

Colindale

Area Action Plan

Supporting Documents

Sustainability Appraisal

June 2009

**Local
Development
Framework**



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Non technical summary

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List of Abbreviations

AAP	Area Action Plan
CLG	Communities and Local Government (formerly ODPM)
DPD	Development Plan Document
DPH	Dwellings per Hectare
LDF	Local Development Framework
ODPM	Office of the Deputy Prime Minister
PCT	Primary Care Trust
RAF	Royal Air Force
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
TfL	Transport for London

Non-technical summary

Background

The London Borough of Barnet, in partnership with the Greater London Authority, Transport for London, local strategic partners and key landowners in the Colindale area is preparing an Area Action Plan (AAP) for the Colindale area to guide development and change in the area over the next 15-20 years. The area is identified in the Mayor's London Plan as an Opportunity Area and this AAP demonstrates how the planned growth together with the necessary infrastructure to support this growth will be delivered. The AAP will form part of the emerging Barnet Local Development Framework which will, over time, replace the Unitary Development Plan (adopted in May 2006) and help to deliver Barnet Council's Three Strands Approach for Successful Suburbs by protection, enhancement and sustainable growth.

Sustainability Appraisal is a requirement of the Planning and Compulsory Purchase Act (2004) and Strategic Environmental Assessments are required by European Directive EC/2001/42, which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). Government guidance (ODPM 2005) has merged this process to allow for a single joint appraisal (SA/SEA) to be carried out. For the purpose of this document, this integrated appraisal will be simply referred to as Sustainability Appraisal (SA). This report sets out the Sustainability Appraisal of the Colindale Area Action Plan.

The Sustainability Appraisal of the Colindale Area Action Plan is intended to meet both the requirement for a Sustainability Appraisal and the requirements of the SEA Directive. In doing so the Appraisal has been guided by the good practice guidelines produced by the department for Communities and Local Government (CLG) and the Environment Agency.

Report Structure

This report

- explains the background to the AAP and its strategic context (section 1);
- explains the SA and SEA process and methodology (Section 2);
- section 3 outlines the baseline conditions for the area, identifies the key sustainability issues, and provides the objectives against which the Colindale AAP Policies have been assessed;
- section 4 contains an assessment summary of the Colindale AAP Issues and Options. This includes key findings, and a justification of Options rejected;
- section 5 contains an assessment summary of the Colindale AAP Preferred Options;
- section 6 has more information on how to comment on this report and monitoring;
- section 7 presents the key findings of the Sustainability Appraisal as a conclusion; and
- the Appendices contain the full sustainability appraisal assessment tables for the Issues and Options and Preferred Option.

Statement of the likely significant effects of the plan

The appraisal has been carried out against a set of sustainability objectives which were established as part of the Sustainability Scoping Report. This appraisal framework has been used to appraise the Colindale Area Action Plan to ensure the AAP encourages sustainable changes in the town centre, and, crucially, avoids any harmful impacts.

An initial analysis considered the alignment of the vision against the sustainability objectives. The following conflict was found between the vision objectives and sustainability objectives, identified as follows:

- Delivery of housing and mixed-use development in Colindale could adversely impact the local natural environment through exhaustive use and consumption of Colindale's natural assets by significant numbers of additional residents. This conflict is a reflection of the scale of development envisaged and the increase in energy, water and resources in the area that will result from more households and streetscapes.

No significant negative impacts were found from the Sustainability Appraisal of the AAP spatial strategies, however there were a number of mixed and uncertain impacts that should be considered, including:

- Strain on the natural environment through the large volume of new housing development.
- High density residential development will accommodate the required number of new homes to meet London Plan targets, but Colindale could lose its identity as a suburban location if these developments are not designed to emphasise a human scale and Colindale's local distinctiveness.
- Mixed use development on Edgware Road could suffer from proximity to heavy traffic. Traffic noise and pollution will need to be addressed in the design of buildings at this location.
- Relocation of the RAF watchtower will ensure its survival as a piece of historic fabric and wider use as a heritage resource, but at the loss of some historic evidential value.
- Full integration of the Barnet College site and Grahame Park will be dependent on delivery of strong routes between the two sites, and on architectural designs which emphasise continuity between them.

The overall impact of the AAP is positive. The key significant positive impacts are as follows:

- Provision of a range of new homes (types, size, cost) to meet local, sub-regional and regional needs maximising re-use and regeneration of brownfield and underutilised sites in Colindale.
- Provision of retail and community services to meet current and future need, located in the most publicly and sustainably accessible locations, as part of mixed-use development and at public transport hubs.
- Improved public and sustainable transport for Colindale through provision of a new Interchange at Colindale Station and increased bus and tube capacity.
- Improved connectivity and access, particularly of sustainable transport modes, through enhanced pedestrian, cycle and bus routes.
- Strong guidance to facilitate a high quality public realm as part of new development.
- A new heart for Colindale and strengthened local identity, incorporating public spaces at the Colindale Interchange.
- Improved green spaces and linkages to ensure that Colindale's built environment matches the high quality characteristic of Barnet as a whole and makes Colindale an attractive place to live, visit and work.

Statement of the difference the process has made to date

Sustainability Appraisal of the options considered as part of the Issues and Options stage of the AAP process has informed the development of the Preferred Options, with non-sustainable Options discounted as a direct result of sustainability considerations. Key aspects which have been encouraged through this process of iteration are:

- Identification and support for environmentally sustainable design and construction technologies;
- Support for sustainable movement and transport infrastructure across the AAP area; and
- Support for a sustainable mix of uses, providing for residential, employment, community services, retail and open space needs.

EXAMINATION OF THIS REPORT

The AAP Submission Document and supporting documents, including this Sustainability Appraisal, are published for a statutory six week period during which representations by all interested parties can be made. The AAP Submission Document and supporting documents, together with these representations, will then be submitted to the Secretary of State who will arrange for an Examination in Public by an Independent Planning Inspector. This is expected to take place in the Autumn of 2009. The Inspector will examine the AAP against the established tests of soundness for Development Plan Documents and will provide a report detailing changes, if necessary, to the AAP which must be undertaken before it can be adopted as planning policy. Following this process, it is intended that the AAP will be adopted early in 2010 to form part of Barnet's Local Development Framework (LDF). The AAP will be subject to monitoring and review. It will provide the framework for the consideration of all planning applications in Colindale and will be a material consideration in the determination of planning applications.

Any comments on the Colindale AAP Submission Document and Sustainability Appraisal should be sent to:

Colindale AAP Consultation
Major Developments Team - Planning, Housing and
Regeneration
London Borough of Barnet
North London Business Park
Ground Floor, Building 4
Oakleigh Road South
London
N11 1NP

All representations should be received by 5.00pm on Friday 7 August 2009 and will be put forward to the Examination in Public.

Thank you for your input to help shape the future of Colindale.

1.0 Introduction

1.1 Site context

Situated within North London, Colindale is one of three key opportunity areas selected for growth and intensification in the *London Plan*. As such, Colindale is identified as having the capacity for a target of 10,000 new homes and 500 jobs.

The AAP provides a framework for this development in order to maximise the regeneration potential it offers, and to ensure that private investment is targeted and managed to meet the highest standards of social, economic and environmental sustainability. The AAP includes a vision, strategy and delivery mechanisms for realising well planned development matched with adequate infrastructure.

Figure 1.1: Colindale's strategic context

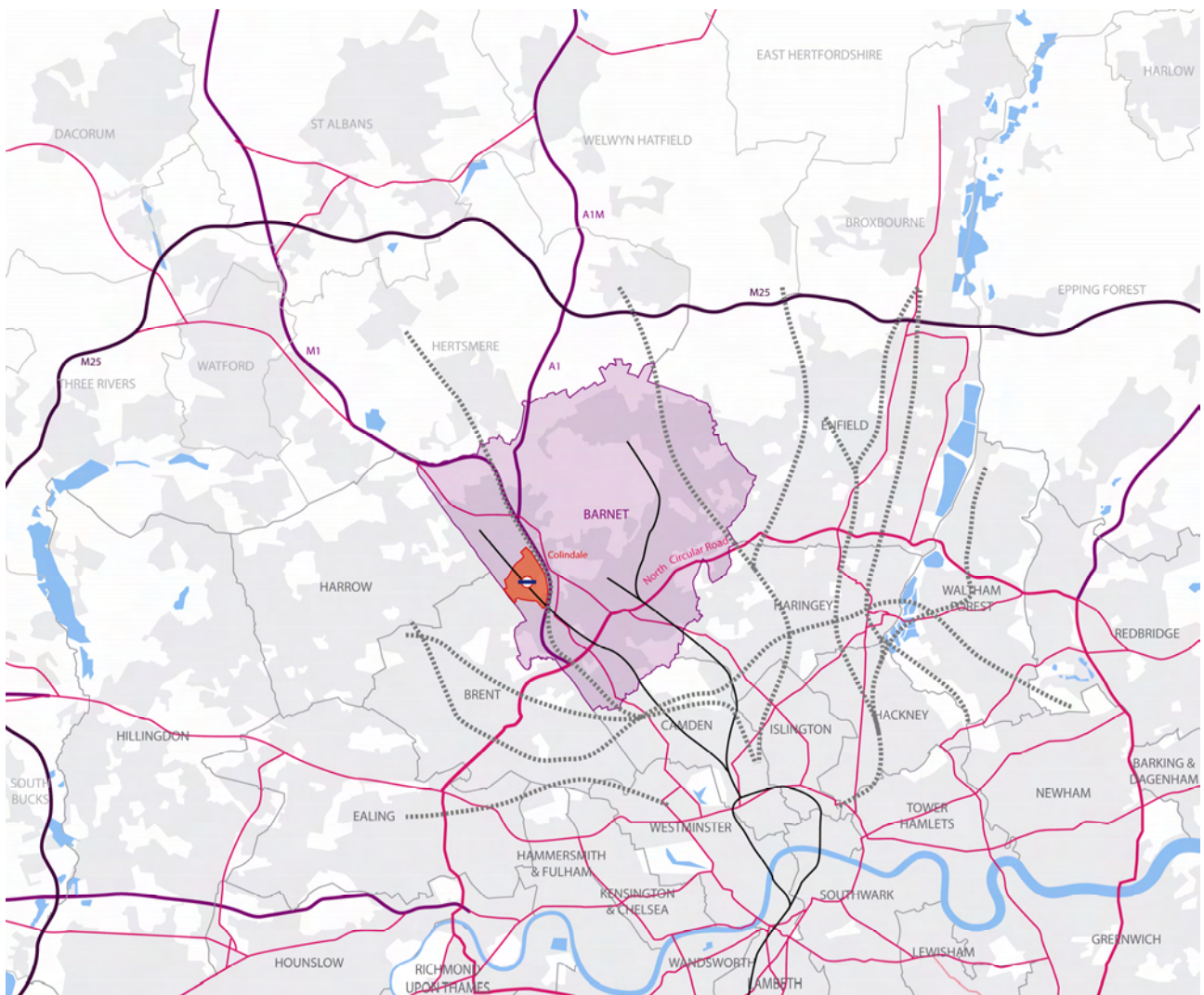
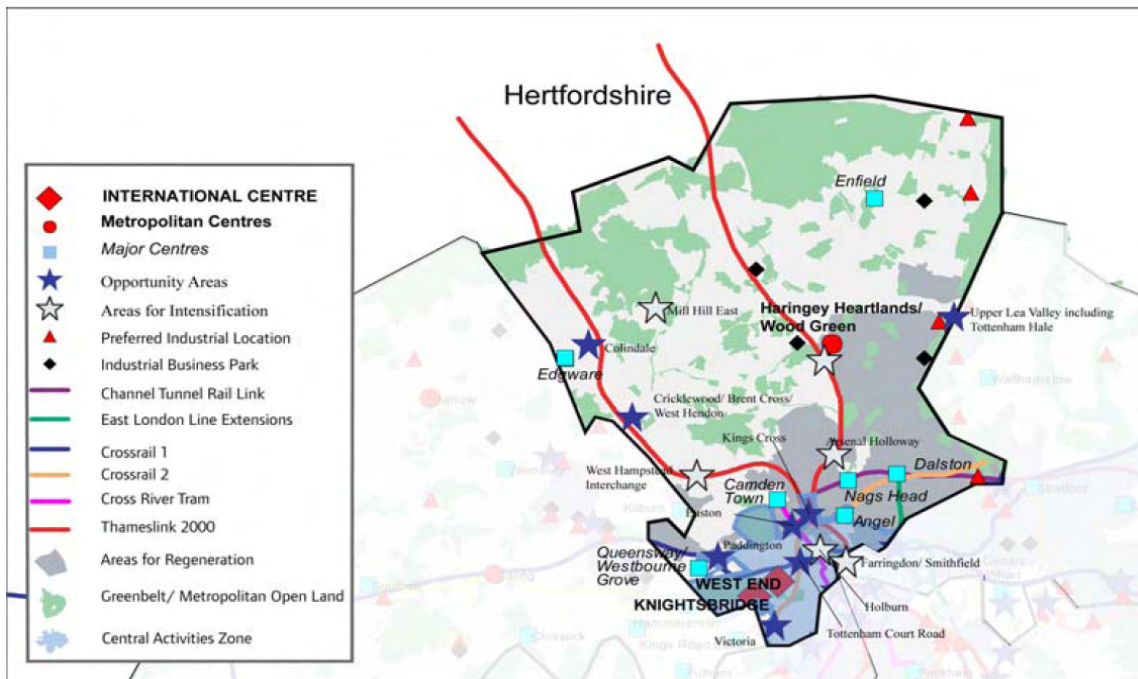


Figure 1.2: Colindale's growth context – opportunity areas and areas for intensification (Source: draft Further alterations to the London Plan)



Colindale is situated on the south western boundary of the London Borough of Barnet in North London. As a ward, it displays high levels of multiple deprivation and a poor quality physical environment, yet sits within a relatively affluent borough. A clear regeneration opportunity, it is identified in the London Plan as a development site and strategic employment site, one of several opportunity sites within the North London sub-region. These include West Hendon, Wembley, Mill Hill East and Cricklewood/Brent Cross.

Essentially, the Colindale AAP study area is bounded by the A5 to the west and the M1 and West Coast Main Line to the east. Colindale's main public transport link is the Edgware Branch of the Northern Line (zone 3, 23 minutes to Euston Station in central London). There is a range of bus routes in the area which provide links with the more local hinterland; 5 services to Edgware, including routes via Mill Hill Broadway and Burnt Oak Underground station, and services south to Brent Cross, Kilburn Park and Wembley Central.

1.2 Character

Seen as a classic North London suburb, Barnet is characterised for the most part by tree-lined streets, open spaces and a mixture of low density, traditional semi-detached housing and higher density housing estates. These suburban qualities of Barnet are a considerable draw to many of its residents and employers and it is crucial that regeneration and development in Colindale builds on and complements these characteristics, rather than undermining them. Colindale, in its present form, does not possess these 'classic' suburban characteristics, and the AAP process presents an opportunity to bring Colindale up to and beyond the design standards visible across the borough.

1.3 Issues

The key issues for Colindale in the preparation of the AAP are considered to be:

- Transport – while borough and city-wide transport connections are strong, movement across the study area is problematic, frustrating pedestrian and traffic flow.
- Cohesion and Identity – although the suburb as a whole lacks real cohesiveness and identity, Colindale is an area in transition with some significant developments already having a positive impact on the area. There is a need to establish a new identity for Colindale which integrates existing and new developments.

- Grahame Park – A considerable portion of the study area is occupied by Grahame Park Estate, built in the 1970s and suffering from social and economic exclusion and physical isolation. The estate is being regenerated, and this will need to be integrated into the future of the wider study area.

1.4 Area Action Plan context

The AAP represents a key step in the policy framework and regeneration of Colindale, ensuring that development is guided to deliver a vision of Colindale based on sustainable principles.

The vision and objectives for Colindale responds to local challenges and opportunities and is based on evidence, a sense of local distinctiveness and a set of community derived objectives within the overall framework of Barnet's Sustainable Community Strategy and Corporate Plan, The Three Strands Approach, the emerging LDF Core Strategy and the London Plan (see chapter 1 in the Colindale AAP Preferred Options report).

Vision

The following vision for Colindale has been established by the London Borough of Barnet:

By 2021, Colindale will be a vibrant, successful and diverse neighbourhood where people will want to live, work and visit. It will accommodate high quality sustainable developments within four 'Corridors of Change' and a new neighbourhood centre. Colindale will become a successful suburb in North London, providing existing and new communities with high quality local services, improved transport and access to enhanced green space and leisure facilities.

Objectives

The objectives of the AAP are to:

1. Provide a coherent spatial development framework to guide and deliver future strategic growth in Colindale in accordance with the London Plan and Sub Regional Development Framework and the Council's Three Strands Approach and emerging Core Strategy.
2. Identify and promote specific opportunities for new mixed use and residential development that will contribute significantly to the strategic housing and employment targets outlined in the London Plan under Colindale's Opportunity Area designation.
3. Improve the quality and attractiveness of the transport network / infrastructure and encourage the use of sustainable modes of transport, addressing the significant increase in travel resulting from proposed growth.
4. Ensure the coordination of other infrastructure requirements: social, economic, physical and environmental and educational.
5. Identify new and improved routes and connections to increase permeability and ensure the Colindale area is fully integrated with its suburban hinterland.
6. Provide a strategic phasing programme for delivery of the key development sites.
7. Co-ordinate the development of a framework and mechanism for pooling of planning obligations through Section 106 planning legal agreements to deliver the necessary infrastructure requirements of the area, building upon existing secured Section 106 funding from approved developments and Government grants/TfL spending programmes and the emerging Community Infrastructure Levy and potential Barnet Finance Plan ('Barnet Bond').
8. Plan for carbon free development by 2016.
9. Provide a clear and robust framework in which the Council as local planning authority and the Mayor of London and GLA as the strategic planning authority can make decisions on related planning applications.
10. Provide an attractive and safe environment, well integrated with its historic environment, encompassing the highest quality sustainable urban design, architecture and open spaces.

2.0 Appraisal methodology

2.1 Approach

This section sets out the background to Sustainability Appraisal including the purpose, methodology and steps in the process.

2.2 Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

Sustainability Appraisals are a requirement of the Planning and Compulsory Purchase Act (2004) And Strategic Environmental Assessments are required by European Directive EC/2001/42, which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). Government guidance (ODPM 2005) has merged this process to allow for a single joint appraisal (SA/SEA) to be carried out. For the purpose of this document, this integrated appraisal will be simply referred to as Sustainability Appraisal (SA).

The provisions for Sustainability Appraisal in the Act are distinct from the requirements of the SEA (Strategic Environmental Assessment) Directive. The SEA Directive is implemented in UK legislation by the SEA Regulations.

The objective of the SEA Directive is "*to provide a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.*"

The Sustainability Appraisal of the Colindale Area Action Plan is intended to meet both the requirement for a Sustainability Appraisal and the requirements of the SEA Directive. In doing so the Appraisal has been guided by the good practice guidelines produced by CLG (formerly ODPM) and the Environment Agency.

2.3 The Sustainability Appraisal process

Sustainability Appraisal is an integral part of good plan making and should not be seen as a separate activity. Its purpose is to promote sustainable development by integrating sustainability considerations into plans. By testing each plan policy against every sustainability objective, SA assesses and reports the likely significant effects of the plan and the opportunities for improving the social, environmental and economic conditions by implementing the plan.

The Sustainability Appraisal process as directed in England has the following main components:

Figure 2.1 DPD stages SA stages and tasks

DPD Stage SA Stages and Tasks	
Stage 1: Preproduction- Evidence gathering	<p>Stage A – Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainable development objectives • A2: Collecting baseline information • A3: Identifying sustainability issues and problems • A4: Developing the SA framework • A5: Consulting on the scope of the SA
Stage 2: Production	<p>Stage B - Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • B1: Testing the DPD objectives against the SA framework • B2: Developing the DPD options • B3: Identifying sustainability issues and problems • B4: Evaluating the effects of the DPD • B5: Considering ways of mitigating adverse effects and maximising beneficial effects • B6: Proposing measures to monitor the significant effects of implementing the DPD <p>Stage C - Preparing the Sustainability Appraisal Report Stage D – Consulting on the Preferred Options of the DPD and SA Report</p> <ul style="list-style-type: none"> • D1: Public participation on the Preferred Options of the DPD and the SA Report • D2(i): Appraising significant changes
Stage 3: Examination	<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations
Stage 4: Adoption and monitoring	<p>D3: Making decisions and providing information Stage E: Monitoring the significant effects of implementing the DPD</p>
	<ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring • E2: Responding to adverse effects

Figure 2.2 shows the stages of the SA process and how they link to the development of the Colindale AAP.

Figure 2.2: The AAP Preparation Process

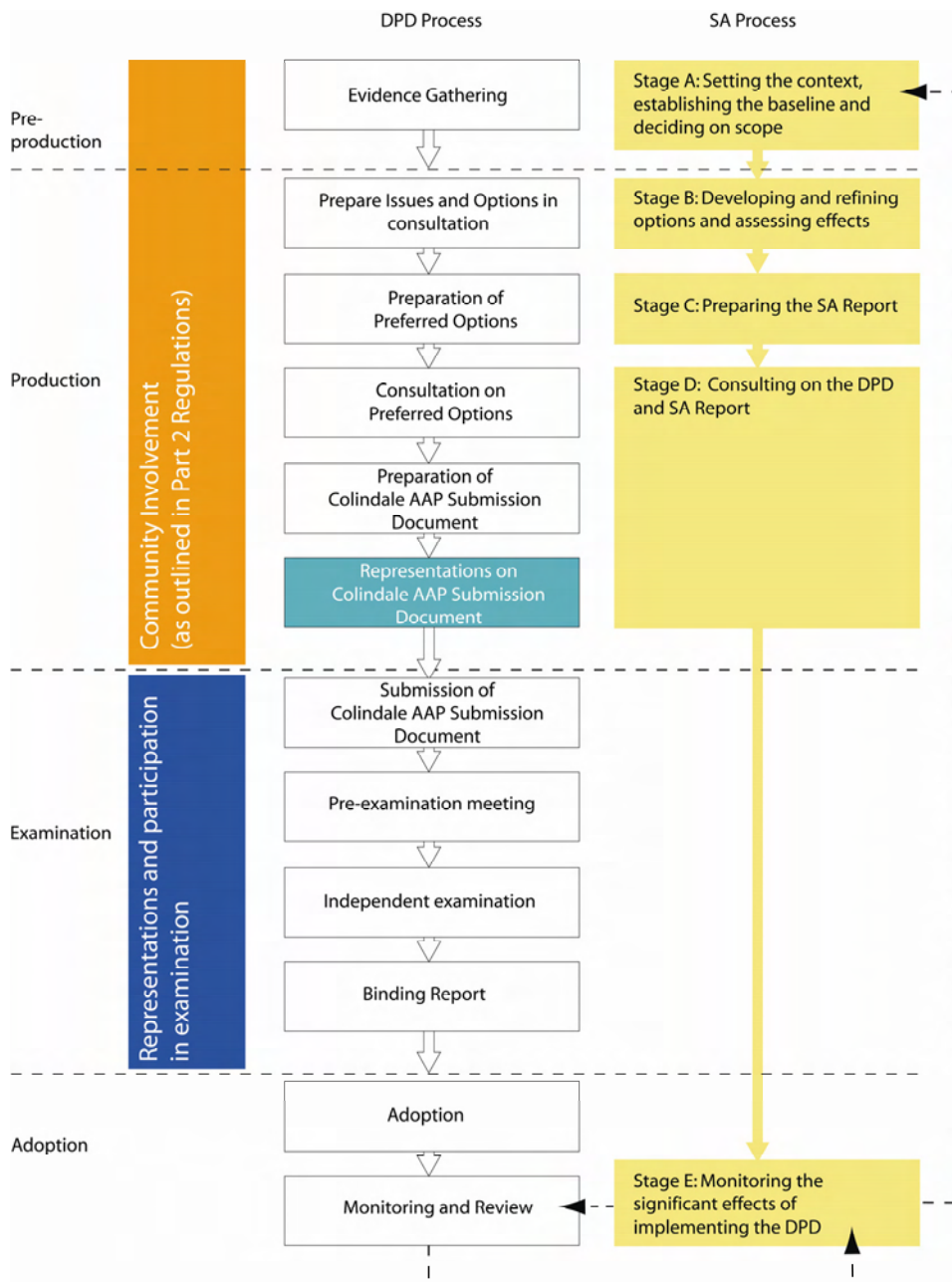


Figure 2.3 indicates the tasks involved in the Sustainability Appraisal. This report is to outline the findings of tasks carried out under Stage B - Developing and refining options and assessing effects

Figure 2.3: Sustainability Appraisal tasks (extract from CLG guidance)

DPD Stage 1: Pre-production – Evidence Gathering
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives. • A2: Collecting baseline information. • A3: Identifying sustainability issues and problems. • A4: Developing the SA framework. • A5: Consulting on the scope of the SA.
DPD Stage 2: Production
SA stages and tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • B1: Testing the DPD objectives against the SA framework. • B2: Developing the DPD options. • B3: Predicting the effects the DPD. • B4: Evaluating the effects of the DPD. • B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • B6: Proposing measures to monitor the significant effects of implementing the DPDs.
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • C1: Preparing the SA Report.
<p>Stage D: Consulting on the preferred options of the DPD and SA Report</p> <ul style="list-style-type: none"> • D1: Public participation on the preferred options of the DPD and the SA Report. • D2(i): Appraising significant changes.
DPD Stage 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations.
DPD Stage 4: Adoption and monitoring
SA stages and tasks
<ul style="list-style-type: none"> • D3: Making decisions and providing information.
<p>Stage E: Monitoring the significant effects of implementing the DPD</p> <ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects.

2.4 The Sustainability Appraisal process to date

The SA process has involved four stages:

1. Scoping report;
2. Initial sustainability report;
3. Preferred Option sustainability report
4. Submission document sustainability report

Scoping report

The scoping stage establishes a baseline and sets out sustainability objectives and context. Information was therefore gathered and the key sustainability issues for Colindale and Barnet identified, while also reflecting broader concerns and priorities at the regional, national and international level.

The objectives were established through a review of plans and programmes offered by the London Plan and Mill Hill East AAP, a large number of international and national level plans and programmes referred to in the SEA Directive as well as regional and local plans and strategies (in accordance with Annex 5 of the CLG's SA Guidance). The scoping report, also identified relevant local-level plans and policies, and included key findings from Urban Practitioners' local socio-economic baseline analysis.

The SA scoping report was produced in October 2007.

Initial sustainability report on Issues and Options

The sustainability objectives were applied to the Issues and Options in order to help develop and refine the issues and options prior to Preferred Options stage.

Preferred Options SA report

The Preferred Option SA provided an assessment of the preferred spatial strategy for Colindale.

Submission document

This report is the submission document SA. It incorporates feedback on the Preferred Option, and provides an assessment of the Colindale AAP policies which will be submitted to the Secretary of State for examination by an independent planning inspector.

Consultation

The SEA Directive indicates specific requirements for consultation with the public and stakeholders. It requires local authorities to consult "the public affected or likely to be affected by, or having an interest in" a plan. It also suggests that authorities which, because of their social, environmental and economic responsibilities, are likely to be concerned by the effects of implementing the plan, should be consulted on the scope and level of detail of the information to be included in the Sustainability Appraisal Report.

Consultation to get local views on issues for Colindale was undertaken by Urban Practitioners as part of wider consultation. The four statutory bodies of the Governments SEA Regulations - the Countryside Agency, English Heritage, English Nature, and the Environment Agency – are designated as "authorities with environmental responsibility" were also consulted to inform the appraisal process for the Scoping report. Full details of the consultation process on the AAP can be found on p.15 of the Colindale Area Action Plan Preferred Options report.

3.0 Sustainability Appraisal Framework and Baseline

3.1 Baseline assessment

The first phase of the Sustainability Appraisal was to gather information and to establish the key sustainability issues for Barnet and Colindale, while also reflecting broader concerns and priorities (e.g. at the regional, national and international level). From this information, a set of sustainability objectives were developed, against which the AAP objectives would be judged. This process is set out in full in the Sustainability Appraisal scoping report.

In producing a framework against which the AAP was appraised the following were taken into account:

- Key issues identified by the baseline information and plan review;
- Objectives of associated plans and strategies;
- The London Plan Sustainability Appraisal Framework;
- The Mill Hill East AAP Sustainability Appraisal Framework; and
- The Sustainability Appraisal of the North London Waste Plan.

(For the full review of plans, policies and baseline indicators, please see Sustainability Appraisal scoping report.)

Further to the evidence gathering stage, the following key issues were established for Colindale (figure 3.1).

Figure 3.1: Key sustainability issues for Colindale

Issue	Description	Implication/ Objective	How the AAP could help
Social			
Deprivation	Barnet is relatively affluent, falling within the 50% least deprived boroughs in the country, yet Colindale contains some of the most deprived super output areas in the country.	Deprived areas need to share in Barnet's wealth generation as a Borough	Provide infrastructure to overcome barriers between affluent and deprived communities and enhance access to services in deprived areas
Population characteristics	Colindale has a significantly larger proportion of ethnic minorities than Barnet as a whole. Barnet has large proportion of young people, while older people comprise the fastest growing age group. Population densities in Colindale are higher than London averages.	The needs of ethnic minorities will need particular attention, as will those of children and older people. Choice and independence are key requirements, along with an attractive and safe environment. Ensure that high population densities do not compromise quality of life	Ensure thorough consultation of ethnic minorities, young people and old people. Provide infrastructure and services relevant to their needs, including strong public transport and high quality dwellings, particularly where high densities are involved
Education and Skills	Educational attainment is generally higher than the London average within Barnet, yet the number of residents with no qualification is around 5% higher in Colindale than within Barnet.	Maintain strong education provision in Barnet, and bring educational achievement in Colindale up to borough levels	Ensure that residents in Colindale have access to good education from across the borough
Community cohesion and Engagement	Residents generally feel that Barnet works well as a multi-cultural centre. Community engagement could be improved.	Improve communication channels between community/political	Ensure thorough consultation throughout the

Issue	Description	Implication/ Objective	How the AAP could help
		organisations and the community	development and implementation of the AAP
Health Provision	User satisfaction with health services is below average. Life expectancy in Barnet is above the average for London, and perceptions of poor health are 1% higher in Colindale than in Barnet.	Improve health service provision and maintain a high quality environment in Barnet, and extent these strengths to Colindale	Ensure investment into health facilities and the public environment as a result of development
Sport, Leisure and Open Space Provision	User satisfaction with sport and leisure services is below the London average, particularly regarding sports facilities. Open space provision is lower in Colindale than in some surrounding wards, although across the Borough the provision is above the national standard.	Improve quality of sports and leisure services and access to open space	Provide new high quality open spaces through development
Housing	Owner-occupation is higher in Barnet than the London average, but lower in Colindale. Socially rented accommodation is more common in Colindale than London or Barnet. Barnet is a relatively expensive borough within London, and provision of affordable housing is slightly under target. Homelessness has increased slightly recently.	Maintain adequate supply of affordable housing in Colindale. The local authority should supply a wide range and choice of affordable and market housing to a range of typologies. All housing should be built to the highest possible design quality, whether market or affordable.	Ensure that supply of affordable housing meets local need
Crime	People do not generally feel safe at night in Barnet. Burglaries are above the London average although robberies and vehicle crimes are below the average. Within Colindale, crimes occurring more commonly than across the borough as a whole include criminal damage, drugs offences, fraud and forgery and violence against the person.	An objective should be to improve personal and household security, particularly in residential areas.	Design can play a key role in creating safe environments, (as exemplified by the Secured by Design initiative). This should be supported by crime strategies and community cohesion and networking programmes
Economic Growth and Employment			
Business Growth	Entrepreneurial growth is falling within Barnet, but still higher than the London average. The largest growth sector is SMEs of 0-5 people. Barnet has a disproportionately high number of self-employed people compared to the region.	Entrepreneurial growth should be supported with relevant skills and training support networks. Provision of office space, particularly for SMEs is crucial.	Ensure provision of flexible workspace for SMEs and other businesses in inappropriate locations
Employment	Incomes in Colindale are well below those for Barnet and London. Barnet has significant capacity to accommodate businesses. According to the 2001 census, the total number of economically inactive residents in Colindale stood at 37.5% as compared with 32% across the borough.	Ensure access to new and existing business and employment opportunities for Colindale's workforce. Build on this workforce as a business asset.	Provide training for residents, and support growth of high quality job opportunities accessible to them. Protect and provide

Issue	Description	Implication/ Objective	How the AAP could help
			employment sites
Built Environment			
Quality of Local Environment	Residents are generally happy with their local green spaces and local neighbourhood within Barnet. Policies at all levels require the highest standards of design quality at neighbourhood and individual building scales. There is one building listed on the Buildings at Risk register.	Ensure that new development in Colindale is of a high standard to complement the high quality areas of the borough. New development should enhance areas of strong character, and protect views, heritage and open spaces.	Provide high design standards and clear guidelines to ensure a high quality built environment. Ensure that new developments include decent provision of community and green space, accompanied by long-term maintenance provision
Transport			
Transport	Road accidents are well above the London average in Barnet. Residents are not as content with public transport as they could be. This is reflected in the high proportion of people who drive rather than use public transport. Car ownership in Colindale is much lower than in Barnet as a whole. In Barnet 26.7% of the population doesn't own a car, in Colindale, that figure is 37.5%.	Improve public transport provision as well as road and pedestrian safety.	Ensure that public transport provision is central to the AAP in terms of strategies and urban form. Existing transport hubs should be the focus for increased densities. Ensure that Colindale is transformed into a safe pedestrian environment
Natural Resources			
Waste and Recycling	Composting and recycling in Barnet is above the London average, and residents are very satisfied with this service. Yet the amount of waste produced per head is also above average.	Good recycling and composting provision should be maintained and enhanced. More efficient use of resources generally should be encouraged.	The AAP should consider strategies to increase more efficient use of resources, and encourage designs which support this. Sustainable design and construction codes should be enforced to the highest standards wherever possible
Energy Consumption and Efficiency	Domestic electricity and gas consumption across Barnet is above the national average. Average SAP energy efficiency ratings across the borough are above the London average.	Energy consumption and carbon emissions should be reduced across the borough.	Energy strategies and energy efficient designs could reduce electricity and gas consumption in general. On-site renewable energy

Issue	Description	Implication/ Objective	How the AAP could help
			production could help reduce demand for fossil fuels
Reuse of Brownfield Land	Re-use of brownfield land has decreased since 2003/4 and is below the London average.	Reuse of brownfield land should be maximised and greenfield land protected.	Reuse of brownfield at high densities should be a priority when addressing spatial location of new development, and should be supported by organizations which facilitate brownfield decontamination and reuse

3.2 Sustainability objectives

The sustainability objectives derived from the Sustainability Appraisal scoping report are shown in figure 3.2 and form the basis of this sustainability appraisal.

Figure 3.2 – Sustainability objectives

THEME	OBJECTIVES (based on London Plan Sustainability Appraisal Framework)	Key Criteria
Social		
Population-specific needs	To ensure that development has a regeneration impact and helps to address the specific needs of the local population	Will it determine and take into account the specific needs of ethnic minorities? Will it meet the requirements of the elderly and young in general, including choice and independence in particular? Are high densities accommodated, so as not to compromise quality of life?
Education and skills	To provide good education and training opportunities which build skills and capacity of the population	Will it provide meaningful educational opportunities for children and young people in Colindale? Will it provide meaningful education opportunities for adults in Colindale? Will it improve access to educational facilities? Will it improve access to cultural facilities?
Community Engagement	To foster a vibrant and cohesive community that participate in decision-making	Will it foster a sense of pride in Colindale? Will it respond to community needs and desires?
Health Provision	To improve health, reduce health inequalities and promote healthy living	Will it improve access to primary healthcare facilities? Will it encourage healthy lifestyles and provide opportunities for sport and recreation? Will it improve the health of children and young people, as well as older people?
Crime	To reduce crime and the fear of crime	Will it make local people feel safer in their community? Will it act to avoid the creation of isolated places? Will it create safer walking routes to key areas? Will it improve safety for children and young people?
Housing	To provide everyone with the opportunity to live in a decent affordable home	Will it increase access to good quality and affordable housing? Will it reduce homelessness? Will it provide a range of housing to cater for different affordability needs? Will it provide a range of dwelling sizes and typologies?
Economic		
Inward Investment	To ensure indigenous inward investment which is environmentally, socially and economically sustainable	Will it contribute to prosperity? Will it increase opportunities for business? Will it encourage entrepreneurship and innovation in design and development?
Business Growth	To ensure the potential for creating jobs in Colindale is recognised and provided for	Will it establish employment space? Does it meet an identified need?

THEME	OBJECTIVES (based on London Plan Sustainability Appraisal Framework)	Key Criteria
		Is the scale of space provided appropriate?
Employment Opportunities	To ensure local people have access to satisfying opportunities for employment and occupation	Will it provide suitable employment opportunities for local people who may have lost local employment due to the redevelopment of the site? Will it enhance local employment prospects? Will it improve the range of employment opportunities? Will it promote skills and training?
Built Environment		
Sustainable Development and Enhanced Density	To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel	Will it improve social cohesion? Will it reduce dissatisfaction with local services? Will it improve the range of key services within easy access of the population? Will it improve access to cultural, recreational and leisure facilities? Have densities been maximized especially around transport links?
Open Space	To protect, maintain and enhance the quality of open spaces and ensure effective access to high quality open space across the area	Will it ensure easy accessibility to open spaces? Will it act to protect and enhance the neighbouring green belt areas? Will it create a variety of functional open spaces to meet community and environmental needs? Will it improve physical activity and wellbeing? Will it improve opportunities for recreation and play?
Neighbourhood Quality	To improve the quality of life where people live	Will it increase resident satisfaction with their neighbourhood as a place to live? Will it improve the vibrancy of the area?
Public realm quality	Improve the quality of the public realm, creating places that work well, are maintained and managed and are attractive to users	Will it deliver high quality, attractive streets, spaces and neighbourhoods? Will it ensure that the public domain is well maintained over the longer term?
Noise Pollution	To minimise noise pollution, especially around land use interfaces	Will it create significant noise pollution for sensitive land areas? Will noise issues be created around land use interfaces?
Local Character	To preserve and enhance the appearance and character of the urban and rural landscape, in keeping with the character of the wider area and to maintain and strengthen local distinctiveness and sense of place	Will it maintain the visual character of the area?
Historic Environment	To maintain and enhance the historic environment and cultural assets of Colindale, and to preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, parks and gardens and other culturally important	Will the historical assets be retained if appropriate? Will the history of the site be showcased if appropriate? Will the cultural environment be protected? Will any archaeological sites be protected? Will there be any impact on the neighbouring conservation area?

THEME	OBJECTIVES (based on London Plan Sustainability Appraisal Framework)	Key Criteria
	features and areas and their settings.	
Natural Environment	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	<ul style="list-style-type: none"> Will existing species be provided for on site? Will new habitats be created? Will habitat corridors be included to facilitate movement of species? Will tree cover and woodland be retained and enhanced? Will it retain existing hedgerows, where practicable? Will it ensure no adverse impact on the Brent Reservoir SSSI?
Transport		
Public Transport	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and on foot	<ul style="list-style-type: none"> Will it increase the proportion of journeys made using public transport rather than private car? Will it increase accessibility to public transport? Will it increase walking and cycling alternatives to using private cars? Will it increase car sharing? Will it improve road safety? Will it reduce carbon emissions? Will it act to reduce air pollution?
Accessibility	To increase accessibility to and within the site and promote connectivity within the surrounding areas	<ul style="list-style-type: none"> Will it reduce isolation? Will it improve access to the site by car? Will it improve access to the site by walking and cycling? Will it make navigation through the site easier?
Natural Resources		
Waste, Recycling and Sustainable Design and Construction	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	<ul style="list-style-type: none"> Will it provide a high quality urban environment? Will it increase the success of the neighbourhood in the short and the long term? Will it promote and deliver sustainable design and construction? Will it act to reduce carbon emissions? Will it reduce pollution? Will it minimise waste production and increase levels of reuse and recycling? Will it make efficient use of natural resources including soil, mineral aggregates, water and biodiversity? Will materials and infrastructure be re-used? Will housing of decent quality be retained and improved?
Flood risk	To reduce the impact of flooding to people and property of Colindale and minimize the potential for flooding	<ul style="list-style-type: none"> Will it reduce the risk of flooding? Will it manage flood waters effectively? Will it position property out of flood paths?

4. Sustainability Appraisal of the Colindale AAP Submission Document

4.1 Submission document

The Colindale AAP submission document contains an area-wide vision and objectives, accompanied by a range of policies to address sustainability, transport, the quality of the environment, specific spatial areas within Colindale and different activities within Colindale. These policies are appraised here.

4.2 Compatibility of area-wide vision objectives and Sustainability Appraisal objectives

Ideally the area-wide vision and objectives for Colindale would be entirely consistent with, and be likely to contribute positively to achieving, the Sustainability Appraisal objectives. In practice there may be tensions between objectives. In some cases, testing the compatibility of the two sets of objectives may highlight areas where plan objectives can be modified to improve compatibility. This section therefore considers the compatibility of the Colindale AAP area wide and sustainability objectives. The area wide objectives are to:

1. Provide a coherent spatial development framework to guide and deliver future strategic growth in Colindale in accordance with the London Plan and Sub Regional Development Framework and the Council's Three Strands Approach and emerging Core Strategy.
2. Identify and promote specific opportunities for new mixed use and residential development that will contribute significantly to the strategic housing and employment targets outlined in the London Plan under Colindale's Opportunity Area designation.
3. Improve the quality and attractiveness of the transport network / infrastructure and encourage the use of sustainable modes of transport, addressing the significant increase in travel resulting from proposed growth.
4. Ensure the coordination of other infrastructure requirements: social, economic, physical and environmental and educational.
5. Identify new and improved routes and connections to increase permeability and ensure the Colindale area is fully integrated with its suburban hinterland.
6. Provide a strategic phasing programme for delivery of the key development sites.
7. Co-ordinate the development of a framework and mechanism for pooling of planning obligations through Section 106 planning legal agreements to deliver the necessary infrastructure requirements of the area, building upon existing secured Section 106 funding from approved developments and Government grants/TfL spending programmes and the emerging Community Infrastructure Levy and potential Barnet Finance Plan ('Barnet Bond').
8. Plan for carbon free development by 2016.
9. Provide a clear and robust framework in which the Council as local planning authority and the Mayor of London and GLA as the strategic planning authority can make decisions on related planning applications.
10. Provide an attractive and safe environment, well integrated with its historic environment, encompassing the highest quality sustainable urban design, architecture and open spaces.

4.3 Compatibility summary table

This section presents a summary of the compatibility of sustainability objectives and Colindale AAP objectives, both as matrix, and as a table with commentary. The following colour notation is used to display compatibility and conflict:

	Significant positive compatible
	Positive compatible
	Care required
	Potential conflict

Figure 4.1: Compatibility of Area-wide objectives and sustainability objectives

		Objective 1 – Provide a coherent spatial development framework to guide and deliver future strategic growth in Colindale	Objective 2 - Identify and promote specific opportunities for new mixed use and residential development	Objective 3 – Improve the quality and attractiveness of the transport network	Objective 4 – Ensure the coordination of other infrastructure requirements	Objective 5 – Identify new and improved routes and connections	Objective 6 – Provide a strategic phasing programme for delivery of the key development sites.	Objective 7 – Co-ordinate the development of a framework and mechanism for pooling of planning obligations	Objective 8 - Plan for carbon free development by 2016.	Objective 9 - Provide a clear and robust framework	Objective 10 – Provide an attractive and safe environment
1.	Population-specific needs	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Neutral	Positive compatible	Positive compatible
2.	Education and skills	Positive compatible	Care required	Positive compatible	Significant positive compatible	Positive compatible	Significant positive compatible	Significant positive compatible	Care required	Positive compatible	Neutral
3.	Community engagement	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Neutral	Positive compatible
4.	Health provision	Positive compatible	Care required	Potential conflict	Significant positive compatible	Positive compatible	Significant positive compatible	Significant positive compatible	Care required	Positive compatible	Positive compatible
5.	Crime	Positive compatible	Neutral	Positive compatible	Positive compatible	Positive compatible	Neutral	Positive compatible	Care required	Neutral	Significant positive compatible
6.	Housing	Positive compatible	Significant positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Potential conflict	Positive compatible	Positive compatible
7.	Inward investment	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Neutral	Positive compatible	Positive compatible	Neutral	Neutral	Positive compatible
8.	Business Growth	Positive compatible	Positive compatible	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive compatible
8.	Employment opportunities	Positive compatible	Significant positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Neutral	Neutral	Neutral
9.	Sustainable development	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive Compatible	Positive compatible	Positive compatible	Neutral	Positive compatible
10.	Open space	Positive compatible	Care required	Care required	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible
11.	Neighbourhood quality	Positive compatible	Positive compatible	Care required	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Significant positive compatible
12.	Public realm quality	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Significant positive compatible	Significant positive compatible	Positive compatible	Neutral	Significant positive compatible
13.	Noise pollution	Neutral	Care required	Potential conflict	Care required	Care required	Neutral	Neutral	Positive compatible	Neutral	Positive compatible
14.	Local character	Positive compatible	Care required	Neutral	Neutral	Neutral	Positive compatible	Neutral	Neutral	Positive compatible	Significant positive compatible
15.	Historic environment	Positive compatible	Positive compatible	Neutral	Neutral	Neutral	Positive compatible	Positive compatible	Neutral	Positive compatible	Positive compatible
16.	Natural environment	Positive compatible	Potential conflict	Care required	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible
17.	Public transport	Positive compatible	Care required	Significant positive compatible	Significant positive compatible	Positive compatible	Significant positive compatible	Significant positive compatible	Care required	Neutral	Neutral
18.	Accessibility	Positive compatible	Positive compatible	Significant positive compatible	Positive compatible	Significant positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible

		Objective 1 – Provide a coherent spatial development framework to guide and deliver future strategic growth in Colindale	Objective 2 - Identify and promote specific opportunities for new mixed use and residential development	Objective 3 – Improve the quality and attractiveness of the transport network	Objective 4 – Ensure the coordination of other infrastructure requirements	Objective 5 – Identify new and improved routes and connections	Objective 6 – Provide a strategic phasing programme for delivery of the key development sites.	Objective 7 – Co-ordinate the development of a framework and mechanism for pooling of planning obligations	Objective 8 - Plan for carbon free development by 2016.	Objective 9 - Provide a clear and robust framework	Objective 10 – Provide an attractive and safe environment
19.	Waste, recycling and sustainable design and construction	Positive compatible	Positive compatible	Neutral	Positive compatible	Neutral	Positive compatible	Positive compatible	Significant positive compatible	Positive compatible	Positive compatible
20.	Flood risk	Positive compatible	Care required	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive compatible	Positive compatible

Figure 4.2 Summary of compatibility assessment

	Colindale AAP Objective	Care required / Potential conflicts	Commentary
1.	Provide a coherent spatial development framework to guide and deliver future strategic growth in Colindale in accordance with the London Plan and Sub Regional Development Framework and the Council's Three Strands Approach and emerging Core Strategy.	-	A framework for strategic development will allow Barnet Council to plan for and provide the elements of sustainability (sustainability objectives) which underpin Colindale's development as a sustainable suburb.
2.	Identify and promote specific opportunities for new mixed use and residential development that will contribute significantly to the strategic housing and employment targets outlined in the London Plan under Colindale's Opportunity Area designation.	Potential conflict Care required	New mixed development could have many benefits for Colindale by financing community infrastructure, increasing vibrancy and providing new housing, employment and leisure opportunities. These opportunities will be actively encouraged to ensure a positive impact. Care will be required to ensure that requisite education, health, public transport and open space provision is delivered to match this, and that the potential impacts of housing on local character, noise and flood plains are mitigated. There are potential conflicts with objective 16, relating to the natural environment. Development and significant numbers of new residents in Colindale could place a heavy burden on the local natural environment. It will be important for the AAP policies to support effective protection and management of Colindale's natural environment – green spaces and waterways, to ensure that the impact of new residential development is planned for and mitigated, and that new development creates a distinct and attractive local townscape.
3.	Improve the quality and attractiveness of the transport network / infrastructure and encourage the use of sustainable modes of transport, addressing the significant increase in travel resulting from proposed growth.	Potential conflict	Improvements to the transport network will improve access to community infrastructure, housing and the natural environment, as well as encouraging sustainable travel. Improvements to the transport network, which could create additional noise pollution and health impacts on children and the elderly through increased volumes of traffic. It will be important to ensure that transport network improvements help make public transport an attractive alternative to use of the private car, and that such improvements are accompanied by appropriate traffic management measures. Care will be required to ensure that any increases in traffic do not increase pollution impacts on wildlife, local neighbourhoods or residents using open space.
4.	Ensure the coordination of other infrastructure requirements social, economic, physical and environmental and educational.	Care required	Coordination of infrastructure improvements will facilitate delivery of necessary community social, physical and environmental infrastructure, improving the quality of neighbourhood and public realm, and improving access. Care will be required to ensure that noise pollution is not increased as a result of expansion of the road network.
5.	Identify new and improved routes and connections to increase permeability and ensure the Colindale area is fully integrated with its suburban hinterland.	Care required	New linkages will improve access and enhance the quality of the built and natural environment. Care will be required to ensure that noise pollution is not increased as a result of expansion of the road network.
6.	Provide a strategic phasing programme for delivery of the key development sites.	-	A framework and mechanism for pooling of planning obligations will assist the financial support of sustainability objectives, such as provision of community infrastructure and townscape improvements
7.	Co-ordinate the development of a framework and mechanism for pooling of planning obligations through Section 106 planning legal agreements to deliver the necessary infrastructure requirements of the area, building upon existing secured Section 106 funding from approved developments and Government grants/TfL spending programmes and the emerging Community Infrastructure Levy and potential Barnet Finance Plan ("Barnet Bond").	-	Identification of appropriate delivery mechanisms will help ensure that sustainability objectives are delivered.
8.	Plan for carbon free development by 2016.	Potential conflict Care required	Planning for zero carbon development by 2016 will have positive impacts for Colindale, including improvements to public transport, improvements to public realm, natural and historic environment to encourage walking and cycling, and knock-on effects for community cohesion. A potential conflict arises from the fact that the additional costs of zero carbon designs and technologies could prove a challenge to the delivery of homes, and the AAP will need manage this conflict by defining a compromise between these two objectives and encouraging delivery agents to invest in carbon neutrality to the greatest extent reasonable within the parameters of financial viability. Care will be required to ensure that these additional costs do not restrict provision of other necessary sustainable infrastructure such health, education and public transport. Care will also be required to ensure that public transport users are not left vulnerable to crime and harassment.
9.	Provide a clear and robust framework in which the Council as local planning authority and the Mayor of London and GLA as the strategic planning authority can make decisions on related planning applications.	-	Provision of a clear and robust framework for planning decisions will ensure that development which might negatively impact sustainability objectives is screened and properly considered before planning consent is given.
10.	Provide an attractive and safe environment, well integrated with its historic environment, encompassing the highest quality sustainable urban design, architecture and open spaces.	-	Provision of an attractive and safe environment will have significant benefits for the community in terms of reduction of crime. High quality environments will include good access to open space, and high standards of design which maintain high visual quality to new neighbourhoods, and which enhances local character and distinctiveness.

4.4 Appraisal of Colindale AAP policies summaries

Following this, the Appraisal Framework is used to assess the impacts of the Colindale AAP policies on sustainability objectives for Colindale. The following pages present summaries of the findings of each appraisal. For the full appraisal tables, see appendix A. The strategies appraised are:

- **The Colindale Vision**
 - Colindale Opportunity area
- **Connecting Colindale**
- **The Corridors of Change**
 - Colindale Avenue
 - Aerodrome Road
 - Edgware Road
 - Grahame Park Way
- **A High Quality Environment in Colindale**
- **A Green Future for Colindale**
- **Colindale-wide Policies**

Through adopting this approach, the following have been considered:

- **Impact:** Whether the effect of the effect is positive, negative or neutral when assessed against the objectives
- **Significance:** Whether the effect would be slight or significant
- **Timing:** Whether the effect will be short term (within 5 years) or long term (up to and beyond the end of the plan period)
- **Spatial Scale:** Whether the impact will apply to each of the neighbourhoods covered by the Corridors of Change, the whole AAP, or beyond the AAP boundary.
- **Cumulative Effects:** Whether there have been significant cumulative or synergistic effects over time, and whether there are expected to be such effects in the future.

4.5 The Colindale Vision Summary

Policy 2.0: Colindale will be a major focus for the creation of new homes, jobs, a new neighbourhood centre and supporting infrastructure delivering exemplary levels of sustainability. It will be a transformed place and vibrant, diverse neighbourhood where people will want to live, work and visit. The Council will seek the comprehensive redevelopment of Colindale in accordance with the Spatial Plan and the development principles set out in the AAP.

Significant negative impacts

- There were no significant negative impacts identified

Significant positive impacts

- Raised quality of life for residents and visitors through comprehensive development of key sites to provide a substantial number of new homes, including a range of types and sizes including affordable housing.
- Delivery of a sustainable, compact urban form for Colindale, with higher densities and local services situated at the most accessible locations within Colindale.
- Promotion of sustainable movement and transport throughout the AAP area and better social integration within Colindale
- High standards of sustainable design and construction in new development through redevelopment of weak physical environments.
- Provision of jobs and social infrastructure in Colindale which is directly accessible to existing residents, including those which display indicators of deprivation.

Additional negative impacts

- There were no additional negative impacts identified

Uncertain and mixed impacts

- There were no uncertain and mixed impacts

4.6 Connecting Colindale

Policy 3.1 Improving connectivity in Colindale

Development within Colindale will be based on a network of new and improved streets linking development to the wider area and increasing connectivity and permeability within Colindale, creating direct and safe links for walking, cycling and public transport.

The following strategic highways elements will be required within Colindale, in addition to the proposals which form part of the approved Grahame Park Estate regeneration:

Package 1 (within phases 1 and 2 of the AAP)

- Aerodrome Road/A41 junction improvements
- Montrose Avenue/A5 (Edgware Road) junction improvements
- Colindale Avenue/A5 (Edgware Road) junction improvements

Package 2 (within phase 2 of the AAP)

- Removal of roundabout to enable a new junction of Colindale Avenue/Aerodrome Road/Grahame Park Way/Lanacre Avenue

Package 3 (within phase 3 of the AAP)

- Peel Access Link: a new street linking Aerodrome Road and Colindeep Lane using an existing railway bridge to pass under the Northern Line.

Policy 3.2 Walking and cycling

Development will create a high quality network of pedestrian and cycle routes, linking open spaces, local centres and the public transport interchange, broadly in accordance with Figure 3.5 and Figure 3.6 (as shown in the AAP submission document). Routes will be linked by good signage and will provide attractive, direct and safe connections through Colindale and the surrounding areas.

Cycle parking will be provided at key destinations, including local centres, sports facilities, public transport nodes and education establishments. Cycle storage facilities will be provided in all new developments.

Policy 3.3 Buses

Bus connections will be significantly improved, both within Colindale and to destinations outside Colindale, in accordance with Figure 3.7 (as shown in the AAP submission document). The improvements to the Aerodrome Road bridges and potential new connections in the area provide opportunities for new and enhanced bus routes. Key routes will be designed to a standard suitable for bus operations and with appropriate accessible bus stopping facilities, particularly at interchanges such as Colindale Station. Developers will provide an appropriate level of financial contributions to local bus services, in accordance with Policy 8.3.

Policy 3.4 Public transport interchange

A new public transport interchange will be provided around Colindale Underground Station, improving the interchange between different modes of transport and providing a new gateway in to Colindale. At the heart of the interchange will be a new public piazza and station building. The interchange will include:

- High quality safe and secure walking and cycling routes to/from the interchange, including safe crossing facilities;
- Step free access for all on public transport;
- A high quality, secure public space which improves the station access and provides comfortable interchange space;
- Secure, covered cycle parking facilities;
- Double bus stops in each direction located on Colindale Avenue itself (in-line provision);
- Set-down/pick-up spaces for disabled passengers;

- Taxi set down/pick up provision;
- Adequate facilities for the servicing and maintenance of the interchange;
- High quality information for passengers;
- The ability within the local street network for buses to turn enabling Colindale to serve as a bus route destination/start; and
- Improved ticket hall with increased passenger capacity and facilities.

Policy 3.5 Parking

Residential parking requirements will vary across Colindale depending on the location of each development site. 1 space per unit will be taken as the maximum standard but a lower provision of 0.7 spaces per unit will be encouraged on sites within close proximity to the public transport interchange, neighbourhood centre and high frequency bus routes. Non residential parking will be provided at levels consistent with Annex 4 of the London Plan.

Policy 3.6 Travel plans and sustainable travel

Development proposals will require the submission of a travel plan and transport assessment and include appropriate measures to minimise impacts on the local highway network and promote the use of public transport, walking and cycling. The Council will require developers to provide electric car recharging points in developments where practical and deliverable. Developers should also consider car sharing schemes and car clubs.

Significant negative impacts

- There are no significant negative impacts identified.

Significant positive impacts

- Reduction of noise pollution across the AAP through support for public and sustainable transport modes which reduces traffic generation
- Significant support for public transport and walking and cycling as preferred transport modes through provision of high quality connections, smooth modal interchange, additional public transport capacity and restrained parking provision at the most accessible locations.
- Improved accessibility to shops, services, transport nodes and open space across the study area, promoting equality and supporting business and inward investment.

Additional negative impacts

- Limited measures to support modal shift through parking strategy could potentially undermine public transport improvements.

Uncertain and mixed impacts

- Improved local connections will improve access to open space for residents of Colindale. However, the quantity of new residential development in Colindale will undoubtedly increase pressure on existing green space and it will be important to ensure that these are well managed and maintained.
- The AAP supports sustainable and public transport, helping to reduce the noise pollution associated with heavy traffic, However there could be an increase in traffic activity in Colindale arising from new development.

4.7 Corridors of Change:

This section presents appraisal findings for strategies contained in the Corridors of Change.

Colindale Avenue

Policy 4.1: Colindale Avenue Corridor of Change

Vision: Colindale Avenue will be the vibrant heart and gateway to the area and become a sustainable, mixed-use neighbourhood centre anchored by a new, high quality public transport interchange with pedestrian piazzas on both

sides of the street. A high quality, urban environment will serve a higher density population, well connected to Central London via Colindale Underground Station and good quality local bus services serving its more immediate hinterland.

To achieve the vision for Colindale Avenue Corridor of Change, development will be expected to:

- a) Develop a dynamic new public transport interchange and associated pedestrian piazzas on Colindale Hospital/Station House site, British Library site and Peel Centre West site;
- b) Provide a sustainable mix of uses to create a new, vibrant neighbourhood centre for Colindale, with a range of retail and commercial provision, education, health and other community uses;
- c) Provide a sustainable and walkable neighbourhood centre including a convenience food store of up to 2,500sqm supported by a range of associated shops and services to meet local needs;
- d) Improve the quality of and access to Montrose Park;
- e) Provide a new focus of sustainable high density living with a range of unit sizes, types and tenures, with a typical residential density of approximately 150 dw/ha;
- f) Support the provision of primary health care facilities to serve a growing local population;
- g) Provide safe, direct, legible and attractive pedestrian and cycle routes to and from the centre;
- h) Transform Colindale Avenue into an elegant, high quality urban route, attractively landscaped and lined by buildings of the highest architectural standards;
- i) Provide a package of transport improvements, in accordance with Policy 3.1, to create a more connected and legible Colindale and manage levels of congestion;
- j) Support the relocation of Barnet College to a new purpose built building close to Colindale Station;
- k) Support the relocation of Middlesex University student accommodation; and
- l) Improve the quality of the Silk Stream environment, to direct development away from flood risk areas, reduce the impact of flooding and minimise the potential for flooding.

Significant negative impacts

- There are no significant negative impacts identified.

Significant positive impacts

- Colindale Avenue provides a range of housing types and sizes to help meet the housing needs of the borough and city.
- A new, high density mixed-use heart at Colindale's most sustainably accessible location provides maximum support for sustainable transport and equality of access, aided by an improved transport interchange
- Guidelines promote a high quality public realm to improve Colindale's attractiveness to potential employers, visitors and residents
- Appropriate flood risk mitigation measures are identified around the Silk Stream river to mitigate flood risk to sites judged to be at risk

Additional negative impacts

Uncertain and mixed impacts

- Higher densities and contemporary architecture could create an attractive modern landscape, but could create an over bearing character if poorly designed. This will be dependent on the designs of individual buildings and any site briefs which may be created to address this issue.

Aerodrome Road

Vision: Aerodrome Road Corridor of Change will bring forward the single largest and most significant phase of growth in Colindale and will transform the suburb. It will become a focus for sustainable living, learning and working in a high quality landscaped environment, forging new connections with the surrounding area to create a new eastern movement gateway into Colindale and connect to the new public transport interchange and Beaufort Park.

To deliver the single largest phase of the AAP and to achieve the vision for Aerodrome Road Corridor of Change, development will be expected to:

- a) Provide high quality safe, direct and legible routes to Colindale interchange and the surrounding areas, particularly Beaufort Park;
- b) Provide a good mix of dwelling types and sizes and make a significant contribution to the overall housing targets at densities ranging from 120dph to 150dph depending on accessibility and proximity to the improved public transport interchange;
- c) Provide a high quality, well defined, overlooked and safe park of approximately 5ha with significant publicly accessible sports and leisure facilities – ‘Aerodrome Park’;
- d) Provide a new vehicular connection from Aerodrome Road to Colindeep Lane utilising the existing access underneath the Northern Line bridge;
- e) Support new commercial uses along Aerodrome Road incorporating the consolidation and redevelopment of the Metropolitan Police Peel Centre to provide new modern police training facilities;
- f) Provide the safeguarded opportunity for a new primary school and other educational and training facilities;
- g) Provide the opportunity for landowners to work in partnership to facilitate the early delivery of a new student village for Middlesex University;
- h) Support the sensitive relocation of the RAF Watchtower to the RAF Museum site and enhance its future use and public access for cultural and education purposes; and
- i) Support the re-use of the former Officers Mess building and improve its setting and prominence as a listed building.

Significant negative impacts

- There are no significant negative impacts identified.

Significant positive impacts

- Redevelopment of a large brownfield site for residential and community uses.
- Potential for new public open space through comprehensive redevelopment of the Peel Centre East site safeguarded and design guides to integrate new development with it.
- High density residential near to existing public transport hub (Colindale Underground) to support sustainable transport.
- Improved pedestrian and cycle links to address relative distance of western sites from the Colindale Interchange.

Additional negative impacts

- No additional negative impacts were identified.

Uncertain and mixed impacts

- The relocation of the RAF watchtower will cause loss of evidential value derived from current location at its original position within the former RAF Hendon, but relocation will also assure the watchtower’s maintenance into the future.
- High density development on Aerodrome Road could be overbearing if poorly designed.

Edgware Road

Policy 4.3 Edgware Road Corridor of Change

Vision: The Colindale stretch of Edgware Road will become a thriving mixed-use urban corridor providing a focus for employment, housing and bulky retailing. A coordinated and high quality approach to the public realm will help establish a formal boulevard character befitting this busy and dense urban corridor. The area will provide an improved gateway to the new Colindale centre incorporating tall buildings where appropriate and involving key junction improvements to increase movement capacity and new or improved public transport provision.

To achieve the vision for Edgware Road Corridor of Change, development will be expected to:

- a) Promote and coordinate the redevelopment of sites to provide a mix of uses appropriate to the area, with emphasis given to ensuring lower floors of key sites provide the commercial and community activity required to create a lively, busy and thriving place;
- b) Promote upper floors of key sites for high quality, high density residential accommodation to a density level of up to 200dph incorporating noise mitigation measures;
- c) Ensure major sites contribute to the creation of a coordinated new, tree-lined urban boulevard environment along this part of Edgware Road incorporating a high quality clutter-free public realm;
- d) Provide high quality, attractive, safe and legible pedestrian and cycle routes to and from surrounding areas and along Edgware Road itself;
- e) Improve public transport services and priority together with appropriate vehicular capacity along Edgware Road and particularly the junction with Colindale Avenue; and
- f) Continue to work closely with the London Borough of Brent and TfL on ensuring the coordinated management and implementation of the range of development and transport improvements and other infrastructure necessary to support the area's sustainable growth.

Significant negative impacts

There are no significant negative impacts identified.

Significant positive impacts

- Low density employment sites identified for high density residential and mixed use, maximising efficiency of land use.
- Development located on a major public transport route into north and central London, supporting sustainable transport.
- Public realm improvement designed to improve the traffic dominated environment.
- Improved links to emerging developments in neighbouring Brent across Edgware Road.

Additional negative impacts

- No additional negative impacts were identified.

Uncertain and mixed impacts

- The design of frontages to Edgware Road will need to be of the highest quality to ensure that units facing the road are not adversely impacted by noise and other pollution from traffic on Edgware Road.

Grahame Park Way

Policy 4.4: Grahame Park Way Corridor of Change

Vision: New development will be fully integrated with and linked to the redevelopment of Grahame Park Estate to create a vibrant, mixed use neighbourhood and further the community regeneration already underway. Redevelopment will also promote the increased use of the RAF Museum as both a key cultural, tourist and community facility and ensure that the mix of uses currently found within the area are protected and enhanced.

To achieve the vision for Grahame Park Way Corridor of Change, development will be expected to:

- a) Promote the relocation of Barnet College to a more sustainable site closer to Colindale Underground station and release the vacated site for housing and a primary school;
- b) Support the ongoing regeneration of Grahame Park Estate, its integration with surrounding new development and the existing area and the replacement of its neighbourhood centre;
- c) Provide for a 2 Form Entry primary school on the Barnet College site, possibly for the relocation of an existing school, in liaison with key education stakeholders;
- d) Promote a range of sustainable house types and sizes, including family housing, on the remaining part of the Barnet College site to a density similar to that of the adjacent Grahame Park redevelopment;
- e) Provide direct, legible, attractive and safe connections to the redeveloped Grahame Park Estate, RAF Museum and other surrounding areas, including improving the existing pedestrian route (via subway and footbridge) to Pentavia Retail Park and the area beyond;

- f) Support the continued use and expansion of the RAF Museum as both an educational, cultural and tourist facility of international repute; and
- g) Enhance employment and local business development on sites between Grahame Park Way and the overground railway to support local jobs and economic opportunities.

Significant negative impacts

There are no significant negative impacts identified.

Significant positive impacts

- Better integration of new development with existing and planned developments at Grahame Park (including retail and services there) through improved links.
- Provision of a new primary school to meet the needs of current and future residents, located within walking distance of Grahame Park and new residential development at Barnet College.
- Distance from Colindale Interchange address through improved bus, cycle and pedestrian links.

Additional negative impacts

- No additional negative impacts were identified.

Uncertain and mixed impacts

- The design of individual buildings and connections will be crucial to genuinely integrate the Barnet College site with Grahame Park.

4.8 A high quality environment for Colindale

Policy 5.1 Urban Design in Colindale

Colindale will become a transformed distinct place encompassing only the highest quality sustainable urban design, architecture and open spaces within a vibrant, successful and diverse neighbourhood re-integrated with the rest of Barnet's successful city suburbs. Development will incorporate the following urban design principles:

- a) Character – Colindale will have its own distinct identity as a transformed, dynamic and inspirational place incorporating a range of appropriate densities;
- b) Continuity and legibility – Colindale will be easy to understand and navigate for residents, workers and visitors;
- c) Quality public realm – Colindale will have high quality, attractive and successful public spaces and streets;
- d) Ease of movement – Colindale will be easy to get to and move through incorporating a high quality transport interchange as a gateway to the area from Colindale Avenue;
- e) Sustainability – Colindale will be a sustainable place which minimises resource consumption;
- f) Adaptability – Colindale will be a place that can easily respond to changing requirements; and
- g) Diversity – Colindale will be a place which offers variety and choice.

Policy 5.2 Building for Life and lifetime homes

Developments within Colindale will achieve a Building for Life score of 16 or above in order to provide high quality homes within a high quality sustainable environment. Developments will meet the Lifetime Homes Standards and 10% of new housing is designed to wheelchair accessible standards.

Policy 5.3 Building Heights

The height of new buildings in Colindale will take account of accessibility to public transport, shops and services and the height of existing buildings in the vicinity of the proposal site. Guidance on the appropriate height of new buildings is set out in Figure 5.2 (as shown in the AAP submission document) and this should be the starting point for development proposals.

Taller buildings (in excess of 6 storeys) will be located in the most sustainable locations which benefit from good access to public transport facilities and shops and services. The area immediately around Colindale Underground station will become the most sustainable location within the AAP.

Tall buildings will be of excellent design quality in their own right and should enhance the qualities of its immediate location and wider setting. Proposals should demonstrate that the building is attractive and elegant from all significant views and will act as a positive landmark and help aid legibility and orientation. Developers should have regard to 'Guidance on Tall Buildings' by CABI and English Heritage.

Policy 5.4 Internal Building Design

Developments within Colindale will incorporate dual aspect dwellings wherever possible and practical. Where single aspect dwellings are proposed, developers will need to justify their inclusion and should avoid north facing, single aspect dwellings.

Policy 5.5 – Open space and biodiversity in Colindale

Development in Colindale will incorporate the following proposals to create a high quality sustainable and attractive environment, improve the amount and quality of open space and enhance biodiversity in the area, addressing local issues of deficiency and meeting the needs of new residents, families and visitors:

- a) A new local park as part of the redevelopment of the Peel Centre site of approximately 5.0ha (not including land safeguarded for a potential new primary school) to be known as Aerodrome Park;
- b) Significant improvements to Montrose Park;
- c) A network of green routes to connect public open spaces and enhance the biodiversity in Colindale;
- d) New open space piazzas and areas of high quality hard landscaping along Colindale Avenue;
- e) A new tree-lined urban boulevard along Edgware Road;
- f) Improvements to the Silk Stream and immediate surrounding area for biodiversity and leisure;
- g) Protection and enhancement of biodiversity in Colindale and the creation of new habitats;
- h) New open space at the junction of Colindale Avenue, Grahame Park Way and Lanacre Avenue; and
- i) New and improved public open space proposed in the Grahame Park Estate and Beaufort Park outline planning applications.

Policy 5.6 Children's play space and young people's recreation facilities

Developers will be required to make provision for children's play space and young people's recreation facilities based on an assessment of needs generated by the proposed development.

The young people's recreation facilities currently provided at the Barnet College site will be reprovided either on site or at an alternative appropriate location. Young people's recreation facilities will also be provided in Montrose Park and Aerodrome Park and other appropriate locations as agreed by the Council.

Significant negative impacts

There are no significant negative impacts identified.

Significant positive impacts

- Design guidelines will ensure that new developments are designed to the highest standards.
- Open spaces are provided to address deficiency and to meet the needs of current and future residents, including a new park at the Peel Centre site.
- Improvements to existing greenspaces, including the Silk Stream River, will improve Colindale's ability to support biodiversity, and will improve residents' quality of life.

Additional negative impacts

- There were no additional negative impacts identified.

Uncertain and mixed impacts

- High quality design aims to minimise resource consumption and waste production, however, there will undoubtedly be an impact on Colindale from the additional homes planned in terms of waste generation.

4.9 A green future for Colindale

Policy 6.1 Energy Hierarchy

Development in Colindale will make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimise emissions of carbon dioxide. The following hierarchy will be used to assess applications:

- Using less energy, in particular by adopting sustainable design and construction measures, in accordance with London Plan Policy 4A.3 and the London Borough of Barnet's SPD on Sustainable Design and Construction (June 2007);
- Supplying energy efficiently, in particular by prioritising decentralised energy generation, in accordance with London Plan Policy 4A.6 and Policy 6.2 of the AAP to provide a CHP and district heating system; and
- Using renewable energy, in accordance with London Plan Policy 4A.7 and the Council's SPD on Sustainable Design and Construction.

Policy 6.2 CHP and district heating system

All development will be energy-efficient and seek to minimise any wasted heat or power. Development will be required to link in to, and support, a Colindale-wide CHP and district heating system with a central energy centre, likely to be located on the Peel Centre West site. The Council will continue working closely with the GLA and LDA to deliver exemplary levels of sustainability in Colindale.

Policy 6.3 Creating sustainable buildings

Residential development will achieve a minimum of Level 4 as set out in the Code for Sustainable Homes, subject to a viability assessment, and thereafter will keep pace with the government's timetable for development. Code Level requirements will be met through a combination of different possible options. Commercial and community buildings will be required to achieve a BREEAM Excellent rating.

Policy 6.4 Flood risk

All development sites within the Colindale AAP require site specific flood risk assessments (FRAs). The FRA will focus on surface water flooding and have regard to the Strategic Flood Risk Assessment and the Outline Surface Water Strategy carried out for the AAP. Water efficiency initiatives will be included in all new development. Planning permission for residential development on sites wholly or partly within the existing flood zone of the Silk Stream (Flood Zone 2,3 and 4) will not be granted. For development of nonresidential uses on sites that might lie partly in Flood Zone 2 or 3, the sequential approach should be carried out on site to design the development so that buildings and vulnerable uses are kept outside of the flood zones and that the area affected by Flood Zone 2 or 3 can be used as green space or parking.

Policy 6.5 Surface water run-off

All development will have regard to the drainage hierarchy of the London Plan. Developments will incorporate Sustainable Drainage Systems (SUDS) to manage surface water run-off. As part of the FRA (Policy 6.4), developers will carry out ground investigations to check the suitability of SUDS for infiltration and storage. SUDS schemes focusing entirely upon infiltration will not be acceptable due to the presence of London Clay in Colindale.

The following SUDS are acceptable in Colindale:

- a) Flood storage (retention ponds)
- b) Permeable paving
- c) Green roofs
- d) Rainwater harvesting schemes - water butts installed on new development)

The Council will either enter into S106 discussions with the developer relating to the future maintenance of the SUDS or attach relevant planning conditions.

Policy 6.6 Waste management

Waste management infrastructure will be provided to meet the needs of new residents of Colindale and to support national and regional targets. Suitable waste and recycling storage facilities will be provided in all new, mixed-use developments. The North London Waste Plan (which will form part of Barnet's LDF) will identify suitable sites for managing North London's waste. This includes recycling, composting and using waste to produce energy.

Significant negative impacts

- There are no significant negative impacts identified.

Significant positive impacts

- Colindale's potential for sustainable transport is maximised through development around and linked into the existing public transport hub, with improved interchange.
- Improved access through mixed-used development and enhanced sustainable transport connections promotes social and economic sustainability.
- A range of measures aim to ensure that new development is as environmentally sustainable as possible within the parameters of deliverability. These include technologies to improve water and energy use, and to reduce waste output.
- Flood risk is planned for, with sites at risk identified and appropriate mitigation measures established.
- Heritage assets are identified and policies put in place to ensure the most sustainable future for them.
- Guidelines support sustainable urban design and townscape development.

Additional negative impacts

- There are no additional negative impacts identified.

Uncertain and mixed impacts

- There are no uncertain impacts identified.

4.10 Colindale-wide policies

Policy 7.1 Housing in Colindale

Around 100 hectares of land is proposed for the development of approximately 10,000 new residential homes within the London Borough of Barnet, as shown in Figure 7.1 (as shown in the AAP submission document). A mix of housing types will be provided in general conformity with the London Plan and the London Borough of Barnet's LDF Core Strategy. Residential densities will vary across the area, in accordance with policies 4.1, 4.2, 4.3 and 4.4, having regard to local characteristics and public transport accessibility.

Policy 7.2 Affordable housing

The Council has a target of 50% affordable housing, in line with the London Plan. The maximum amount of affordable housing will be sought having regard to this target and to a viability assessment. Affordable units should be distributed throughout the site and be well integrated into all new development. The Council will negotiate the ratio of social rented/intermediate housing on a site by site basis having regard to the Council's SPD and the London Plan.

Policy 7.3 Health in Colindale

New health facilities will be provided in the Colindale Avenue Corridor of Change, complemented by reprovided facilities at Grahame Park Estate. The exact requirements will be subject to discussions between the developer, the London Borough of Barnet and Barnet PCT and have regard to the phasing and delivery of proposals within Colindale. Such facilities will provide for primary health care which will comprise general practitioners (GPs), dentistry, pharmacy and a range of community services. Developers should have regard to the Council's SPD on financial contributions for health care services.

Policy 7.4 Neighbourhood Centre in Colindale

A neighbourhood centre will be provided in Colindale Avenue Corridor of Change, incorporating around 5,000 sq m gross of retail space, along with supporting health, leisure and community uses. Such uses will be focused around the public transport interchange and be provided on the Colindale Hospital site, British Library site and Peel Centre West site providing active frontages to a widened Colindale Avenue creating a vibrant and safe place, in accordance with Policy 4.1.

Policy 7.5 Working in Colindale

Development in Colindale will provide between 500-1,000 new jobs on the sites identified in Figure 7.6 (as shown in the AAP submission document). Existing and established employment locations on sites other than those identified for redevelopment in the AAP should be retained for employment uses unless it can be demonstrated that sites are genuinely surplus.

Policy 7.6 Learning in Colindale

Development will deliver at least 4 new forms of entry in primary schools within Colindale, either through new schools or expansion/relocation of existing schools. The Barnet College site (subject to the College relocating) and Peel Centre East site are identified to each provide a 2 form entry primary school (420 pupils per school).

Developers will be required to meet the costs associated with meeting the additional need for nursery and school places generated by their development proposals in line with the Council's Contribution to Education SPD.

New buildings for education uses in Colindale will be of the highest quality of design befitting their important community function. They will be prominent buildings and fully integrated into the local environment.

Significant negative impacts

- There are no significant negative impacts identified.

Significant positive impacts

- Provision of 9,906 residential units among the four Corridors of Change over the period 2007 - 2021, and a housing mix consistent with the London Plan.
- Identification of health and educational needs resulting from London Plan residential targets for Colindale and safeguarding of appropriate sites to accommodate this need.
- Support of emerging retail and service centres creation of an additional centre in the most sustainably and publicly accessible location in the AAP area.

Additional negative impacts

- No additional negative impacts are identified

Uncertain and mixed impacts

- New health facilities may not be delivered in the configuration preferred by the PCT. This will depend on further negotiation between the PCT, developers and the Council.
- Secondary educational demand resulting from residential growth in the AAP area will need to be prepared for by the boroughs of Barnet and Brent. The AAP makes no provision for this.

4.11 Delivery and Monitoring

Policy 8.1 The Council's Powers and Resources in Colindale

The Council, along with the GLA group, will ensure that their policies and resources promote the implementation of this Plan. The AAP provides the development plan framework within which all future planning applications will be determined, and each application will need to demonstrate to the Council and GLA group how the proposed development will help realise the visions and objectives contained within the AAP.

Policy 8.2 Partnership working in Colindale

The Council will work with partners, landowners and other stakeholders to secure the implementation of the policies in the Colindale AAP. The Council will continue to coordinate regular meetings of the Colindale AAP Stakeholder Group and consult with local residents and the wider growing community throughout the life of the AAP to help deliver the vision, objectives and policies.

Policy 8.3 Planning obligations in Colindale

The Council will seek to ensure, through the use of conditions and/or planning obligations, that new development provides for the planning benefits which are necessary to support and serve proposed new development in Colindale. The pooling of contributions for necessary transport and community infrastructure will be required having regard to the relative priorities for planning obligations for each Corridor of Change. Where necessary, the Council will require an open book approach from developers when discussing and negotiating planning obligations with the Council.

Policy 8.4 Phasing and coordination of Development in Colindale

The Council will keep the supply of land and physical and social infrastructure under regular review to ensure that development proceeds in a well-phased and co-ordinated fashion. The Council will seek to manage development so that it is phased around the broad indicative targets as shown in the phasing plan to help deliver new development in Colindale.

Policy 8.5 Monitoring Development in Colindale

The Council, as part of its Annual Monitoring Report, will monitor and measure progress against the monitoring frameworks contained within this AAP. The Council will involve the Colindale AAP Stakeholder Group in this review process and consider any policy adjustments needed to keep the plan on track to help deliver the overall targets set out in this AAP.

Significant negative impacts

- There are no significant negative impacts identified.

Significant positive impacts

- The AAP promotes the use of planning obligations to fund new community infrastructure to meet local need.
- This requires stakeholder and resident engagement in the development process in the long term.
- Annual monitoring of progress and review of objectives will allow for flexibility within the AAP to ensure that it stays consistent with new targets and policies set by national and regional bodies.

Additional negative impacts

- No additional negative impacts are identified

Uncertain and mixed impacts

- No uncertain or mixed impacts are identified

5. Implementation

5.1 Implementation and monitoring

Now that the key issues arising from the sustainability assessment have been highlighted, it is necessary to test the accuracy and actual effects arising from these issues through consultation and monitoring. Stage D of the sustainability appraisal process involves consulting on the SA report alongside the AAP Submission Document. Comments received will inform the accuracy of the appraisal undertaken and highlight any gaps in the assessment. Stage E of the sustainability appraisal process involves the monitoring of the implementation of the AAP, where effects can be quantified and controlled where possible. The indicators established in the Sustainability Appraisal scoping report will be adopted for monitoring, in line with Sustainability Appraisals of other Local Development Documents within the Local Development Framework.

6.0 Conclusion

6.1 Introduction

This report sets out the Sustainability Appraisal of the Colindale AAP Submission Document. The Sustainability Appraisal of AAPs is a requirement of the 2004 Planning and Compulsory Purchase Act.

The Sustainability Appraisal of the Colindale AAP is intended to meet both the requirement for a Sustainability Appraisal and the requirements of the SEA Directive. In doing so the Appraisal has been guided by the good practice guidelines produced by CLG and the Environment Agency.

6.2 Sustainability Appraisal findings

Based on the information gathered and consultation undertaken in the first phase of the Sustainability Appraisal, sustainability objectives were developed for the AAP to be appraised against. The sustainability objectives have been used to appraise the following components of the AAP:

AAP area-wide themes

- Overall vision and objectives
- Connecting Colindale
- A green future for Colindale

The Corridors of Change

- Colindale Avenue
- Aerodrome Road
- Edgware Road
- Grahame Park Way

The following conflicts were found between the vision objectives and sustainability objectives, identified as follows:

- Delivery of housing and mixed-use development in Colindale could adversely impact the local natural environment through exhaustive use and consumption of Colindale's natural assets by significant numbers of additional residents.

No significant negative impacts were found from the Sustainability Appraisal of the AAP spatial strategies, however there were a number of mixed and uncertain impacts that should be considered, including:

- High density residential will accommodate the required number of new homes to meet London Plan targets, but Colindale could lose its identity as a suburban location if these developments are not designed to emphasise the human scale and local distinctiveness.
- Units of Edgware Road could provide poor quality housing if their design does not address traffic noise and pollution adequately.
- Relocation of the RAF watchtower will ensure its survival as a piece of historic fabric and wider use as a heritage resource, but at the loss of some historic evidential value.
- Full integration of Barnet College site and Grahame Park will be dependent on delivery of strong routes between the two sites, and on architectural designs which emphasise continuity between them.

Uncertain/mixed impacts

The following mixed or uncertain impacts were found for the AAP as follows:

- Improved local connections will improve access to open space for residents of Colindale. However, the quantity of new residential development in Colindale will undoubtedly increase pressure on existing green space and it will be important to ensure that these are well managed and maintained.
- The AAP supports sustainable and public transport, helping to reduce the noise pollution associated with heavy traffic, However there could be an increase in traffic activity in Colindale arising from new development.
- Higher densities and contemporary architecture could create an attractive modern landscape, but could create an over bearing character if poorly designed. This will be dependent on the designs of individual buildings and any site briefs which may be created to address this issue.
- The relocation of the RAF watchtower will cause loss of evidential value derived from current location at its original position within the former RAF Hendon, but relocation will also assure the watchtower's maintenance into the future.
- High density development on Aerodrome Road could be overbearing if poorly designed.
- The design of frontages to Edgware Road will need to be of the highest quality to ensure that units facing the road are not adversely impacted by noise and other pollution from traffic on Edgware Road.
- The design of individual buildings and connections will be crucial to genuinely integrate the Barnet College site with Grahame Park.
- High quality design aims to minimise resource consumption and waste production, however, there will undoubtedly be an impact on Colindale from the additional homes planned in terms of waste generation.
- New health facilities may not be delivered in the configuration preferred by the PCT. This will depend on further negotiation between the PCT, developers and the Council.
- Secondary educational demand resulting from residential growth in the AAP area will need to be prepared for by the boroughs of Barnet and Brent. The AAP makes no provision for this.
- The AAP supports high quality, safe and legible routes to Colindale interchange which will be important to ensure that the sustainable transport hub at Colindale Station is an attractive transport choice to residents here as there is no reduction in parking compared with areas closer to the station.
- No flood risk is identified for this area. Development will need to support sustainable drainage objectives – a strategy will be required to achieve this. The provision of a park will provide a useful area of soft ground for infiltration and run-off.

Significant positive impacts

The general impact of the AAP is overwhelmingly positive. The key significant positive impacts are as follows:

- Provision of a range of new homes (types, size, cost) to meet local, sub-regional and regional needs maximising re-use and regeneration of brown-field and underutilised sites in Colindale.
- Provision of retail and community services to meet current and future need, located in the most publicly and sustainably accessible locations, as part of mixed-use development and at public transport hubs.
- Improved public and sustainable transport for Colindale through provision of a new interchange at Colindale Station and increased bus and tube capacity.
- Improved connectivity and access, particularly of sustainable transport modes, through enhanced pedestrian, cycle and bus routes.
- Strong guidance to facilitate a high quality public realm as part of new development.
- A new heart for Colindale and strengthened local identity, incorporating public spaces at the Colindale Interchange.
- Improved green spaces and linkages to ensure that Colindale's built environment matches the high quality characteristic of Barnet as a whole and makes Colindale an attractive place to live, visit and work

Appendix A: Appraisal of Colindale AAP submission document policies

This section presents the full appraisal of the Colindale AAP Submission Document policies. The appraisal is presented as a list of policy objectives, followed by a matrix in which the sustainability appraisal framework is used to assess the impacts of the AAP strategies against sustainability objectives for Colindale. The strategies are:

- **The Colindale Vision**
 - Colindale Opportunity area
- **Connecting Colindale**
- **The Corridors of Change**
 - Colindale Avenue
 - Aerodrome Road
 - Edgware Road
 - Grahame Park Way
- **A High Quality Environment in Colindale**
- **A Green Future for Colindale**
- **Colindale-wide Policies**

Through adopting this approach, the following has been considered:

- **Impact:** Whether the effect of the effect is positive, negative or neutral when assessed against the objectives
- **Significance:** Whether the effect would be slight or significant
- **Likelihood:** Whether the effect is likely, possible or unlikely
- **Timing:** Whether the effect will be short term (within 5 years) or long term (up to and beyond the end of the plan period)
- **Spatial Scale:** Whether the impact will apply to each of the neighbourhoods covered by the Corridors of Change, the whole AAP, or beyond the AAP boundary.
- **Cumulative Effects:** Whether there **have been significant cumulative or synergistic effects over time and whether there are expected to be such effects in the future.**

The direction and severity of the effects are described in the SA matrix using the following notation:

- ++ = Major Positive Impact
- + = Positive Impact
- 0 = No Impact / Neutral
- - = Negative Impact
- -- = Major Negative Impact
- ? = Uncertain impact – more information required.

This notation is explained further in Table A.1.

Table A.1 - Explanation of Matrix Notation

Alignment	Description	Symbol
Major Positive Impact	The proposed policy contributes significantly to the achievement of the objective	++
Positive Impact	The proposed policy contributes to the achievement of the objective but not significantly	+
No Impact / Neutral	There is no clear relationship between the proposed development and/or the achievement of the objective or the relationship is negligible	0
Negative Impact	The proposed policy detracts from the achievement of the objective but not significantly	-
Major Negative Impact	The proposed development detracts significantly from the achievement of the objective	--
Uncertain impact	The proposed policy either has both a positive and negative relationship to the objective or the relationship is dependent on the way in which the aspect is managed. Insufficient information may be available to enable an assessment to be made.	?

The Colindale Vision

Policy 2.0: Colindale will be a major focus for the creation of new homes, jobs, a new neighbourhood centre and supporting infrastructure delivering exemplary levels of sustainability. It will be a transformed place and vibrant, diverse neighbourhood where people will want to live, work and visit. The Council will seek the comprehensive redevelopment of Colindale in accordance with the Spatial Plan and the development principles set out in the AAP.

Colindale Opportunity Area	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
Socio-economic							
Population-specific needs	To ensure that development has a regeneration impact and helps to address the specific needs of the local population	++	High	Likely	Long term permanent	AAP area and wider	The AAP provides for high quality homes, jobs and social infrastructure in Colindale which is directly accessible to existing residents, including those which display indicators of deprivation.
Education and skills	To provide good education and training opportunities which build skills and capacity of the population	+	Medium	Likely	Long term permanent	AAP area and wider	The AAP allocates suitable sites for primary education places which will meet the needs of current and future residents, as well as employment space to accommodate additional jobs there. The AAP makes no provision for secondary school places
Community Engagement	To foster a vibrant and cohesive community that participates in decision-making	+	Medium	Likely	Long term permanent	AAP area and wider	The AAP plans for a new neighbourhood centre and public space in a central location to act as a community hub, as well as improved green spaces where people can interact. Enhancing the quality of the overall environment will also engender greater local pride.
Health Provision	To improve health, reduce health inequalities and promote healthy living	+	Medium	Likely	Long term permanent	AAP area and wider	The AAP supports local health provision as part of supporting infrastructure to new residential development. Improved green infrastructure provision may also help encourage walking and recreation.
Crime	To reduce crime and the fear of crime	+	Medium	Likely	Long term permanent	AAP area and wider	The AAP favours secure urban design as part of the aim to make Colindale an attractive place to live, work and visit.
Housing	To provide everyone with the opportunity to live in a decent affordable home	++	High	Likely	Short-long term permanent	AAP area and wider	The AAP provides for a substantial number of new homes, including a range to types and sizes including affordable housing. These will increase choice of affordable and market housing available to residents within Colindale and further afield.
Economic							
Inward Investment	To ensure indigenous inward investment which is environmentally, socially and economically sustainable	+	Medium	Likely	Short and long term permanent	AAP area and wider	The AAP promotes short-medium term investment into Colindale through construction, and provides employment spaces to attract new businesses in the long term.
Business Growth	To ensure the potential for creating jobs in Colindale is recognised and provided for	+	Medium	Likely	Long term permanent	AAP area and wider	In providing employment space, the plan exceeds targets set by the London Plan.
Employment Opportunities	To ensure local people have access to satisfying opportunities for employment and occupation	+	Medium	Likely	Short - long term permanent	AAP area and wider	Physical and transport connections are planned for to provide improved access to employment opportunities in Colindale and the rest of London. 500 – 1,000 jobs will be created within the AAP area.
Built Environment							
Sustainable Development and Enhanced Density	To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel	++	High	Likely	Short – long term permanent	AAP area	The spatial framework aims to deliver a sustainable, compact urban form for Colindale, with higher densities and local services situated at the most accessible locations within Colindale.
Open Space	To protect, maintain and enhance the quality of open spaces and ensure effective access to high quality open space across the area	+	Medium	Likely	Short term permanent	AAP area	The AAP plans for enhancements and improved access to open spaces in order to make Colindale more attractive to residents and visitors. No specific management arrangements are suggested – this will need to be addressed through briefs.
Neighbourhood Quality	To improve the quality of life where people live	+	Medium	Likely	Long term permanent	AAP area	The AAP plans for enhancements to the physical environment and to local services as part of quality of life improvements which will make Colindale more attractive to visitors and residents.
Public realm quality	Improve the quality of the public realm, creating places that work well, are maintained and managed and are	++	High	Possible	Short term permanent	AAP area	The AAP seeks comprehensive redevelopment of several major sites in Colindale which currently have weak physical environments. Public realm improvements to key routes will also support this. The AAP generally

Colindale Opportunity Area							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
	attractive to users						supports a mix of uses which sit well together.
Noise Pollution	To minimise noise pollution, especially around land use interfaces	+	Medium	Likely	Short term permanent	AAP area and wider	The AAP promotes and supports sustainable transport choices to minimise traffic generation.
Local Character	To preserve and enhance the appearance and character of the urban and rural landscape, in keeping with the character of the wider area and to maintain and strengthen local distinctiveness and sense of place	+	Medium	Likely	Long term permanent	AAP area	The AAP aims to enhance Colindale's character through improvements to the physical environment and through design guidance which regulates the scale of new residential development as part of intensification. This includes enhancements to the Silk Stream River corridor.
Historic Environment	To maintain and enhance the historic environment and cultural assets of Colindale, and to preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, parks and gardens and other culturally important features and areas and their settings.	+	Medium	Likely	Short term permanent	RAF museum	The AAP supports retention and reuse of Colindale's listed structures as well as better access to and use of Colindale's heritage.
Natural Environment	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	+	Medium	Likely	Long term permanent	AAP area and wider	The AAP recognises Colindale's natural environment as an asset in terms of biodiversity and for the enjoyment of local residents.
Transport							
Public Transport	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and on foot	++	High	Likely	Long term permanent	AAP area and wider	The AAP supports residential development in locations which have access by public and sustainable transport, and promotes new services to better integrate the entire AAP area.
Accessibility	To increase accessibility to and within the site and promote connectivity within the surrounding areas	++	High	Likely	Short term permanent	AAP area and wider	The AAP supports improvements to the public transport and road network which aid passenger and traffic flow through the AAP area and between key destinations within it.
Natural Resources							
Waste, Recycling and Sustainable Design and Construction	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	++	High	-	-	-	The AAP aims to deliver exemplary levels of sustainability, including the highest standards of sustainable design and construction in new development.
Flood risk	To reduce the impact of flooding to people and property of Colindale and minimize the potential for flooding	+	High	Likely	Short – long term	Sites adjacent to the Silk Stream river	The AAP provides a flood risk assessment of the AAP area, and requires necessary prevention measures where appropriate.

Connecting Colindale

Policy 3.1 Improving connectivity in Colindale

Development within Colindale will be based on a network of new and improved streets linking development to the wider area and increasing connectivity and permeability within Colindale, creating direct and safe links for walking, cycling and public transport.

The following strategic highways elements will be required within Colindale, in addition to the proposals which form part of the approved Grahame Park Estate regeneration:

Package 1 (within phases 1 and 2 of the AAP)

- Aerodrome Road/A41 junction improvements
- Montrose Avenue/A5 (Edgware Road) junction improvements
- Colindale Avenue/A5 (Edgware Road) junction improvements

Package 2 (within phase 2 of the AAP)

- Removal of roundabout to enable a new junction of Colindale Avenue/Aerodrome Road/Grahame Park Way/Lanacre Avenue

Package 3 (within phase 3 of the AAP)

- Peel Access Link: a new street linking Aerodrome Road and Colindeep Lane using an existing railway bridge to pass under the Northern Line.

Policy 3.2 Walking and cycling

Development will create a high quality network of pedestrian and cycle routes, linking open spaces, local centres and the public transport interchange, broadly in accordance with Figure 3.5 and Figure 3.6 (as shown in the AAP submission document). Routes will be linked by good signage and will provide attractive, direct and safe connections through Colindale and the surrounding areas.

Cycle parking will be provided at key destinations, including local centres, sports facilities, public transport nodes and education establishments. Cycle storage facilities will be provided in all new developments.

Policy 3.3 Buses

Bus connections will be significantly improved, both within Colindale and to destinations outside Colindale, in accordance with Figure 3.7 (as shown in the AAP submission document). The improvements to the Aerodrome Road bridges and potential new connections in the area provide opportunities for new and enhanced bus routes. Key routes will be designed to a standard suitable for bus operations and with appropriate accessible bus stopping facilities, particularly at interchanges such as Colindale Station. Developers will provide an appropriate level of financial contributions to local bus services, in accordance with Policy 8.3.

Policy 3.4 Public transport interchange

A new public transport interchange will be provided around Colindale Underground Station, improving the interchange between different modes of transport and providing a new gateway in to Colindale. At the heart of the interchange will be a new public piazza and station building. The interchange will include:

- High quality safe and secure walking and cycling routes to/from the interchange, including safe crossing facilities;
- Step free access for all on public transport;
- A high quality, secure public space which improves the station access and provides comfortable interchange space;
- Secure, covered cycle parking facilities;
- Double bus stops in each direction located on Colindale Avenue itself (in-line provision);
- Set-down/pick-up spaces for disabled passengers;
- Taxi set down/pick up provision;
- Adequate facilities for the servicing and maintenance of the interchange;
- High quality information for passengers;
- The ability within the local street network for buses to turn enabling Colindale to serve as a bus route destination/start; and
- Improved ticket hall with increased passenger capacity and facilities.

Policy 3.5 Parking

Residential parking requirements will vary across Colindale depending on the location of each development site. 1 space per unit will be taken as the maximum standard but a lower provision of 0.7 spaces per unit will be encouraged on sites within close proximity to the public transport interchange, neighbourhood centre and high frequency bus routes. Non residential parking will be provided at levels consistent with Annex 4 of the London Plan.

Policy 3.6 Travel plans and sustainable travel

Development proposals will require the submission of a travel plan and transport assessment and include appropriate measures to minimise impacts on the local highway network and promote the use of public transport, walking and cycling. The Council will require developers to provide electric car recharging points in developments where practical and deliverable. Developers should also consider car sharing schemes and car clubs.

Connecting Colindale							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
Socio-economic							
Population-specific needs	To ensure that development has a regeneration impact and helps to address the specific needs of the local population	+	Medium	Likely	Long term permanent	AAP area and wider	High quality public and sustainable transport links ensure that residents have the most equal access to and widest choice of service provision and job opportunities, helping in particular, those who do not or cannot have the use of a private car.
Education and skills	To provide good education and training opportunities which build skills and capacity of the population	+	Medium	Likely	Long term permanent	AAP area and wider	High quality public and sustainable transport links ensure that residents have the best access to and widest choice of education provision.
Community Engagement	To foster a vibrant and cohesive community that participate in decision-making	+	Medium	Likely	Long term permanent	AAP area and wider	High quality pedestrian links encourage community integration, as will a new public piazza, located at the public transport interchange around Colindale Station.
Health Provision	To improve health, reduce health inequalities and promote healthy living	+	Medium	Likely	Long term permanent	AAP area and wider	High quality public and sustainable transport links ensure that residents have the best access to and widest choice of health provision.
Crime	To reduce crime and the fear of crime	+	Medium	Likely	Long term permanent	AAP area and wider	High quality public and sustainable transport links ensure that residents have safe access from their homes to the services they require.
Housing	To provide everyone with the opportunity to live in a decent affordable home	+	Medium	Likely	Short-long term permanent	AAP area and wider	Strong transport connections improve access to the widest range of housing choices.
Economic							
Inward Investment	To ensure indigenous inward investment which is environmentally, socially and economically sustainable	+	Medium	Likely	Long term permanent	AAP area and wider	Good transport connections are an essential element of a high quality environment, which is required to attract investment
Business Growth	To ensure the potential for creating jobs in Colindale is recognised and provided for	+	Medium	Likely	Long term permanent	AAP area and wider	Strong transport connections support business growth by improving accessibility to a skilled workforce.
Employment Opportunities	To ensure local people have access to satisfying opportunities for employment and occupation	+	Medium	Likely	Short - long term permanent	AAP area and wider	Strengthened transport connections will improve access to local job opportunities
Built Environment							
Sustainable Development and Enhanced Density	To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel	+	Medium	Likely	Short – long term permanent	AAP area	Stronger transport connections around Colindale and to strategic locations outside the AAP area will support the viability of high density development, which relies on good access to jobs, services and open space
Open Space	To protect, maintain and enhance the quality of open spaces and ensure effective access to high quality open space across the area	+/-	Medium	Likely	Short term permanent	Montrose Park	Improved local connections will improve access to open space for residents of Colindale, however the quantity of new residential development in Colindale will undoubtedly increase pressure on existing green space and it will be important to ensure that these are well managed and maintained.
Neighbourhood Quality	To improve the quality of life where people live	+/-	Medium	Likely	Long term permanent	AAP area	Provision of high quality pedestrian and cycle ways will improve accessibility for neighbourhoods across the AAP area.
Public realm quality	Improve the quality of the public realm, creating places that work well, are maintained and managed and are attractive to users	+	Medium	Possible	Short term permanent	Immediate area	Improvements and improved access to green spaces will have health benefits for the population and environmental benefits for biodiversity and in mitigating the impacts of climate change.
Noise Pollution	To minimise noise pollution, especially around land use interfaces	++/-	High	Likely	Short term permanent	AAP area and wider	The AAP supports sustainable and public transport, helping to reduce the noise pollution associated with heavy traffic, However there could be an increase in traffic activity in Colindale arising from new development.
Local Character	To preserve and enhance the appearance and character of the urban and rural landscape, in keeping with the character of the wider area and to maintain and strengthen local distinctiveness and sense of place	0	Low	-	-	-	-
Historic Environment	To maintain and enhance the historic environment and cultural assets of Colindale, and to preserve and enhance	0	Low	-	-	-	-

Connecting Colindale							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
	the character and appearance of archaeological sites, historic buildings, conservation areas, parks and gardens and other culturally important features and areas and their settings.						
Natural Environment	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	+	Medium	Likely	Long term permanent	AAP area and wider	The AAP supports development of sustainable transport modes above private transport, helping to reduce the impacts of traffic on the local natural environment from pollutant emissions and noise.
Transport							
Public Transport	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and on foot	++	High	Likely	Long term permanent	AAP area and wider	<p>The AAP provides for a core network of pedestrian, cycling and bus routes between destinations, including retail centres, sports facilities, public transport nodes and at schools and colleges, including a new route between Aerodrome Road and Colindeep Lane and other junction improvements. Bus connections are improved through the Aerodrome Road bridge and the potential for new links to Brent Cross and new east-west services to Brent Cross and Finchley Central. The AAP also proposes protection of bus reliability and accessible bus stopping facilities.</p> <p>Improvements to Colindale Station are proposed to cope with identified passenger increases, including an improved ticket hall and better facilities for servicing and maintenance to facilitate modal interchange.</p> <p>Restrained parking is proposed in the most accessible locations to support sustainable transport choices.</p> <p>Travel plans and transport assessments will support developments which promote public transport, walking and cycling.</p>
Accessibility	To increase accessibility to and within the site and promote connectivity within the surrounding areas	++	High	Likely	Short term permanent	AAP area and wider	The AAP calculates trip generation within Colindale and into the surrounding area and identifies the necessary improvements to the public transport and the road network to address it.
Natural Resources							
Waste, Recycling and Sustainable Design and Construction	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	-	Medium	Possible	Short term non permanent	Immediate area	The intention of the overall strategy is to support modal shift and more sustainable movement patterns. There is a danger that the parking strategy for reallocation of private spaces to car clubs could alleviate this in the longer term.
Flood risk	To reduce the impact of flooding to people and property of Colindale and minimize the potential for flooding	0	Low	-	-	-	-

The Corridors of Change

These strategies take a spatial approach to four areas of Colindale, setting out different objectives and functions for each area.

Policy 4.1: Colindale Avenue Corridor of Change

Vision: Colindale Avenue will be the vibrant heart and gateway to the area and become a sustainable, mixed-use neighbourhood centre anchored by a new, high quality public transport interchange with pedestrian piazzas on both sides of the street. A high quality, urban environment will serve a higher density population, well connected to Central London via Colindale Underground Station and good quality local bus services serving its more immediate hinterland.

To achieve the vision for Colindale Avenue Corridor of Change, development will be expected to:

- a) Develop a dynamic new public transport interchange and associated pedestrian piazzas on Colindale Hospital/Station House site, British Library site and Peel Centre West site;
- b) Provide a sustainable mix of uses to create a new, vibrant neighbourhood centre for Colindale, with a range of retail and commercial provision, education, health and other community uses;
- c) Provide a sustainable and walkable neighbourhood centre including a convenience food store of up to 2,500sqm supported by a range of associated shops and services to meet local needs;
- d) Improve the quality of and access to Montrose Park;
- e) Provide a new focus of sustainable high density living with a range of unit sizes, types and tenures, with a typical residential density of approximately 150 dw/ha;
- f) Support the provision of primary health care facilities to serve a growing local population;
- g) Provide safe, direct, legible and attractive pedestrian and cycle routes to and from the centre;
- h) Transform Colindale Avenue into an elegant, high quality urban route, attractively landscaped and lined by buildings of the highest architectural standards;
- i) Provide a package of transport improvements, in accordance with Policy 3.1, to create a more connected and legible Colindale and manage levels of congestion;
- j) Support the relocation of Barnet College to a new purpose built building close to Colindale Station;
- k) Support the relocation of Middlesex University student accommodation; and
- l) Improve the quality of the Silk Stream environment, to direct development away from flood risk areas, reduce the impact of flooding and minimise the potential for flooding.

Colindale Avenue	Scoping report objective	Predicted impacts					Justification
		Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	
Socio-economic							
Population-specific needs	To ensure that development has a regeneration impact and helps to address the specific needs of the local population	+	High	Likely	Long term permanent	AAP area and wider	Consultation has sought to identify specific needs and to address these through the AAP proposals. The policies for the Colindale Avenue corridor of change will ensure that health, education and public transport services are delivered from private development, as well as improved access to local jobs. Many of these will be located in a new neighbourhood centre for Colindale, the most publicly accessible location within the AAP area. The policies include provision of a 2,500sqm convenience food store to meet local need.
Education and skills	To provide good education and training opportunities which build skills and capacity of the population	+	High	Likely	Long term permanent	AAP area and wider	Colindale Avenue will accommodate a mix of uses, including community uses, within a neighbourhood centre The AAP facilitates the relocation of Barnet College to a new purpose-built building close to Colindale's main public transport hub.
Community Engagement	To foster a vibrant and cohesive community that participate in decision-making	+	Medium	Likely	Long term permanent	Colindale Avenue, AAP area	Colindale Avenue will be significantly improved as a public space, supporting public interaction and will accommodate community uses where social integration can take place. Concentration of services, residential and transport will significantly increase the vibrancy and vitality of Colindale Avenue.
Health Provision	To improve health, reduce health inequalities and promote healthy living	+	High	Likely	Long term permanent	AAP area and wider	Colindale Avenue provides for improvements to public transport, supporting access to existing and new health facilities in the locality. There will also be new space for community uses to accommodate health provision. New and enhanced pedestrian and cycle routes will encourage healthy lifestyles.
Crime	To reduce crime and the fear of crime	+	Medium	Likely	Long term permanent	Colindale Avenue, AAP area	Colindale Avenue provides for improved interchange at Colindale Station, improving safety of access for pedestrians travelling by bus and Underground.
Housing	To provide everyone with the opportunity to live in a decent affordable home	++	High	Likely	Long term permanent	Colindale Avenue, AAP area	The new centre on Colindale Avenue will accommodate high density living with a range of unit sizes, types and tenures, and a affordable housing consistent with the London Plan.
Economic							
Inward Investment	To ensure indigenous inward investment which is environmentally, socially and economically sustainable	++	High	Likely	Long term permanent	Colindale Avenue, AAP area and wider	Colindale Avenue will accommodate a commercial centre, with a new convenience food store and other shops and services.

Colindale Avenue		Predicted impacts					Justification
Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact		
Business Growth	To ensure the potential for creating jobs in Colindale is recognised and provided for	+	High	Likely	Long term permanent	Colindale Avenue, AAP area and wider	Development will be configured to accommodate a mix of uses, providing space for business uses. Improvements to Colindale Avenue's public realm and accessibility will help make it an attractive business location.
Employment Opportunities	To ensure local people have access to satisfying opportunities for employment and occupation	+	High	Likely	Long term permanent	Colindale Avenue, AAP area and wider	There is no specific provision of employment space, but the AAP promotes enhanced connections which will support access to jobs.
Built Environment							
Sustainable Development and Enhanced Density	To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel	++	High	Likely	Long term permanent	Colindale Avenue, AAP area	A new centre at Colindale Avenue will provide space for a mix of uses at high densities, focussed around the existing transport hub, Colindale station.
Open Space	To protect, maintain and enhance the quality of open spaces and ensure effective access to high quality open space across the area	+	Medium	Likely	Long term permanent	AAP area	New and improved pedestrian and cycle links will increase the access to green spaces locally, and the existing public realm will be improved.
Neighbourhood Quality	To improve the quality of life where people live	++	High	Likely	Short term permanent	Colindale Avenue, AAP area	The AAP plans a new pedestrian piazza and refurbishment to Platt's Hall. The wider transport and environmental improvements and support of retail and services in Colindale Avenue will offer nearby residents greater choice and improved neighbourhood public amenities.
Public realm quality	Improve the quality of the public realm, creating places that work well, are maintained and managed and are attractive to users	++	High	Likely	Short term permanent	Colindale Avenue, AAP area	Colindale Avenue will accommodate a new plaza and landscaping to improve the pedestrian experience. A new high quality public space is planned for at the Colindale Interchange, accommodating the potential to relocate Colindale Station to create a larger public space at the Peel Centre West site in the longer term.
Noise Pollution	To minimise noise pollution, especially around land use interfaces	-	Low	Unlikely	Long term permanent	Colindale Avenue, AAP area and wider	New development could increase traffic volumes if public transport provision is not established as an integrated part of residential development.
Local Character	To preserve and enhance the appearance and character of the urban and rural landscape, in keeping with the character of the wider area and to maintain and strengthen local distinctiveness and sense of place	++/?	High	Likely	Long term permanent	Colindale Avenue, AAP area	New development along Colindale Avenue will transform the urban landscape there. Re-use of existing buildings such as Colindale Hospital will help reinforce local identity. The new heart for Colindale, focussed around a high quality public space, will create a stronger identity for Colindale. Over scaled and poorly designed buildings could detract from the townscape, if they are not locally distinctive. Design guidance has been set out to ensure high quality design.
Historic Environment	To maintain and enhance the historic environment and cultural assets of Colindale, and to preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, parks and gardens and other culturally important features and areas and their settings.	+	Medium	Unlikely	Short term permanent	Colindale Avenue	<i>Colindale Avenue</i> supports sensitive reuse of the Colindale Hospital administration building, ensuring its restoration and survival
Natural Environment	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	+	Low	Unlikely	Short term permanent	Colindale Avenue	Landscaping along Colindale Avenue will increase scope for wildlife and biodiversity there.
Transport							
Public Transport	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and on foot	++	High	Likely	Long term permanent	Colindale Avenue, AAP area and wider	An improved interchange and new cycle and pedestrian routes will support sustainable movement into and around Colindale Avenue. Reduced parking requirements in this accessible corridor may help support this modal shift.
Accessibility	To increase accessibility to and within the site and promote connectivity within the surrounding areas	++	High	Likely	Long term permanent	Colindale Avenue, AAP area and wider	As a new centre for Colindale, Colindale Avenue will place new residential uses in close proximity new retail and services, as well as Colindale tube and bus stations and a relocated Barnet College. New

Colindale Avenue		Predicted impacts					Justification
Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact		
							and improved pedestrian and cycle routes will improve accessibility and connectivity and reduce reliance on the car.
Natural Resources							
Waste, Recycling and Sustainable Design and Construction	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	+	High	Likely	Long term permanent	Colindale Avenue, AAP area	The AAP contains strong urban design principles, supported and articulated by specific design guidance for Colindale Avenue
Flood risk	To reduce the impact of flooding to people and property of Colindale and minimize the potential for flooding	0	Low	Unlikely	-	Colindale Avenue	Development at the Brent Works site could be affected by flooding from the Silk River stream, but a flood risk assessment of the site has found that flood risk could be effectively managed through use of sustainable urban drainage systems.

Aerodrome Road

Policy 4.2 Aerodrome Road Corridor of Change

Vision: Aerodrome Road Corridor of Change will bring forward the single largest and most significant phase of growth in Colindale and will transform the suburb. It will become a focus for sustainable living, learning and working in a high quality landscaped environment, forging new connections with the surrounding area to create a new eastern movement gateway into Colindale and connect to the new public transport interchange and Beaufort Park.

To achieve the vision for Aerodrome Road Corridor of Change, development in Colindale will be expected to:

To deliver the single largest phase of the AAP and to achieve the vision for Aerodrome Road Corridor of Change, development will be expected to:

- Provide high quality safe, direct and legible routes to Colindale interchange and the surrounding areas, particularly Beaufort Park;
- Provide a good mix of dwelling types and sizes and make a significant contribution to the overall housing targets at densities ranging from 120dph to 150dph depending on accessibility and proximity to the improved public transport interchange;
- Provide a high quality, well defined, overlooked and safe park of approximately 5ha with significant publicly accessible sports and leisure facilities – ‘Aerodrome Park’;
- Provide a new vehicular connection from Aerodrome Road to Colindeep Lane utilising the existing access underneath the Northern Line bridge;
- Support new commercial uses along Aerodrome Road incorporating the consolidation and redevelopment of the Metropolitan Police Peel Centre to provide new modern police training facilities;
- Provide the safeguarded opportunity for a new primary school and other educational and training facilities;
- Provide the opportunity for landowners to work in partnership to facilitate the early delivery of a new student village for Middlesex University;
- Support the sensitive relocation of the RAF Watchtower to the RAF Museum site and enhance its future use and public access for cultural and education purposes; and
- Support the re-use of the former Officers Mess building and improve its setting and prominence as a listed building.

Aerodrome Road	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
Socio-economic							
Population-specific needs	To ensure that development has a regeneration impact and helps to address the specific needs of the local population	+	High	Likely	Long term permanent	Aerodrome Road, AAP area	Consultation has sought to identify specific needs and to address these through the AAP proposals. The policies for the Aerodrome Road corridor of change facilitate provision of a new primary school, should it be required, and a public park, as well as direct and legible routes to Colindale station, meeting in particular the educational, leisure and transport needs of the young.
Education and skills	To provide good education and training opportunities which build skills and capacity of the population	++	High	Likely	Long term permanent	Aerodrome Road, AAP area	Aerodrome Road provides a new primary school and increased use of RAF museum for educational purposes, and provides the opportunity for land owners to facilitate a new student village for Middlesex University
Community Engagement	To foster a vibrant and cohesive community that participate in decision-making	+	High	Likely	Long term permanent	Aerodrome Road, AAP area and wider	Aerodrome Road plans for a new public park and improved public realm, encouraging community integration
Health Provision	To improve health, reduce health inequalities and promote healthy living	0	Low	-	-	-	No health provision is proposed for this area. The AAP will need to ensure strong links to existing health facilities. Provision of a new park supports informal recreation.
Crime	To reduce crime and the fear of crime	+	Medium	Likely	Long term permanent	Aerodrome Road	Aerodrome Road supports safe public routes to the Colindale interchange and an overlooked and naturally surveyed public park
Housing	To provide everyone with the opportunity to live in a decent affordable home	++	High	Likely	Long term permanent	Aerodrome Road, AAP area and wider	Aerodrome Road provides a mix of sustainable and liveable housing types and sizes
Economic							
Inward Investment	To ensure indigenous inward investment which is environmentally, socially and economically sustainable	+	Medium	Likely	Long term permanent	Aerodrome Road, AAP area and wider	Aerodrome Road supports a new student village which will bring new skills and demand to Colindale
Business Growth	To ensure the potential for creating jobs in Colindale is recognised and provided for	0	Low	-	-	-	-
Employment Opportunities	To ensure local people have access to satisfying opportunities for employment and occupation	0	Low	-	-	-	-
Built Environment							
Sustainable Development and Enhanced Density	To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local	++	High	Likely	Long term permanent	Aerodrome Road, AAP area and wider	Aerodrome Road supports high density development (120 – 150 dph) with strong links to Colindale Interchange

Aerodrome Road							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
	services and amenity that will reduce the need to travel						
Open Space	To protect, maintain and enhance the quality of open spaces and ensure effective access to high quality open space across the area	++	High	Likely	Long term permanent	Aerodrome Road, AAP area and wider	A new public park is planned for, along with public realm improvements on key routes
Neighbourhood Quality	To improve the quality of life where people live	+	High	Likely	Long term permanent	Aerodrome Road	Aerodrome Road promotes a new public park, safe and legible routes and a new school for Colindale's residents. Improvements could start as soon as s106 funding becomes available from development
Public realm quality	Improve the quality of the public realm, creating places that work well, are maintained and managed and are attractive to users	+	High	Likely	Short term permanent	Aerodrome Road	The AAP provides for a new public park as well as high quality routes to Colindale Interchange. Improvements could start as soon as s106 funding becomes available from development
Noise Pollution	To minimise noise pollution, especially around land use interfaces	0	Low	-	-	-	-
Local Character	To preserve and enhance the appearance and character of the urban and rural landscape, in keeping with the character of the wider area and to maintain and strengthen local distinctiveness and sense of place	+	High	Likely	Short and long term permanent	Aerodrome Road, AAP area and wider	The AAP ensures provision of a new local green space through comprehensive redevelopment of the Peel Centre East site, and supports increased use of the RAF museum. Improvements to the public realm will enhance local character.
Historic Environment	To maintain and enhance the historic environment and cultural assets of Colindale, and to preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, parks and gardens and other culturally important features and areas and their settings.	+/?	High	Likely	Short and long term permanent	Aerodrome Road, AAP area and wider	In supporting relocation of the RAF watchtower, the AAP ensures continued use and enhancement of a historic structure. However, demolition and relocation will imply some loss of evidential value to this piece of heritage. The AAP supports reuse of the Officers' Mess building and improvements to its setting and prominence as a listed building.
Natural Environment	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	+	High	Likely	Short term permanent	Aerodrome Road, AAP area and wider	Improvements and maintenance of existing green space and public routes will protect and enhance the natural environment.
Transport							
Public Transport	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and on foot	+/?	Medium	Likely	Long term permanent	Aerodrome Road, AAP area and wider	The AAP supports high quality, safe and legible routes to Colindale interchange which will be important to ensure that the sustainable transport hub at Colindale Station is an attractive transport choice to residents here as there is no reduction in parking compared with areas closer to the station.
Accessibility	To increase accessibility to and within the site and promote connectivity within the surrounding areas	+	Medium	Likely	Long term permanent	Aerodrome Road, AAP area and wider	Legible routes to Colindale interchange Links to Beaufort park, Middlesex University.
Natural Resources							
Waste, Recycling and Sustainable Design and Construction	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	+/?	Medium	Likely	Long term permanent	Aerodrome Road	High quality urban design principles inform the spatial strategy for this area, and urban design guidelines aim to ensure a strong relationship between high density residential units and the new public park
Flood risk	To reduce the impact of flooding to people and property of Colindale and minimize the potential for flooding	0/?	Low	-	-	-	No flood risk is identified for this area. Development will need to support sustainable drainage objectives – a strategy will be required to achieve this. The provision of a park will provide a useful area of soft ground for infiltration and run-off.

Edgware Road

Policy 4.3 Edgware Road Corridor of Change

Vision: The Colindale stretch of Edgware Road will become a thriving mixed-use urban corridor providing a focus for employment, housing and bulky retailing. A coordinated and high quality approach to the public realm will help establish a formal boulevard character befitting this busy and dense urban corridor. The area will provide an improved gateway to the new Colindale centre incorporating tall buildings where appropriate and involving key junction improvements to increase movement capacity and new or improved public transport provision.

To achieve the vision for Edgware Road Corridor of Change, development will be expected to:

- Promote and coordinate the redevelopment of sites to provide a mix of uses appropriate to the area, with emphasis given to ensuring lower floors of key sites provide the commercial and community activity required to create a lively, busy and thriving place;
- Promote upper floors of key sites for high quality, high density residential accommodation to a density level of up to 200dph incorporating noise mitigation measures;
- Ensure major sites contribute to the creation of a coordinated new, tree-lined urban boulevard environment along this part of Edgware Road incorporating a high quality clutter-free public realm;
- Provide high quality, attractive, safe and legible pedestrian and cycle routes to and from surrounding areas and along Edgware Road itself;
- Improve public transport services and priority together with appropriate vehicular capacity along Edgware Road and particularly the junction with Colindale Avenue; and
- Continue to work closely with the London Borough of Brent and TfL on ensuring the coordinated management and implementation of the range of development and transport improvements and other infrastructure necessary to support the area's sustainable growth.

Edgware Road	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
Socio-economic							
Population-specific needs	To ensure that development has a regeneration impact and helps to address the specific needs of the local population	+	High	Likely	Long term permanent	Edgware Road, AAP area and wider	Consultation has sought to identify specific needs and to address these through the AAP proposals. The strategy <i>Edgware Road</i> provides for new residential and space for community uses and retail at a location which is well served by buses into central London and the rest of the sub region.
Education and skills	To provide good education and training opportunities which build skills and capacity of the population	0	Low	-	-	-	-
Community Engagement	To foster a vibrant and cohesive community that participate in decision-making	+	Low	Likely	Long term permanent	Edgware Road	Active frontages at ground level will help provide a secure environment for community interaction.
Health Provision	To improve health, reduce health inequalities and promote healthy living	+	Medium	Likely	Long term permanent	Edgware Road, AAP area and wider	Residents will be located near to the Edgware Community Hospital, and there will be strong links to other local health facilities such as GPs surgeries. Enhancements to the pedestrian environment will promote healthy lifestyles in general.
Crime	To reduce crime and the fear of crime	+	Low	Likely	Long term permanent	Edgware Road	Natural surveillance from active ground floor and upper floor residential uses will deter criminal activity. A high quality environment discourages antisocial behaviour by increasing a sense of value in the public realm.
Housing	To provide everyone with the opportunity to live in a decent affordable home	++	High	Likely	Long term permanent	Edgware Road	High density residential space is provided for. There is a need to ensure that it is built to the highest quality, particular regarding units facing Edgware Road which can be noisy and traffic-dominated. The AAP provides for affordable housing consistent with the London Plan, but it will be important to ensure that affordable housing is of as high a quality as market housing, particularly given traffic volumes here.
Economic							
Inward Investment	To ensure indigenous inward investment which is environmentally, socially and economically sustainable	+	Medium	Likely	Long term permanent	Edgware Road, AAP area and wider	Mixed use development will provide space for new businesses.
Business Growth	To ensure the potential for creating jobs in Colindale is recognised and provided for	+	Medium	Likely	Long term permanent	Edgware Road, AAP area and wider	Employment space on frontage. Well connected location by bus for employees.
Employment Opportunities	To ensure local people have access to satisfying opportunities for employment and occupation	++	High	Likely	Long term permanent	Edgware Road, AAP area and wider	Employment space within easy walking reach of Colindale town centre, and via main bus routes to and from central London. Access to the new Oriental city and Asda supermarket.
Built Environment							
Sustainable Development and	To encourage sustainable development	++	High	Likely	Long term,	Edgware Road	High density residential development (approximately 200 dph) is provided

Edgware Road							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
Enhanced Density	that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel				permanent		on brown-field sites in a well connected location.
Open Space	To protect, maintain and enhance the quality of open spaces and ensure effective access to high quality open space across the area	+/?	Medium	Likely	Long term permanent	AAP area and wider	The AAP plans for enhanced pedestrian and cycle routes to the surrounding area. This will need to include strong links to existing green spaces.
Neighbourhood Quality	To improve the quality of life where people live	+	Medium	Likely	Long term permanent	Edgware Road	Better choice of retail and services including the planned Oriental city and Asda. Better built environment. Traffic dominated Edgware Road
Public realm quality	Improve the quality of the public realm, creating places that work well, are maintained and managed and are attractive to users	+/?	Medium	Likely	Long term permanent	Edgware Road	<i>Edgware Road</i> plans for a new, high quality boulevard along Edgware Road, and for new frontage. It will be important to ensure that the new frontage is attractive and built to the highest quality. Traffic
Noise Pollution	To minimise noise pollution, especially around land use interfaces	-	High	Likely	Short-medium term permanent	Edgware Road	Edgware Road is an important road route into London, and high volumes of traffic are unavoidable. High density housing on Edgware Road will be designed to mitigate the impact of traffic noise.
Local Character	To preserve and enhance the appearance and character of the urban and rural landscape, in keeping with the character of the wider area and to maintain and strengthen local distinctiveness and sense of place	+/?	High	Likely	Long term permanent	Edgware Road	High density development on Edgware Road will change its character at this section. Active frontages and provision of a boulevard along Edgware Road will improve the existing character, although care will need to be taken in the design of high density residential units to ensure that they do not dominate the local environment.
Historic Environment	To maintain and enhance the historic environment and cultural assets of Colindale, and to preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, parks and gardens and other culturally important features and areas and their settings.	0	Low	-	-	Edgware Road	No historic assets or areas are identified
Natural Environment	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	+	Low	Likely	Long term permanent	Edgware Road	Provision of a tree-lined boulevard on Edgware Road will create opportunities for wildlife and natural habitats where currently none exist.
Transport							
Public Transport	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and on foot	+	Medium	Likely	Long term permanent	Edgware Road, AAP area and wider	High density residential development at this location sits at a main bus route into central London and only a short distance from Colindale station for Underground connections. The AAP supports improvements to public transport services and priority along Edgware Road, particularly the junction with Colindale Avenue.
Accessibility	To increase accessibility to and within the site and promote connectivity within the surrounding areas	+	Medium	Likely	Long term permanent	Edgware Road, AAP area and wider	Edgware Road has very good access to central London via bus, and is only a short walk from the new Oriental city and Asda developments and Colindale station.
Natural Resources							
Waste, Recycling and Sustainable Design and Construction	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	+/?	High	Likely	Long term permanent	Edgware Road	<i>Edgware Road</i> promotes high quality urban design by locating residential development close to existing bus routes and by proposing a high quality public realm appropriate to the function of Edgware Road. Care will need to be taken to ensure that the design and construction of new high density development is as sustainable as possible.
Flood risk	To reduce the impact of flooding to people and property of Colindale and minimize the potential for flooding	0	Low	-	-	-	-

Grahame Park Way

Policy 4.4: Grahame Park Way Corridor of Change

Vision: New development will be fully integrated with and linked to the redevelopment of Grahame Park Estate to create a vibrant, mixed use neighbourhood and further the community regeneration already underway. Redevelopment will also promote the increased use of the RAF Museum as both a key cultural, tourist and community facility and ensure that the mix of uses currently found within the area are protected and enhanced.

To achieve the vision for Grahame Park Way Corridor of Change, development in Colindale will be expected to:

To achieve the vision for Grahame Park Way Corridor of Change, development will be expected to:

- Promote the relocation of Barnet College to a more sustainable site closer to Colindale Underground station and release the vacated site for housing and a primary school;
- Support the ongoing regeneration of Grahame Park Estate, its integration with surrounding new development and the existing area and the replacement of its neighbourhood centre;
- Provide for a 2 Form Entry primary school on the Barnet College site, possibly for the relocation of an existing school, in liaison with key education stakeholders;
- Promote a range of sustainable house types and sizes, including family housing, on the remaining part of the Barnet College site to a density similar to that of the adjacent Grahame Park redevelopment;
- Provide direct, legible, attractive and safe connections to the redeveloped Grahame Park Estate, RAF Museum and other surrounding areas, including improving the existing pedestrian route (via subway and footbridge) to Pentavia Retail Park and the area beyond;
- Support the continued use and expansion of the RAF Museum as both an educational, cultural and tourist facility of international repute; and
- Enhance employment and local business development on sites between Grahame Park Way and the overground railway to support local jobs and economic opportunities.

Grahame Park Way							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
Socio - economic							
Population-specific needs	To ensure that development has a regeneration impact and helps to address the specific needs of the local population	++	High	Likely	Short term permanent	Grahame Park Way, AAP area	Consultation has sought to identify specific needs and to address these through the AAP proposals. Sustainable housing types and sizes, including family housing are provided on the Barnet College site and a 2 Form Entry primary school on Barnet College site within easy walking distance of new residential development.
Education and skills	To provide good education and training opportunities which build skills and capacity of the population	++	High	Likely	Short term permanent	Grahame Park Way	A new primary school is provided on the Barnet College site and an expanded educational role for the RAF Museum. The AAP supports relocation of Barnet College to a site closer to Colindale Underground Station where it is more accessible. The AAP promotes expansion of the RAF Museum as an educational and cultural facility.
Community Engagement	To foster a vibrant and cohesive community that participate in decision-making	+	Low	Likely	Long term permanent	Grahame Park Way	Direct and legible routes.
Health Provision	To improve health, reduce health inequalities and promote healthy living	+	Medium	Likely	Short term permanent	Grahame Park Way, AAP area	New residents will be in close proximity to health provision at the redeveloped Grahame Park and will be able to access other centres by bus. Pedestrian and cycling routes encourage healthier lifestyles.
Crime	To reduce crime and the fear of crime	+	Low	Likely	Long term permanent	Grahame Park Way	Safe and legible connections are supported to key locations – the Grahame Park estate, RAF Museum and other surrounding areas, including the existing route to Pentavia Retail Park and beyond
Housing	To provide everyone with the opportunity to live in a decent affordable home	++	High	Likely	Short term permanent	Grahame Park Way, AAP area	High density residential to include a range of sustainable housing types and sizes to meet the needs of the area, including an element of affordable housing in line with local policy.
Economic							
Inward Investment	To ensure indigenous inward investment which is environmentally, socially and economically sustainable	0	Medium	Likely	Short term	Grahame Park Way, AAP area	The plan provides for a new primary school in Colindale and for new residential development at the Barnet College site.
Business Growth	To ensure the potential for creating jobs in Colindale is recognised and provided for	0	Low	-	-	-	Grahame Park Way is not envisaged as a business location, but there will be strong links to commercial space in Grahame Park and other locations within the AAP area and beyond.
Employment Opportunities	To ensure local people have access to satisfying opportunities for employment and occupation	+	Low	-	-	-	There will be some new employment opportunities at the primary school, but otherwise, employment opportunities will be accessed via links to Colindale's new heart and interchange.
Built Environment							
Sustainable Development and Enhanced Density	To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local	++	High	Likely	Short term	Grahame Park Way	High density residential development is located on brown field land, connected into the new retail and community facilities which are planned as part of the redevelopment of Grahame Park. The AAP supports

Grahame Park Way							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
	services and amenity that will reduce the need to travel						opportunities to integrate the existing building stock into new sustainable infrastructure.
Open Space	To protect, maintain and enhance the quality of open spaces and ensure effective access to high quality open space across the area	+	Medium	Likely	Short term	Grahame Park Way	New residents will be located close to open spaces and sports facilities adjacent to the Barnet College site
Neighbourhood Quality	To improve the quality of life where people live	+?	Medium	Likely	Short term	Grahame Park Way	Stronger pedestrian links provide better access to community services. It will be important to ensure that high density development is built to the highest quality.
Public realm quality	Improve the quality of the public realm, creating places that work well, are maintained and managed and are attractive to users	+	High	Likely	Short term	Grahame Park Way	New, modern development will provided high quality residential development which makes Colindale an attractive place to live.
Noise Pollution	To minimise noise pollution, especially around land use interfaces	0	Low	Likely	Long term	Grahame Park Way	There is potential for noise pollution to impact the eastern frontage of the Barnet College site from the A1 (M). This frontage will need to be designed to mitigate, as far as possible, the impacts of noise on residents and primary school children.
Local Character	To preserve and enhance the appearance and character of the urban and rural landscape, in keeping with the character of the wider area and to maintain and strengthen local distinctiveness and sense of place	?	Medium	Likely	Short term	Grahame Park Way	The character of Grahame Park Way will change with increased densities. Well designed buildings would substantially improve the character of the area. Investment into the RAF Museum will emphasise its presence within the area as a unique asset within Graham Park Way.
Historic Environment	To maintain and enhance the historic environment and cultural assets of Colindale, and to preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, parks and gardens and other culturally important features and areas and their settings.	+	High	Likely	Short term	Grahame Park Way, AAP area and wider	Greater use of the RAF Museum as an educational resource in Colindale will encourage greater interaction between the local community and its local heritage and ensure its longevity as part of the built fabric.
Natural Environment	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	0	Low	Likely	Short term permanent	Grahame Park Way	Public realm improvements will ensure better maintenance of the natural environment. High standards of maintenance will be necessary to accommodate the impact of additional residents on surrounding green space.
Transport							
Public Transport	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and on foot	+	Medium	Likely	Short term permanent	Grahame Park Way, AAP area and wider	Proximity of new residents to existing and planned services at Grahame Park will encourage local trips by bicycle and on foot. Improved bus services to the Colindale Interchange will improve transport choice for travel further afield.
Accessibility	To increase accessibility to and within the site and promote connectivity within the surrounding areas	+	Medium	Likely	Short term permanent	Grahame Park Way, AAP area and wider	Improved bus services will increase accessibility to Colindale's new heart and the north London sub-region.
Natural Resources							
Waste, Recycling and Sustainable Design and Construction	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	+/?	Medium	Likely	Short term permanent	Grahame Park Way	One of the main features of the strategy for Grahame Park Way is integration of existing and new residential development. Care will be needed to ensure that individual developments are well designed and attractive.
Flood risk	To reduce the impact of flooding to people and property of Colindale and minimize the potential for flooding	0	Low	Likely	Long term permanent	AAP area and wider	No flood risks to Grahame Park Way are identified. There will be a need for a Sustainable Urban Drainage Systems strategy to mitigate the wider impacts of development in Colindale down-stream in the catchment area.

A high quality environment

Policy 5.1 Urban Design in Colindale

Colindale will become a transformed distinct place encompassing only the highest quality sustainable urban design, architecture and open spaces within a vibrant, successful and diverse neighbourhood re-integrated with the rest of Barnet's successful city suburbs. Development will incorporate the following urban design principles:

- h) Character – Colindale will have its own distinct identity as a transformed, dynamic and inspirational place incorporating a range of appropriate densities;
- i) Continuity and legibility – Colindale will be easy to understand and navigate for residents, workers and visitors;
- j) Quality public realm – Colindale will have high quality, attractive and successful public spaces and streets;
- k) Ease of movement – Colindale will be easy to get to and move through incorporating a high quality transport interchange as a gateway to the area from Colindale Avenue;
- l) Sustainability – Colindale will be a sustainable place which minimises resource consumption;
- m) Adaptability – Colindale will be a place that can easily respond to changing requirements; and
- n) Diversity – Colindale will be a place which offers variety and choice.

Policy 5.2 Building for Life and lifetime homes

Developments within Colindale will achieve a Building for Life score of 16 or above in order to provide high quality homes within a high quality sustainable environment. Developments will meet the Lifetime Homes Standards and 10% of new housing is designed to wheelchair accessible standards.

Policy 5.3 Building Heights

The height of new buildings in Colindale will take account of accessibility to public transport, shops and services and the height of existing buildings in the vicinity of the proposal site. Guidance on the appropriate height of new buildings is set out in Figure 5.2 (as shown in the AAP submission document) and this should be the starting point for development proposals.

Taller buildings (in excess of 6 storeys) will be located in the most sustainable locations which benefit from good access to public transport facilities and shops and services. The area immediately around Colindale Underground station will become the most sustainable location within the AAP.

Tall buildings will be of excellent design quality in their own right and should enhance the qualities of its immediate location and wider setting. Proposals should demonstrate that the building is attractive and elegant from all significant views and will act as a positive landmark and help aid legibility and orientation. Developers should have regard to 'Guidance on Tall Buildings' by CABI and English Heritage.

Policy 5.4 Internal Building Design

Developments within Colindale will incorporate dual aspect dwellings wherever possible and practical. Where single aspect dwellings are proposed, developers will need to justify their inclusion and should avoid north facing, single aspect dwellings.

Policy 5.5 – Open space and biodiversity in Colindale

Development in Colindale will incorporate the following proposals to create a high quality sustainable and attractive environment, improve the amount and quality of open space and enhance biodiversity in the area, addressing local issues of deficiency and meeting the needs of new residents, families and visitors:

- j) A new local park as part of the redevelopment of the Peel Centre site of approximately 5.0ha (not including land safeguarded for a potential new primary school) to be known as Aerodrome Park;
- k) Significant improvements to Montrose Park;
- l) A network of green routes to connect public open spaces and enhance the biodiversity in Colindale;
- m) New open space piazzas and areas of high quality hard landscaping along Colindale Avenue;
- n) A new tree-lined urban boulevard along Edgware Road;
- o) Improvements to the Silk Stream and immediate surrounding area for biodiversity and leisure;
- p) Protection and enhancement of biodiversity in Colindale and the creation of new habitats;
- q) New open space at the junction of Colindale Avenue, Grahame Park Way and Lanacre Avenue; and
- r) New and improved public open space proposed in the Grahame Park Estate and Beaufort Park outline planning applications.

Policy 5.6 Children's play space and young people's recreation facilities

Developers will be required to make provision for children's play space and young people's recreation facilities based on an assessment of needs generated by the proposed development.

The young people's recreation facilities currently provided at the Barnet College site will be reprovided either on site or at an alternative appropriate location. Young people's recreation facilities will also be provided in Montrose Park and Aerodrome Park and other appropriate locations as agreed by the Council.

A high quality environment							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
Socio - economic							
Population-specific needs	To ensure that development has a regeneration impact and helps to address the specific needs of the local population	0	Low	-	-	-	-
Education and skills	To provide good education and training opportunities which build skills and capacity of the population	0	low	-	-	-	-
Community Engagement	To foster a vibrant and cohesive community that participate in decision-making	+	Medium	Likely	Long term permanent	AAP area	The urban design principles aim to deliver high quality public spaces and streets which encourage community interaction and integration.
Health Provision	To improve health, reduce health inequalities and promote healthy living	+	Medium	Likely	Long term permanent	AAP area	High quality spaces, including childrens' play space, and linked pedestrian routes will encourage healthy lifestyles and healthy leisure activities.
Crime	To reduce crime and the fear of crime	0	Low	-	-	-	-
Housing	To provide everyone with the opportunity to live in a decent affordable home	++	High	Likely	Short - long term permanent	AAP area	Use of Building for Life and Lifetime Homes standards will ensure high standards of residential development in Colindale.
Economic							
Inward Investment	To ensure indigenous inward investment which is environmentally, socially and economically sustainable	0	Low	-	-	-	-
Business Growth	To ensure the potential for creating jobs in Colindale is recognised and provided for	0	Low	-	-	-	-
Employment Opportunities	To ensure local people have access to satisfying opportunities for employment and occupation	+	Low	-	-	-	-
Built Environment							
Sustainable Development and Enhanced Density	To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel	0	Low	-	-	-	-
Open Space	To protect, maintain and enhance the quality of open spaces and ensure effective access to high quality open space across the area	++	High	Likely	Short term	AAP area	The AAP contains proposals to ensure that open space is provided to meet the needs of all current and future residents, enhancing and integrating existing spaces, and providing a new local park as part of a redeveloped Peel Centre site.
Neighbourhood Quality	To improve the quality of life where people live	+	Medium	Likely	Short term	AAP area	Emphasis on high quality design and provision of new open spaces will make neighbourhoods attractive. It will be important to ensure that such spaces are well maintained after they have been delivered.
Public realm quality	Improve the quality of the public realm, creating places that work well, are maintained and managed and are attractive to users	+	High	Likely	Short term	AAP area	High quality design will create attractive developments which encourage neighbourhood pride and ownership of the public realm.
Noise Pollution	To minimise noise pollution, especially around land use interfaces	+	Low	Likely	Short-medium term	AAP area	An enhanced pedestrian network will enhance greater use of traffic-free routes, where they exist.
Local Character	To preserve and enhance the appearance and character of the urban and rural landscape, in keeping with the character of the wider area and to maintain and strengthen local distinctiveness and sense of place	+	Medium	Likely	Short-long term Permanent	AAP area	Colindale's natural environment will be enhanced, and new designs will need to be distinctive. New public spaces will create a new central focus and identity for Colindale.
Historic Environment	To maintain and enhance the historic environment and cultural assets of Colindale, and to preserve and enhance the character and appearance of	0	Low	-	-	-	-

A high quality environment							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
	archaeological sites, historic buildings, conservation areas, parks and gardens and other culturally important features and areas and their settings.						
Natural Environment	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	++	High	Likely	Short term permanent	Silk Stream River and AAP area	The AAP supports improvements to Colindale's existing green spaces, provision of additional green spaces, and greening of other urban areas. It proposes improved access to open spaces through a network of green routes. The AAP recognises the value of Colindale's natural environment to biodiversity, and the role of green routes in creating interlinked wildlife habitats
Transport							
Public Transport	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and on foot	+	Low	-	-	-	Legible routes will encourage travel on foot.
Accessibility	To increase accessibility to and within the site and promote connectivity within the surrounding areas	+	Medium	Likely	Short term permanent	AAP area	High quality urban design will include ease of movement through the AAP area, both through strong physical linkage and a legible environment which encourages journeys on foot.
Natural Resources							
Waste, Recycling and Sustainable Design and Construction	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	+/?	Medium	Likely	Short term permanent	AAP area	High quality design will aim to minimise resource consumption. Provision of new homes in Colindale, however, will undoubtedly increase the strain on local infrastructure, so it will be crucial to ensure that new development is accompanied by requisite waste infrastructure.
Flood risk	To reduce the impact of flooding to people and property of Colindale and minimize the potential for flooding	0	Low	-	-	-	Developments within the vicinity of the Silk Stream River will be designed to resist flooding impacts, as suggested by the Environment Agency, and sustainable design and construction techniques across the AAP area will include sustainable drainage systems. A wider Sustainable Urban Drainage Systems strategy will be required to mitigate the impact of development on the wider catchment area.

A green future for Colindale

Policy 6.1 Energy Hierarchy

Development in Colindale will make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimise emissions of carbon dioxide. The following hierarchy will be used to assess applications:

- Using less energy, in particular by adopting sustainable design and construction measures, in accordance with London Plan Policy 4A.3 and the London Borough of Barnet's SPD on Sustainable Design and Construction (June 2007);
- Supplying energy efficiently, in particular by prioritizing decentralised energy generation, in accordance with London Plan Policy 4A.6 and Policy 6.2 of the AAP to provide a CHP and district heating system; and
- Using renewable energy, in accordance with London Plan Policy 4A.7 and the Council's SPD on Sustainable Design and Construction.

Policy 6.2 CHP and district heating system

All development will be energy-efficient and seek to minimize any wasted heat or power. Development will be required to link in to, and support, a Colindale-wide CHP and district heating system with a central energy centre, likely to be located on the Peel Centre West site. The Council will continue working closely with the GLA and LDA to deliver exemplary levels of sustainability in Colindale.

Policy 6.3 Creating sustainable buildings

Residential development will achieve a minimum of Level 4 as set out in the Code for Sustainable Homes, subject to a viability assessment, and thereafter will keep pace with the government's timetable for development. Code Level requirements will be met through a combination of different possible options. Commercial and community buildings will be required to achieve a BREEAM Excellent rating.

Policy 6.4 Flood risk

All development sites within the Colindale AAP require site specific flood risk assessments (FRAs). The FRA will focus on surface water flooding and have regard to the Strategic Flood Risk Assessment and the Outline Surface Water Strategy carried out for the AAP. Water efficiency initiatives will be included in all new development. Planning permission for residential development on sites wholly or partly within the existing flood zone of the Silk Stream (Flood Zone 2,3 and 4) will not be granted. For development of nonresidential uses on sites that might lie partly in Flood Zone 2 or 3, the sequential approach should be carried out on site to design the development so that buildings and vulnerable uses are kept outside of the flood zones and that the area affected by Flood Zone 2 or 3 can be used as green space or parking.

Policy 6.5 Surface water run-off

All development will have regard to the drainage hierarchy of the London Plan. Developments will incorporate Sustainable Drainage Systems (SUDS) to manage surface water run-off. As part of the FRA (Policy 6.4), developers will carry out ground investigations to check the suitability of SUDS for infiltration and storage. SUDS schemes focusing entirely upon infiltration will not be acceptable due to the presence of London Clay in Colindale.

The following SUDS are acceptable in Colindale:

- Flood storage (retention ponds)
- Permeable paving
- Green roofs
- Rainwater harvesting schemes - water butts installed on new development)

The Council will either enter into S106 discussions with the developer relating to the future maintenance of the SUDS or attach relevant planning conditions.

Policy 6.6 Waste management

Waste management infrastructure will be provided to meet the needs of new residents of Colindale and to support national and regional targets. Suitable waste and recycling storage facilities will be provided in all new, mixed-use developments. The North London Waste Plan (which will form part of Barnet's LDF) will identify suitable sites for managing North London's waste. This includes recycling, composting and using waste to produce energy.

A green future for Colindale							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
Socio-economic							
Population-specific needs	To ensure that development has a regeneration impact and helps to address the specific needs of the local population	0	Low	-	-	-	-
Education and skills	To provide good education and training opportunities which build skills and capacity of the population	0	Low	-	-	-	-
Community Engagement	To foster a vibrant and cohesive community that participate in decision-making	0	Low	-	-	-	-
Health Provision	To improve health, reduce health inequalities and promote healthy living	0	Low	-	-	-	-
Crime	To reduce crime and the fear of crime	0	Low	-	-	-	-
Housing	To provide everyone with the opportunity to live in a decent affordable home	+	Medium	Likely	Short and long term permanent	AAP area	Homes will be built to the highest standards of environmental sustainability, ensuring high levels of energy and water efficiency for all residents.
Economic							

A green future for Colindale							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
Inward Investment	To ensure indigenous inward investment which is environmentally, socially and economically sustainable	+	Medium	Likely	Long term permanent	AAP area and wider	Investment into green industries will support growth in the green economy in North London and wider.
Business Growth	To ensure the potential for creating jobs in Colindale is recognised and provided for	0	Low	-	-	-	-
Employment Opportunities	To ensure local people have access to satisfying opportunities for employment and occupation	+	High	Likely	Long term permanent	AAP area and wider	The construction phases relating to sustainable infrastructure in Colindale will provide jobs there. The opportunity should be taken to ensure that local people have best access to such jobs.
Built Environment							
Sustainable Development and Enhanced Density	To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel	++	High	Likely	Long term permanent	AAP area and wider	A green future for Colindale identifies appropriate sites for intensification of Colindale, and provides the infrastructure to ensure that it functions successfully and sustainably minimisation of water, waste and energy use impacts through sustainable design and support for sustainable technologies such as CHP.
Open Space	To protect, maintain and enhance the quality of open spaces and ensure effective access to high quality open space across the area	++	Medium	Likely	Short term permanent	AAP area and wider	A green future for Colindale protects and enhances the green space around the Silk Stream River as part of natural flood defences.
Neighbourhood Quality	To improve the quality of life where people live	++	Medium	Likely	Short term permanent	AAP area and wider	<i>A green future for Colindale</i> will improve the quality of life for Colindale's residents by providing buildings which are better able to withstand the predicted impacts of climate change, and which support a high quality of life.
Public realm quality	Improve the quality of the public realm, creating places that work well, are maintained and managed and are attractive to users	0	Low	-	-	-	-
Noise Pollution	To minimise noise pollution, especially around land use interfaces	0	Low	-	-	-	-
Local Character	To preserve and enhance the appearance and character of the urban and rural landscape, in keeping with the character of the wider area and to maintain and strengthen local distinctiveness and sense of place	0	Low	-	-	-	-
Historic Environment	To maintain and enhance the historic environment and cultural assets of Colindale, and to preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, parks and gardens and other culturally important features and areas and their settings.	0	Low	-	-	-	-
Natural Environment	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	+	Medium	Likely	Short term permanent	AAP area	A green future for Colindale protects and enhances the green space around the Silk Stream River as part of natural flood defences. The AAP supports sustainable design and construction, and the introduction of sustainable energy technology to minimise as far as possible, energy and water consumption, and waste production in Colindale.
Transport							
Public Transport	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and on foot	0	Low	-	-	-	-
Accessibility	To increase accessibility to and within the site and promote connectivity within	0	Low	-	-	-	-

A green future for Colindale							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
	the surrounding areas						
Natural Resources							
Waste, Recycling and Sustainable Design and Construction	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	+	High	Likely	Short term permanent	AAP area and wider	<i>A green future for Colindale</i> sets Code for Sustainable Homes level 4 across the AAP area, rising to level 6 by 2016, demanding efficient water collection and management as part of sustainable design and construction of residential development, as well as a number of waste management techniques such as sustainable urban drainage systems and grey water re-use, and sustainable energy supply and usage, including CHP plants and energy efficiency levels well above those required by building regulations. The AAP supports household recycling measures and waste infrastructure at sites identified within the North London Waste Plan.
Flood risk	To reduce the impact of flooding to people and property of Colindale and minimize the potential for flooding	++	High	Likely	Short term permanent	AAP area and wider	Flood risk sites are identified in the AAP and appropriate mitigation measures suggested. Flood risk management measures are supported for the Colindale section of the Silk River Stream corridor. The AAP promotes use of sustainable urban drainage systems, and requires that proposed developments can be accommodated by the existing waste infrastructure in the area.

Colindale – wide Policies

Policy 7.1 Housing in Colindale

Around 100 hectares of land is proposed for the development of approximately 10,000 new residential homes within the London Borough of Barnet, as shown in Figure 7.1 (as shown in the AAP submission document). A mix of housing types will be provided in general conformity with the London Plan and the London Borough of Barnet's LDF Core Strategy. Residential densities will vary across the area, in accordance with policies 4.1, 4.2, 4.3 and 4.4, having regard to local characteristics and public transport accessibility.

Policy 7.2 Affordable housing

The Council has a target of 50% affordable housing, in line with the London Plan. The maximum amount of affordable housing will be sought having regard to this target and to a viability assessment. Affordable units should be distributed throughout the site and be well integrated into all new development. The Council will negotiate the ratio of social rented/intermediate housing on a site by site basis having regard to the Council's SPD and the London Plan.

Policy 7.3 Health in Colindale

New health facilities will be provided in the Colindale Avenue Corridor of Change, complemented by reprovided facilities at Grahame Park Estate. The exact requirements will be subject to discussions between the developer, the London Borough of Barnet and Barnet PCT and have regard to the phasing and delivery of proposals within Colindale. Such facilities will provide for primary health care which will comprise general practitioners (GPs), dentistry, pharmacy and a range of community services. Developers should have regard to the Council's SPD on financial contributions for health care services.

Policy 7.4 Neighbourhood Centre in Colindale

A neighbourhood centre will be provided in Colindale Avenue Corridor of Change, incorporating around 5,000 sq m gross of retail space, along with supporting health, leisure and community uses. Such uses will be focused around the public transport interchange and be provided on the Colindale Hospital site, British Library site and Peel Centre West site providing active frontages to a widened Colindale Avenue creating a vibrant and safe place, in accordance with Policy 4.1.

Policy 7.5 Working in Colindale

Development in Colindale will provide between 500-1000 new jobs on the sites identified in Figure 7.6 (as shown in the AAP submission document). Existing and established employment locations on sites other than those identified for redevelopment in the AAP should be retained for employment uses unless it can be demonstrated that sites are genuinely surplus.

Policy 7.6 Learning in Colindale

Development will deliver at least 4 new forms of entry in primary schools within Colindale, either through new schools or expansion/relocation of existing schools. The Barnet College site (subject to the College relocating) and Peel Centre East site are identified to each provide a 2 form entry primary school (420 pupils per school).

Developers will be required to meet the costs associated with meeting the additional need for nursery and school places generated by their development proposals in line with the Council's Contribution to Education SPD.

New buildings for education uses in Colindale will be of the highest quality of design befitting their important community function. They will be prominent buildings and fully integrated into the local environment.

Colindale-wide policies	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
Socio - economic							
Population-specific needs	To ensure that development has a regeneration impact and helps to address the specific needs of the local population	+	Medium	Likely	Long term permanent	AAP area and wider	The AAP supports delivery of 50% affordable housing, and a range of types consistent with Barnet's LDF Core Strategy and the London Plan. A neighbourhood centre is planned, to containing 5,000sqm retail space to meet local need.
Education and skills	To provide good education and training opportunities which build skills and capacity of the population	++	High	Likely	Long term permanent	AAP area and wider	The AAP establishes sites for at least 4 new forms of entry in primary schools within Colindale, through expansion of existing facilities and provision of new ones.
Community Engagement	To foster a vibrant and cohesive community that participate in decision-making	0	Low	-	-	-	-
Health Provision	To improve health, reduce health inequalities and promote healthy living	+	High	Likely	Short – long term permanent	AAP area and wider	New health facilities are provided at Colindale Avenue, with reprovided facilities at Grahame Park.
Crime	To reduce crime and the fear of crime	0	Low	-	-	-	-
Housing	To provide everyone with the opportunity to live in a decent affordable home	++	High	Likely	Short – long term permanent	AAP area	The AAP provides for around 9,500 units of residential growth from the four Corridors of Change up to 2021. The AAP complies with the Barnet's and the London Plans' policies regarding affordable housing (50%) and housing mix.
Economic							
Inward Investment	To ensure indigenous inward investment which is environmentally, socially and economically sustainable	0	Low	-	-	-	-
Business Growth	To ensure the potential for creating jobs in Colindale is recognised and provided	++	High	Likely	Long term permanent	AAP area and wider	The AAP provides development for 500 – 1000 new jobs within Colindale, and safeguards existing jobs on sites which are identified for

Colindale-wide policies							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
	for						redevelopment.
Employment Opportunities	To ensure local people have access to satisfying opportunities for employment and occupation	++	Medium	Likely	Long term permanent	AAP area and wider	New employment opportunities are identified at Colindale Avenue, Grahame Park Way and Beaufort Park as part of shops and services there.
Built Environment							
Sustainable Development and Enhanced Density	To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel	0	Low	-	-	-	-
Open Space	To protect, maintain and enhance the quality of open spaces and ensure effective access to high quality open space across the area	0	Low	-	-	-	-
Neighbourhood Quality	To improve the quality of life where people live	+	Medium	Likely	Long term permanent	AAP area	The AAP provides for a number of new services to meet community need.
Public realm quality	Improve the quality of the public realm, creating places that work well, are maintained and managed and are attractive to users	0	Low	-	-	-	-
Noise Pollution	To minimise noise pollution, especially around land use interfaces	0	Low	-	-	-	-
Local Character	To preserve and enhance the appearance and character of the urban and rural landscape, in keeping with the character of the wider area and to maintain and strengthen local distinctiveness and sense of place	0	Low	-	-	-	-
Historic Environment	To maintain and enhance the historic environment and cultural assets of Colindale, and to preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, parks and gardens and other culturally important features and areas and their settings.	0	Low	-	-	-	-
Natural Environment	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	0	Low	-	-	-	-
Transport							
Public Transport	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and on foot	0	Low	-	-	-	-
Accessibility	To increase accessibility to and within the site and promote connectivity within the surrounding areas	0	Low	-	-	-	-
Natural Resources							
Waste, Recycling and Sustainable Design and Construction	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	0	Low	-	-	-	-
Flood risk	To reduce the impact of flooding to people and property of Colindale and minimize the potential for flooding	0	Low	-	-	-	-

Delivery and monitoring

Policy 8.1 The Council's Powers and Resources in Colindale

The Council, along with the GLA group, will ensure that their policies and resources promote the implementation of this Plan. The AAP provides the development plan framework within which all future planning applications will be determined, and each application will need to demonstrate to the Council and GLA group how the proposed development will help realise the visions and objectives contained within the AAP.

Policy 8.2 Partnership working in Colindale

The Council will work with partners, landowners and other stakeholders to secure the implementation of the policies in the Colindale AAP. The Council will continue to coordinate regular meetings of the Colindale AAP Stakeholder Group and consult with local residents and the wider growing community throughout the life of the AAP to help deliver the vision, objectives and policies.

Policy 8.3 Planning obligations in Colindale

The Council will seek to ensure, through the use of conditions and/or planning obligations, that new development provides for the planning benefits which are necessary to support and serve proposed new development in Colindale. The pooling of contributions for necessary transport and community infrastructure will be required having regard to the relative priorities for planning obligations for each Corridor of Change. Where necessary, the Council will require an open book approach from developers when discussing and negotiating planning obligations with the Council.

Policy 8.4 Phasing and coordination of Development in Colindale

The Council will keep the supply of land and physical and social infrastructure under regular review to ensure that development proceeds in a well-phased and co-ordinated fashion. The Council will seek to manage development so that it is phased around the broad indicative targets as shown in the phasing plan to help deliver new development in Colindale.

Policy 8.5 Monitoring Development in Colindale

The Council, as part of its Annual Monitoring Report, will monitor and measure progress against the monitoring frameworks contained within this AAP. The Council will involve the Colindale AAP Stakeholder Group in this review process and consider any policy adjustments needed to keep the plan on track to help deliver the overall targets set out in this AAP.

Delivery and monitoring	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
Socio - economic							
Population-specific needs	To ensure that development has a regeneration impact and helps to address the specific needs of the local population	+	Medium	Likely	Long term permanent	AAP area and wider	The AAP ensures that development is used to fund community and transport infrastructure, and is phased so as not to overburden local services.
Education and skills	To provide good education and training opportunities which build skills and capacity of the population	0	Low	-	-	-	-
Community Engagement	To foster a vibrant and cohesive community that participate in decision-making	+	Medium	Likely	Medium term	AAP area	The AAP will promote partnership between service providers, developers and the local community, ensuring greater participation in local decision-making processes regarding new development.
Health Provision	To improve health, reduce health inequalities and promote healthy living	0	Low	-	-	-	-
Crime	To reduce crime and the fear of crime	0	Low	-	-	-	-
Housing	To provide everyone with the opportunity to live in a decent affordable home	0	Low	-	-	-	-
Economic							
Inward Investment	To ensure indigenous inward investment which is environmentally, socially and economically sustainable	0	Low	-	-	-	-
Business Growth	To ensure the potential for creating jobs in Colindale is recognised and provided for	0	Low	-	-	-	-
Employment Opportunities	To ensure local people have access to satisfying opportunities for employment and occupation	0	Low	-	-	-	-
Built Environment							
Sustainable Development and Enhanced Density	To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel	+	High	Likely	Long term permanent	AAP area	Monitoring over the long term will allow for policy adjustments to reflect changing sustainability targets recommended by national and regional policy bodies.
Open Space	To protect, maintain and enhance the	0	Low	-	-	-	-

Delivery and monitoring							
	Scoping report objective	Overall score	Significance	Likelihood	Phasing and permanency	Geographical scale of impact	Justification
	quality of open spaces and ensure effective access to high quality open space across the area						
Neighbourhood Quality	To improve the quality of life where people live	0	Low	-	-	-	-
Public realm quality	Improve the quality of the public realm, creating places that work well, are maintained and managed and are attractive to users	0	Low	-	-	-	-
Noise Pollution	To minimise noise pollution, especially around land use interfaces	0	Low	-	-	-	-
Local Character	To preserve and enhance the appearance and character of the urban and rural landscape, in keeping with the character of the wider area and to maintain and strengthen local distinctiveness and sense of place	0	Low	-	-	-	-
Historic Environment	To maintain and enhance the historic environment and cultural assets of Colindale, and to preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, parks and gardens and other culturally important features and areas and their settings.	0	Low	-	-	-	-
Natural Environment	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	0	Low	-	-	-	-
Transport							
Public Transport	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and on foot	0	Low	-	-	-	-
Accessibility	To increase accessibility to and within the site and promote connectivity within the surrounding areas	0	Low	-	-	-	-
Natural Resources							
Waste, Recycling and Sustainable Design and Construction	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	0	Low	-	-	-	-
Flood risk	To reduce the impact of flooding to people and property of Colindale and minimize the potential for flooding	0	Low	-	-	-	-



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practitioners



70 Cowcross Street
London EC1M 6EJ
Telephone: 020 7253 2223
Fax: 020 7253 2227
www.urbanpractitioners.co.uk