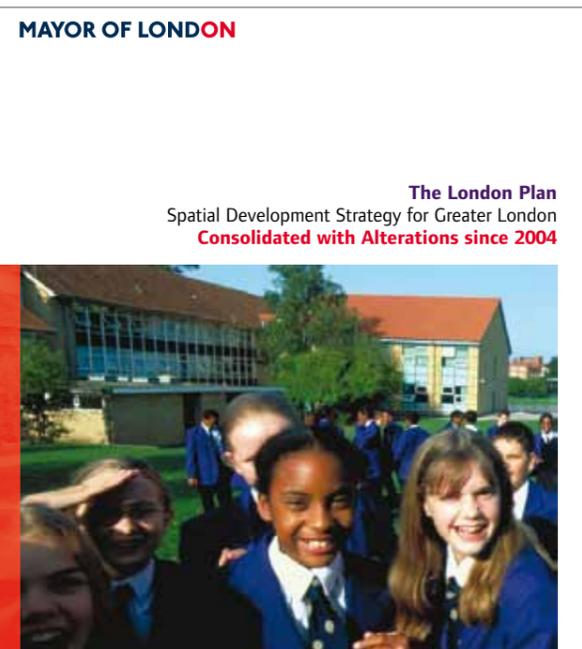
Site setting is defined as:

- central – areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800 metres walking distance of an International, Metropolitan or Major town centre
- urban – areas with predominantly dense development such as for example terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes
- suburban – areas with predominantly lower density development such as for example detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storeys.

Design

Chapter 3B of the London Plan outlines the cross-cutting design principles for London. Policy 4B.1 seeks to ensure that developments respond to the following principles:

- Maximise the potential of sites, promote high quality inclusive design and create or enhance the public realm, contribute to adaptation to, and mitigation of, the effects of climate change, respect local context, history, built heritage, character and communities provide for or enhance a mix of uses;
- Be accessible, usable and permeable for all users;
- Be sustainable, durable and adaptable in terms of design, construction and use;
- Address security issues and provide safe, secure and sustainable environments;
- Be practical and legible;
- Be attractive to look at and, where appropriate, inspire, excite and delight;
- Respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network; and
- Address health inequalities.



PLANNING POLICY

The North London Sub-Regional Development Framework, 2006

The North London Sub-Regional Development Framework (SRDF) provides guidance for boroughs in the preparation of their Local Development Frameworks.

Housing (IA)

The London Plan proposes a minimum increase of 59,470 homes in the subregion from 1997-2016. However, the SRDF indicates that it is likely that housing provision across the sub-region will increase beyond the levels set in the London Plan. Housing provision is a key challenge for the subregion, particularly as current performance is judged by the SRDF to be slightly below target. Affordable housing is also of key concern. The current level of delivery of affordable housing in North London is generally good.

Employment and office (IB)

In partnership with the LDA, boroughs are asked to facilitate the implementation of the Mayor's Economic Development Strategy. The plan states that demand for additional employment can be accommodated, challenging the borough to attract employers to come to North London.

The sub-regional framework recognises that the office sector in North London faces major structural challenges and that some of the forces that originally drove and sustained it are waning. It is noted that Barnet has a more active market than other boroughs in the region, although hitherto there has been no single town centre, or out of town office centre, which could be regarded as having strategic significance.

Retail (IC)

In North London, population and consumer expenditure growth is generating a need for new retail space. Resident-based consumer expenditure in the sub-region is anticipated to increase by over 46% between 2001 and 2016.

Culture, leisure and tourism (ID)

A significantly stronger range of these activities is needed in North London and is addressed by action point ID. Culture, leisure and tourism provide important local services and employment for Londoners and the wider south east as well as contributing to London's world city role. They are intrinsically linked, increasing in importance as disposable incomes grow and can contribute to town centre renewal. Although people in North London spend about the same amount on leisure activities as the London average, provision of 'Leisure Services' per capita in North London is lower than other sub-regions

Social infrastructure (IE)

There is particular pressure to find locations for health, education, social and community infrastructure including open space in order to conform to PPSI - sustainable communities. Early identification of capacity within the main development areas and examination of cross borough level demands will be necessary. Boroughs are asked particularly to look for opportunities to contribute towards new health infrastructure provision in town centres and given the lack of childcare facilities throughout the subregion, boroughs should set the provision of additional affordable childcare as a high priority for North London.

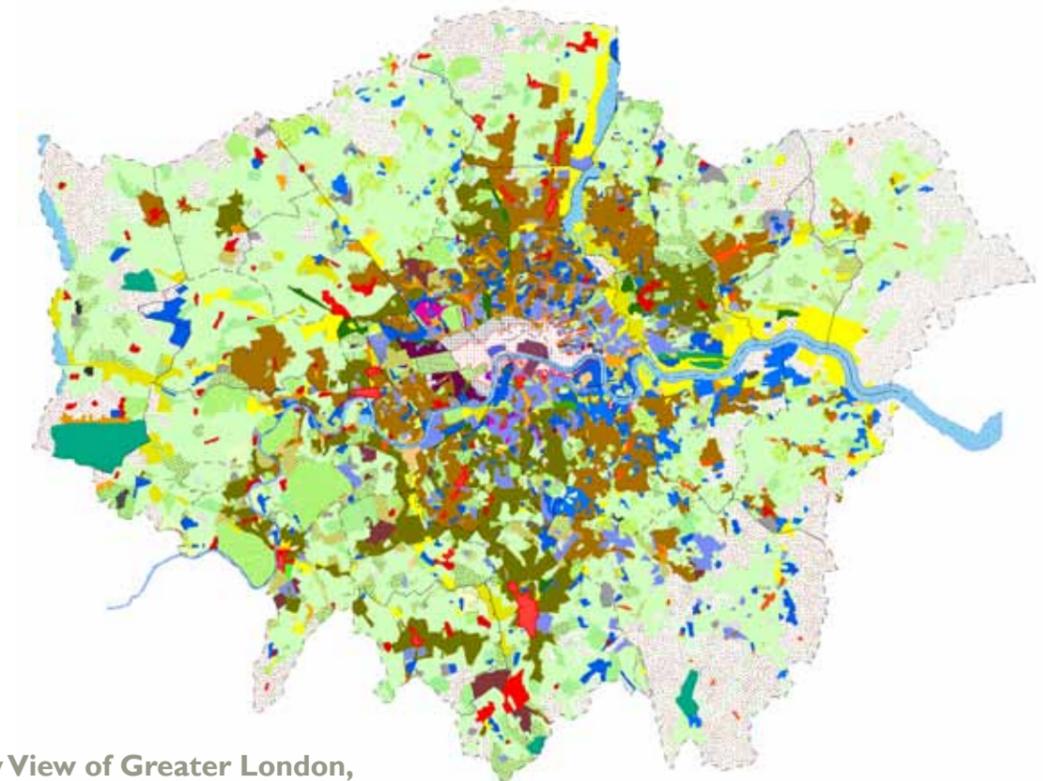
Other relevant studies

Greater London characterisation study (English Heritage)

English Heritage has recently undertaken a preliminary exercise to characterise the Greater London area. The study attempts to characterise the area according to a series of broad categories including settlement cores, five residential categories, commercial, gateways, industry, open countryside, public open space and institutional facilities. These broad land use based categories are further sub-divided either by specific typology or historic period. The

study indicates that Barnet includes a number of character areas including the following:

- Open countryside;
- Residential - interwar semis and detached;
- Residential – 80s/90s housing;
- Residential – late Victorian / Edwardian terraces
- Commercial – shopping centre;
- Settlement core;
- Industry;
- Institutional facilities; and
- Public Open Space.



A First New View of Greater London, its growth and Development
(Plan by English Heritage 2006)

PLANNING POLICY

The London Plan, Consultation Draft Replacement Plan, October 2009

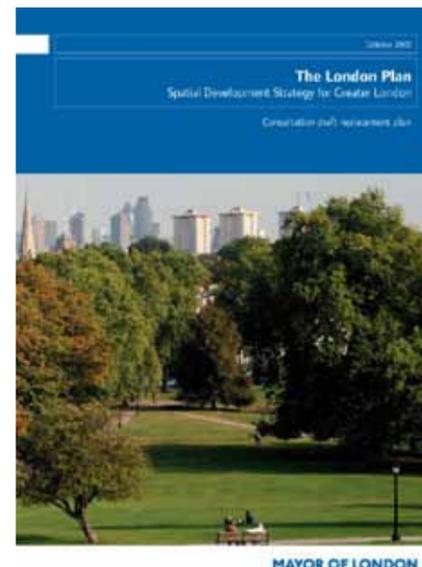
Reflecting the change of London's elected Mayor, the London Plan is in the process of being updated and a Consultation Draft Replacement Plan has been published. The draft replacement is based on a similar evidence base to the original London Plan and concludes that, despite the recent recession, the only prudent course is to plan for continued growth as there is no policy to decentralise the population within the UK and any other course could leave London unprepared for growth.

The Draft Replacement Plan maintains many of the features of the London Plan, including the London-Stansted-Cambridge-Peterborough and Thames Gateway growth areas and ensuring an Olympics legacy, but proposes a different approach to sub-regional planning. Whilst a sub-regional structure similar to that which informed the North London Sub-Regional Development Framework 2006 will be maintained for monitoring purposes, the Replacement Plan proposes the use of three policy zones – Outer London, Inner London and the Central Activities Zone.

The London Borough of Barnet is within the Outer London Zone which is described as where 60% of Londoners live and over 40% of London's jobs are located. In general it is described as greener and its people healthier and wealthier and enjoying a higher quality of life than those in more central areas. It is considered likely to experience considerable population growth over the period to 2031. To accommodate this growth the Draft Replacement Plan sets the strategic goal of, amongst others, identifying and bringing forward

capacity in and around town centres with good public transport accessibility to accommodate leisure, retail and civic needs and higher density housing, including use of the compulsory purchase process to assemble sites. Two opportunity areas for growth identified within the Draft Replacement Plan are in Barnet. These are located near its western edge at Colindale/Burnt Oak and Cricklewood/Brent Cross, Mill Hill East is also identified as an area for intensification.

The Draft Replacement plan aims for London to become a city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy and consuming fewer resources and using them more effectively. To fulfil this objective the draft plan promotes sustainable design and construction, retrofitting of existing buildings, the use of decentralised and renewable energy, urban greening and sustainable drainage.

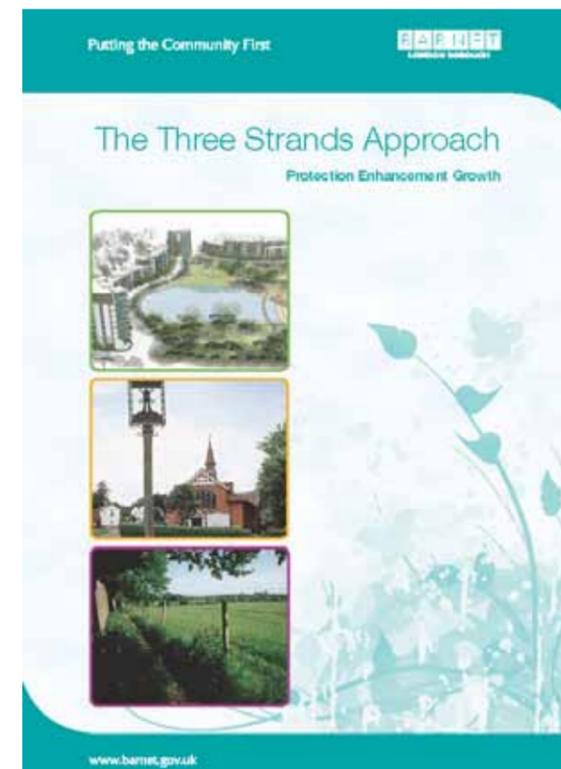


Local scale

A Successful City Suburb: A Sustainable Community Strategy for Barnet 2008-2018 (2008)

The Sustainable Community Strategy (SCS) sets out the strategic vision for Barnet and the area. It presents how the Local Strategic Partnership aims to improve the quality of life for its residents, building on the borough's attractions as a clean and safe suburb with good education and a skilled workforce.

Barnet's SCS sets out four themes that will be the focus of efforts to improve the social economic and environmental well being of the borough. It also sets out key measures of



success against each theme. The Core Strategy and other DPDs should be closely related to and have regard to the SCS.

The Three Strands Approach – Protection, Enhancement and Growth (2008)

The Three Strands Approach is designed to inform Barnet's residents, partners and investors about the council's approach to planning, regeneration and development over the next 15 years. The strategy is split into three strands: protect, enhance and growth as follows:

- **Strand 1 'Protect'** is concerned with protecting the 'green lungs' of north London as provided by the Green Belt and valuable open spaces.
- **Strand 2 'Enhance'** is concerned with the protection and enhancement of the best of Barnet suburbia and its vibrant town centres and historic conservation areas.
- **Strand 3 'Growth'** is concerned with sustainable strategic growth, successful regeneration and higher density at targeted brownfield locations close to public transport nodes.

These 'three strands' underpin the spatial vision within the emerging LDF. The Three Strands Approach recognises the value of suburbs, and states "in the 21st century, the biggest challenge will be to give London's city-suburbs a stronger sense of identity and ensure they play a role in the national and London-wide debate about the future of the city." The characterisation study therefore has an important role in protecting and enhancing the character of these suburban areas.

PLANNING POLICY

London Borough of Barnet Corporate Plan 2010/11 – 2013/14 (April 2010)

The London Borough of Barnet's Corporate Plan sets the overall strategic framework for the future of the Borough. The Corporate Plan defines the council's priorities over the next three years and strongly reflects the three guiding principles of council's Future Shape transformation programme (a new relationship with citizens, a relentless drive for efficiency and a one public sector approach), and the need for the council to make significant savings over the three years against a backdrop of ongoing economic uncertainty and major strategic challenges.

The proposed corporate priorities are:

- **Better services for less money** refers to how the council will continue to drive costs out of the council through transforming the internal organisation. This priority will also focus on improving and streamlining customer access and assessment services so residents find them easier to use.
- **Sharing opportunities, sharing responsibilities** builds on the theme of resident aspiration by stating the council's commitment to enabling everyone to achieve their potential.
- **A successful London Suburb** captures residents' aspirations of the borough being a successful place which is prosperous with quality housing stock where people want to live. Through the provision of excellent services delivered by a range of providers, the borough is attractive to people with an appetite to succeed. Barnet's excellent schools and good access to health services support the borough's cohesive feel.

The London Borough of Barnet Unitary Development Plan (UDP, 2006)

Until the LDF is formally adopted, the UDP will provide the local planning policy framework in Barnet. In May 2009, the Secretary of State directed the council to save certain policies in the 2006 UDP and delete others.

A number of the strategic saved policies have direct relevance to this study:

- **Mixed use (Policy GMixedUse)** - encouraging development proposals which incorporate a mix of uses within buildings or areas in town centres and other appropriate locations. Key considerations include the character and diversity of the existing area.
- **Character (Policy GBEnv1)** – seeking to protect and enhance the quality and character of the borough's built and natural environment.
- **Design (Policy GBEnv2)** – requiring a high quality design in all new development in order to enhance the quality of the built and open environment and to respect and improve the quality of environment.
- **Special Area (Policy GBEnv4)** – encouraging protection and enhancement of buildings, areas, open spaces or features that are of special value in architectural, townscape or landscape, historic, agricultural or nature conservation terms.

These strategic policies are articulated in greater depth by a series of detailed saved policies. Guidance in the UDP covers a number of topics including the following:

- **High Quality Design (Policy D1)** - encouraging high quality design in keeping with the council's objectives of sustainable development and ensuring community safety.
- **Character (Policy D2)** – seeking to encourage development proposals

which are based on an understanding of local characteristics and preserve or enhance local character and respect the appearance, scale, bulk, height and pattern of surrounding buildings, surrounding street and movement patterns and the overall character and quality of the area.

- **Location of tall buildings (Policy D17/18)** – outlining criteria for the location of tall buildings placing an emphasis on a series of factors including careful relationship, impact on views and sight lines, contribution to any relevant point of civic or visual significance and impact on character of conservation areas,

The Borough benefits from the designation of eighteen Conservation Areas (CA) which are of varying size and character. Although CAs are excluded from the characterisation study, it is important to recognise their existence and location as listed below and shown on the following plan:

The Burroughs, Hendon

Church End, Finchley

Church End, Hendon

College Farm, Finchley

Cricklewood Railway Terraces

Finchley Garden Village

Golders Green Town Centre

Hampstead Garden Suburb

Hampstead Village (Heath Passage)

Hampstead Village (Spaniards End)

Mill Hill

Monken Hadley

PLANNING POLICY

Moss Hall Crescent

Totteridge

Watling Estate, Burnt Oak

Wood Street, Barnet

Glenhill Close, Finchley.

Bridge Lane

Additionally, policy HC 5 also defines two Areas of Special Character in which the council directs refusal of development proposals which fail to safeguard and enhance the landscape and townscape features. These areas are as follows:

- Hampstead Garden Suburb/Golders Hill Park Areas in relation to the protection of skylines and views, protection of historic, architectural and rural character and safeguarding of the planned environment of the Bishop's Avenue; and
- North Barnet/Arkley/Totteridge (with North Enfield and Harrow Weald): to safeguard the individual quality and character of this area, its open land and rural character including architectural and historic features, historic villages and town centres, skylines and views.

Policies HC6-8 also define Areas of Co-ordinated Character at West Heath/Golders Hill Park Area and The Bishop's Avenue which require sensitive planning and development.

A number of policies seek to maintain and enhance the quality and character of Heritage Land (Policy O10), the Countryside Conservation Areas in north of the Borough (Policy O11) and green chains / corridors (Policy O12/13). The UDP highlights a number of Sites of Importance for Nature Conservation

which contribute to the natural character of the Borough. Open spaces are also highlighted for protection and enhancement with a clear definition of the hierarchy of open spaces in policy L11.

Policy TCRI of the UDP specifically identifies the town centres in the Borough as the preferred location for new retail floorspace or reuse of existing buildings for retail. A series of policies provide specific guidance in terms of land uses in town centres. The UDP emphasises the need to sustain and promote the key economic and social role performed by Barnet's town centres and to give priority to development opportunities arising in such locations through preparing strategies to enable holistic and deliverable outcomes

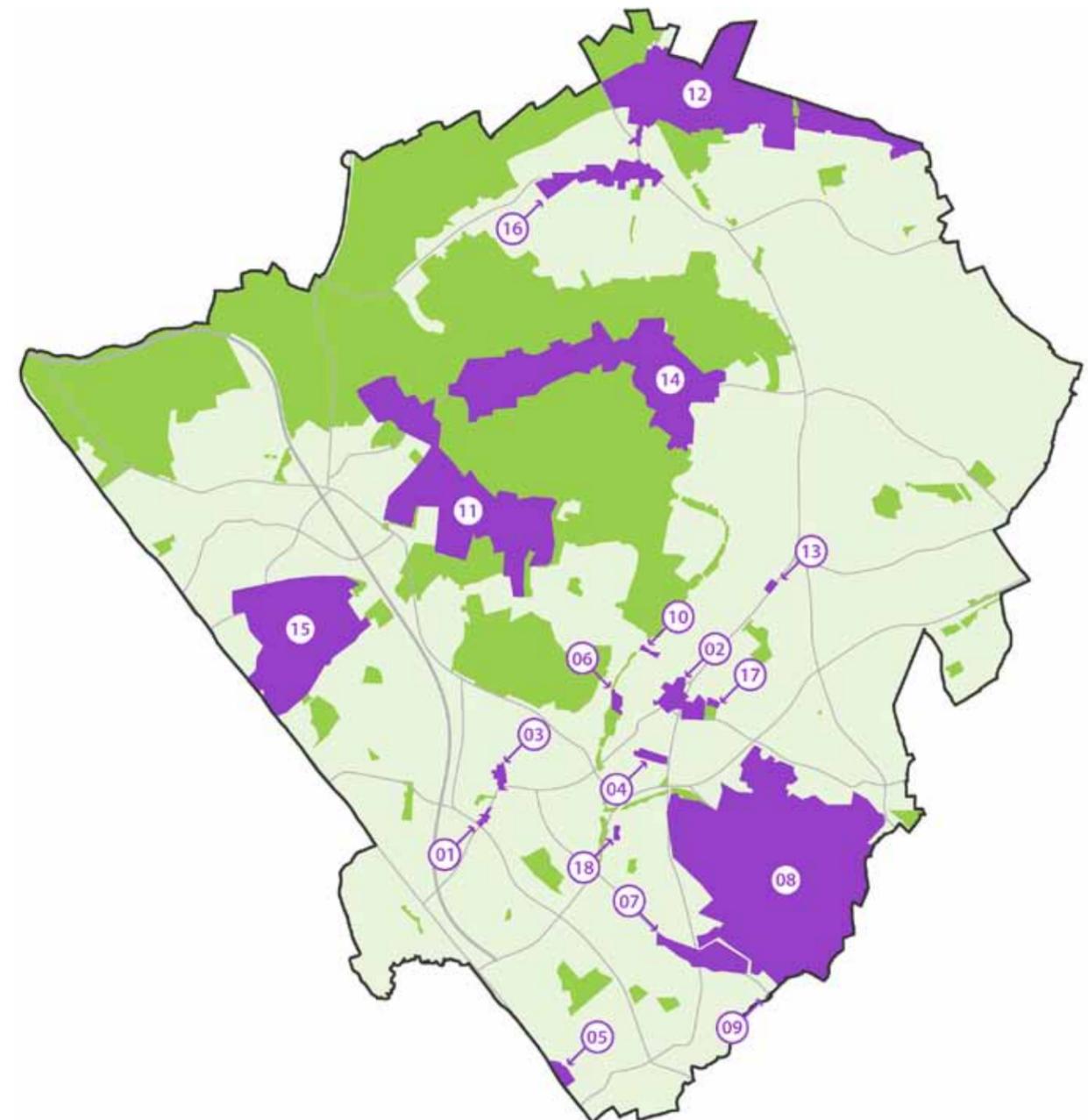
Emerging Local Development Framework

The Planning and Compulsory Purchase Act (2004) requires local planning authorities to replace their local plans with new Local Development Frameworks (LDF's). Once adopted, the LDF will form with statutory development plan for Barnet, alongside the London Plan.

The LDF comprise a suite of documents, which include a Core Strategy, Area Action Plans, other Development Plan document (DPDs) and Supplementary Planning Documents (SPD's).

Conservation Areas

(Plan by Urban Practitioners 2009)



Reproduced from the Ordnance Survey digital maps with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright Licence No. London Borough of Barnet LA 100017674. Published 2009.

PLANNING POLICY

The Statement of Community Involvement (SCI) (June 2007)

Barnet's SCI sets out how and when the Council will involve the community in the planning process, and how developers are expected to engage with the community. Together with the London Borough of Barnet Consultation and Engagement Strategy (2004), it aims to identify and reach out to relevant stakeholders effectively, assess community needs thoroughly and ensure that consultation is conducted professionally and clearly.

The London Borough of Barnet Local Development Scheme (June 2007)

Barnet's LDS sets out a specific timetable for the production of plans, with published time periods for community consultation on individual plans. The new LDS document is being published and will be available on council's website by summer 2010.

Barnet's Core Strategy Development Plan Document (DPD)

The Core Strategy is a key document within the LDF, as it establishes the framework for all the other planning documents. The LDF Core Strategy comprises: the long-term spatial vision and strategic place-shaping objectives for Barnet; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for delivery.

Barnet consulted on the Issues and Options for the Core Strategy between June and September 2008. Engagement on the second stage of the Core Strategy – Direction of Travel took place from November 2009 - January 2010. The next stage of Publication Stage will represent the final consultation stage in the development of the Core Strategy and is likely to take place in Summer 2010. Following the final consultation stage, the council expects to submit it to the Planning Inspectorate in Autumn 2010. The Core Strategy will then be subject to an Examination in Public in early 2011 and adoption of the Core Strategy is envisaged in mid 2011.

The Council had set out a series of core strategy objectives in their Preferred Approach document in order to deliver the LDF Vision. The characterisation study will play an important role in delivering many of these objectives. These are:

To manage housing growth to meet housing aspirations

- to promote the development of the major growth areas, priority estates and town centres in order to provide in the range of 25,000 new homes (contributing to a borough total of 31,000 new homes) by 2026 to meet local and regional housing needs;
- to regenerate the priority housing estates at Dollis Valley, Grahame Park, Stonegrove - Spur Road and West Hendon to replace 3,000 existing homes with a greater range of accommodation that provides access to affordable and decent new homes;

- to provide a range of housing, including family and extra care accommodation, that enables choice between types and tenures, as well as over lifetimes and within neighbourhoods.

To meet social infrastructure needs

- to ensure provision for community needs arising from housing growth including education, health, social care and integrated community facilities;
- to develop new schools through the Primary Schools Capital Investment Programme and Building Schools for the Future; and

- to provide community facilities to meet the changing needs of Barnet's diverse communities.

To promote Barnet as a place of economic growth and prosperity

- to support the continued vitality and viability of 20 town centres, focusing commercial investment in our priority centres of Chipping Barnet, Edgware, Finchley Central, New Barnet, North Finchley and Whetstone;
- to ensure that the regeneration of Brent Cross - Cricklewood creates a new metropolitan town centre and



New Housing - Backland Infill

commercial district of greater than sub-regional reach;

- to ensure that in the borough's main commercial areas including designated employment locations and town centres there are sufficient opportunities available to help business grow and prosper; and
- to ensure that residents are equipped with the skills to access the 21,000 jobs that the regeneration of the major growth areas will deliver by 2026/27.

To reduce the need to travel

- to keep Barnet moving in a sustainable way which provides choice by encouraging the use of convenient, reliable and affordable transport including the private car, public transport, cycling and walking; and
- reducing the need to travel by promoting new technologies that enable homeworking and the availability of work facilities closer to home, whilst recognising that car ownership is important to many and ensuring it is appropriately planned for.

To promote strong and cohesive communities

- to enable communities to become confident and cohesive by providing facilities through which residents can play a part, diversity is valued and local pride is promoted;
- to create the conditions for a safer and more secure Barnet by designing out crime and reducing anti-social behaviour, particularly in known 'hotspots'.

To promote healthy living and well-being

- to secure a healthier Barnet by addressing the factors underpinning poor health and well-being;
- to provide opportunities for vulnerable people to live more independent lives by planning for appropriate facilities and support services that can meet their future needs.

To protect and enhance the suburbs

- to respect and enrich Barnet's distinctive built heritage by protecting the historic environment and enhancing the high quality suburban character of townscapes and conservation areas.

To ensure efficient use of land and natural resources

- to promote mixed use development of previously developed land in the major growth areas and larger town centres;
- to reduce energy demand through highest possible standards for design and construction; and
- to minimise waste and maximise re-use and recycling and promote an appropriate framework for integrated waste management.

To enhance and protect our green and natural open spaces

- to improve access to, and enhance the quality of the Green Belt, Metropolitan Open Land and other open spaces as places for recreation and biodiversity;

- to create new and enhanced public open spaces in support of Barnet's growth, including at least 22 ha in the three major growth areas.

The Supplementary Planning Document on Sustainable Design and Construction SPD (June 2007)

The SPD on sustainable design and construction places Barnet's development within the context of Climate Change and provides design and construction guidance to ensure protection of the environment. The document supports the Government's goal of achieving zero carbon homes within a decade, and aims for improved building efficiency in energy and water consumption, as well as achieving high standards of air, noise and water quality.

At a neighbourhood and settlement wide scale, developments should facilitate environmentally sustainable lifestyles by integrating housing, public transport and services. A checklist of design principles embody the standards required of developers in order to achieve these goals.



