



**Draft Supplementary Planning
Document (SPD)**
Sustainable Design and Construction
Sustainability
Appraisal Report

ARUP

**Lancefield
Consulting**

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Non Technical Summary

The purpose of this document is to outline the approach to assessment of the social, economic and environmental effects of the Council's draft Supplementary Planning Document on Sustainable Design and Construction. This document sets out the methodology and outcomes of the Sustainability Appraisal of the SPD on Sustainable Design and Construction. The Sustainability Appraisal reflects best practice advice contained in *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – Guidance for Regional Planning Bodies and Local Planning Authorities (November 2005)*.

The aim of the SPD on Sustainable Design and Construction is to set out a clear and consistent interpretation of sustainable development within the London Borough of Barnet, how this manifests itself in terms of sustainable design in general and then to provide more detailed guidance on environmental design standards that are expected. The main objectives of the SPD are:

- providing the framework for delivery of sustainable development in Barnet
- setting the standards for delivery of sustainable development in Barnet
- engaging effectively to deliver sustainable development in Barnet
- identifying information to enable effective delivery of sustainable development in Barnet

The SPD will influence all aspects of the built and natural environments within Barnet, wherever new development takes place. In respect to the environment alone, it is predicted that without implementation of the SPD resource consumption would continue to increase. There are, however, no specific environmental problems that the SPD is seeking to address; the purpose of implementing the SPD is simply to protect and enhance what already exists.

The remit of the SPD represents all aspects of the environment and to this end it seeks to facilitate delivery of all relevant environmental objectives and standards that exist at national, regional and local level. It will do this by identifying minimum performance standards across all the environmental issues likely to be encountered by designers when putting together proposals and strategies for new development for which planning permission will need to be obtained. The outcome of implementing the SPD is expected to be an increase in the quality of the natural and built environments and the environmental performance of buildings for all new development. In time this will improve the general quality of the environment within Barnet and improve the quality of life for the resident community and any visitors and workers in the Borough.

The Sustainability Appraisal of the SPD on Sustainable Design and Construction has identified improvements to the original drafting which have now been incorporated into the SPD in order to mitigate any potential adverse effects. In conclusion this SA provides a positive picture of the social, economic and environmental effects of adoption and implementation of this planning guidance.

CONSULTATION ON THE DRAFT SPD

This Draft Sustainable Design and Construction Supplementary Planning Document is placed on public consultation for six weeks from 23 November 2006 until 5.00pm on 10 January 2007. Comments can be made online (www.barnet.gov.uk) and should be sent to:

Planning Policy Team
Planning and Environmental Protection Service
7th Floor
Barnet House,
1255 High Road
Whetstone
London
N20 OEJ

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

In order for the Council to speedily respond to representations, the electronic submission of comments is strongly encouraged.

Further copies of the Supplementary Planning Document and Sustainability Appraisal are available from the Council's website and at all local libraries in the Borough.

There will be a Planning and Development Forum held to discuss the document on 12 December 2006 – for more information contact the Planning Policy Team.

WHAT HAPPENS NEXT?

The Council will produce a report summarising the main issues raised following the public consultation. The report will set out the Council's response to each representation and will be submitted for approval by Cabinet before adoption. The Council will inform persons who have made representations of its proposed response prior to the Cabinet meeting.

1 Introduction

1.1 Background

The Planning & Compulsory Purchase Act 2004 (“the Act”) introduced a new system of plan making in England. The key outcome of the Government’s changes is the Local Development Framework (LDF). The LDF is a portfolio of planning documents prepared by a Council, which collectively will deliver the planning strategy for Barnet. The documents which will comprise London Borough of Barnet’s (the Council’s) LDF are:

Local Development Documents (LDDs)

- Development Plan Documents (DPDs), which will include the following:
 - » Core Strategy
 - » Site Development Policies
 - » Area Action Plans for Colindale and Mill Hill East
 - » Joint Waste DPD for North London
 - » Proposals Map
- Supplementary Planning Documents (SPDs)
 - » Planning Obligations
 - » Contributions to Life Long Learning from Development
 - » Affordable Housing
 - » Contributions to Culture, Recreation and Open Spaces from Development
 - » Contributions to Transport and Infrastructure from Development
 - » Contributions to Health Facilities from Development
 - » *Sustainable Design and Construction*
- Statement of Community Involvement
- Annual Monitoring Report

The Sustainable Design and Construction SPD is an LDD within the LDF. For clarity the Council has in this document amended Government advice about LDDs so that it specifically refers to SPDs.

More information on the LDF can be obtained in the Barnet Local Development Scheme (LDS) at http://www.barnet.gov.uk/environment_transport/udp/lfs/index.php3. The Barnet LDS is a work programme for preparing the LDF and has been adopted by the Council.

In March 2001 the Council published a Sustainability Appraisal of the Revised Deposit Draft UDP. The production of this document was guided by the following DoE/DETR publications – Environmental Appraisal of Development Plans – A Good Practice Guide (1992); Policy Appraisal and the Environment (1998); and Planning for Sustainable Development – Towards Better Practice (1998). This guidance has now been superseded by Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance for Regional Planning Bodies and Local Planning Authorities (2005).

1.2 Purpose of this Sustainability Appraisal

The goal of sustainable development is to enable all people to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life for future generations. It is about considering the long term social, economic and environmental issues and impacts in an integrated and balanced way.

The purpose of the Sustainability Appraisal process is to promote sustainable development through better integration of sustainable considerations into the preparation and adoption of planning documents. As sustainable design is an important means to achieve sustainable

development and may therefore have significant social, economic and environmental benefits, the Council considers it appropriate to carry out a Sustainability Appraisal.

Sustainability Appraisal is a requirement under the Planning and Compulsory Purchase Act 2004 for Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) that comprise a Local Development Framework.

The purpose of this Report is to assess the social, economic and environmental effects that may arise from the Council's draft SPD on Sustainable Design and Construction.

1.3 Key Requirement for Sustainability Appraisal (SA)

A Sustainability Appraisal is a systematic process that attempts to predict and assess the economic, environmental and social effects that may arise from the Local Development Document (in this instance an SPD). The SA should:

- Take a long-term view of how the area covered by the SPD is expected to develop, taking account of social, environmental and economic effects of the proposed plan;
- Provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies;
- Reflect global, national and local concerns;
- Provide an audit trail of how the SPD has been revised to take account the findings of the SA;
- Form an integral part of all stages of plan preparation, and incorporate the requirements of the European Directive (2001/42/EC) "on the assessment of the effects of certain plans and programmes on the environment", the SEA Directive.

The Office of the Deputy Prime Minister (ODPM) guidance Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents states that "the different forms of SPD that may be prepared will necessitate a relatively flexible approach to sustainability appraisal (SA) to ensure that it is appropriate and relevant". The Guidance further states that: "A SA need not be done in any more detail, or using more resources, than is useful for its purpose".

1.4 Structure and Contents of Sustainability Appraisal

This document first sets out the approach taken to undertaking the Appraisal in accordance with the relevant guidance. This is followed by setting out the nature and objectives of the supplementary planning document which is being appraised. A Sustainability Framework is then proposed for assessing the likely impacts of implementation of the SPD followed by the detailed appraisal itself.

2 Sustainability Appraisal and Strategic Environmental Assessment

Sustainable development is a key consideration for policy makers at a local, national and international level. A commonly used definition of sustainable development is:

'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (Brundtland Commission, 1987)

In May 1999, the Government published its strategy for sustainable development, "A Better Quality of Life: a strategy for sustainable development for the UK", that set out principles of sustainable development, the priorities for action in the UK together with key actions and commitments.

The 1999 strategy identified four high level objectives for sustainable development, namely:

- Social progress which recognises the needs of everyone;
- Maintenance of high and stable levels of economic growth and employment;
- Effective protection of the environment;
- Prudent use of natural resources.

The UK Government has recently updated its sustainable development strategy and has published Securing the Future, March 2005. The 2005 strategy identifies a set of five guiding principles to form the basis of policy in the UK, and include:

- Living within environmental limits;
- Ensuring a strong, health and just society;
- Achieving a sustainable economy;
- Promoting good governance;
- Using sound science responsibly.

Four priority areas for immediate action were identified:

- **Sustainable consumption and production** – achieving more with less, by looking at how goods and services are produced and the impacts of products and materials across their life-cycles. This also considers means of reducing inefficient use of resources which are a drag on the economy and to break the link between economic growth and environmental degradation.
- **Climate change and energy** – seek to secure a profound change in the way we generate and use energy, and in other activities that generate these gases.
- **Natural resource protection and environmental enhancement** – a better understanding of environmental limits, environmental enhancement and recovery where the environment is most degraded is required to ensure a decent environment for everyone and a more integrated policy framework.
- **Sustainable communities** – creating communities that embody the principles of sustainability at a local level by giving communities more power and say in the decisions that affect them, and working in partnership at the right level to get things done.

2.1 Sustainability Appraisal

Sustainability Appraisal (SA) is an iterative process that identifies and reports on the likely significant effects of a plan by testing various options against a series of environmental, social and economic objectives which define sustainable development. This process, which

can identify issues to be addressed as well as enhancement opportunities, enables the options to be modified as necessary to ensure that the preferred option (and the eventual plan and in this case the SPD) reflects sustainability objectives and therefore contributes to the reasoned justification of its soundness.

In the context of the Local Development Framework:

“The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. It should be viewed as an integral part of good plan-making and should not be seen as a separate activity”

SA can help planning authorities to fulfil the objective to promote sustainable development in the preparation of plans, and the 2004 Act makes SA mandatory for all Development Planning Documents.

2.2 Strategic Environmental Assessment

The European Directive 2001/42/EC (SEA Directive) came into effect in the UK from the 21st July 2004 in the form of *The Environmental Assessment of Plans and Programmes Regulations 2004* (SI2004/1633). These regulations require that a Strategic Environmental Assessment (SEA) is undertaken on a range of plans and programmes, including certain planning documents. The objective of the SEA Directive is:

“to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans ... with a view to promoting sustainable development” (Article 1, SEA Directive).

Annex II of the SEA Directive suggests the significance of effects of a plan relate to the characteristics of the plan as well as its implications. Annex II defines the criteria for determining the likely significance of a plan in regard to the following characteristics:

- The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.
- The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.
- The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.
- Environmental problems relevant to the plan or programme.
- The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

In relation to these characteristics it is clear the proposed SPD could have a significant impact and influence. When preparing SPDs, planning authorities must conduct an environmental assessment in accordance with the SEA Directive.

2.3 SA and SEA Combined Process

Although the requirement to carry out an SA and an SEA are distinct, the ODPM has proposed that it is possible to satisfy both through a single appraisal process. They have produced guidance to ensure SAs meet the requirements of the SEA Directive whilst widening the Directive's approach to include economic and social issues as well as environmental. This process is outlined in the ODPM Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents - Guidance for Regional Planning Bodies and Local Planning Authorities November 2005. The guidance proposes that where

reference is made to SA (in the application to LDFs) it should be taken to include the requirements of the SEA Directive.

The combined approach will be applied to the SPD on Sustainable Design and Construction. This will ensure that significant effects arising are either avoided or mitigated and identify requirements for monitoring the implementation of the SPD following its adoption.

Additional relevant guidance on the SA process can be found in:

- Environmental Assessment of Plans and Programmes Regulations, 2004; and
- OPDM (September 2005) A Practical Guide to the Strategic Environmental Assessment Directive

2.4 Key Stages of the SA Process

The SA process as defined in 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, 2005' must be applied to the SPD and outlined below:

- **Stage A:** Setting the context and SA objectives, establishing the baseline and deciding on the scope;
- **Stage B:** Developing and refining options and assessing effects;
- **Stage C:** Preparing the Sustainability Appraisal Report;
- **Stage D:** Consulting on the draft SPD and the Sustainability Appraisal Report; and
- **Stage E:** Monitoring implementation of the SPD.

2.5 Stage A - Scoping Methodology

The purpose of this Scoping Report is to set the scope for the SA of the SPD, and with its consultation, represents Stage A of the SA process. It consists of a number of tasks:

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope:

- 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; and
- A5: Consulting on the scope of the SA.

2.6 Stage B – Developing and Refining Options and Assessing Effects

Stage B comprises 6 sub-stages, as follows:

- B1: Testing the SPD objectives against the SA framework
- B2: Developing the SPD options
- B3: Predicting the effects of the draft SPD
- B4: Evaluating the effects of the draft SPD
- B5: Considering ways of mitigating adverse effects and maximising beneficial effects
- B6: Proposing measures to monitor the significant effects of implementing the SPD

2.7 Stages C and D – Report Production and Consultation

Stage C involves drafting the Sustainability Appraisal Report which sets out the conclusions from Stages A and B. This Report represents the output of Stage C.

Stage D represents a public consultation process on both the draft SPD and the associated Sustainability Appraisal and identifying any changes that may be required.

2.8 Stage E - Annual Monitoring Report

The new planning system has introduced the requirement to produce an Annual Monitoring Report (AMR). This will be the means of monitoring the SA indicators identified, on a regular basis. As well as the baseline information included in this report, a considerable amount of research is being undertaken, which will form the evidence base for the LDF. The results of this research will be fed into the SA process and AMRs when available.

3 Strategic Objectives of SPD on Sustainable Design and Construction

The SPD on Sustainable Design and Construction will provide further guidance on the policies in Barnet's UDP. Both PPS1 and the UDP recognise the importance of design to achieving sustainable development. The SPD will therefore provide guidance on the standards of design expected by the council in respect of all new development within the Borough.

3.1 Objectives of SPD

The objectives of the SPD on Sustainable Design and Construction are:

1. **Providing the framework for delivery of sustainable development in Barnet**

PPS1 provides national guidance on how sustainable development should be defined by the planning system, but recognises that this needs to be interpreted in each local planning area. The Barnet UDP provides policy for the Borough which demarcates areas for protection, enhancement and growth. The SPD will provide further clarification on how sustainable development should be understood for those different areas.

2. **Setting the standards for delivery of sustainable development in Barnet**

National guidance recognises the importance of design to achieve sustainable development. The SPD on Sustainable Design and Construction will represent a significant part of the portfolio of supplementary documents to provide guidance on the council's requirements and objectives for new development. While the SPD will address the full remit of sustainability issues that are relevant to the design of new development, it will focus on environmental objectives. It will provide guidance on standards that should be achieved for good and best practice in environmental design and construction management and, where appropriate, how such standards can be achieved.

3. **Engaging effectively to deliver sustainable development in Barnet**

PPS1 and the Barnet Statement of Community Involvement recognise the importance of consultation and engagement between all parties either promoting or affected by the development process. The SPD will set out how the council should be consulted in respect of design issues on new proposals in order to facilitate an optimum outcome for all involved.

4. **Identifying information to enable effective delivery of sustainable development in Barnet**

The SPD will identify for different scales of development what information will be required by the council in order to facilitate effective and speedy determinations of planning applications.

4 Validating the Sustainability Appraisal Framework

The SA Framework, which was developed in the SA Scoping Report, provides a way in which sustainability effects can be described, analysed and compared. It is central to the SA process. The SA Framework consists of Sustainability Objectives which, where practicable, may be expressed in the form of targets, the achievement of which is measurable using indicators. Objectives and indicators can be revised as baseline information is collected and sustainability issues and problems are identified, and can be used in monitoring the implementation of the SPD.

In accordance with the SEA Directive, the SA Framework was derived from an analysis of the existing situation within Barnet and the likely sustainability issues that may be influenced by the implementation of the SPD.

Being an SPD on Sustainable Design and Construction the SPD will influence all aspects of the social, environmental and economic conditions of the Borough of Barnet. In respect particularly of the environment, the SPD will influence the character, quality and resource consumption by the built environment in Barnet and the quality of the natural environment. Without the SPD, the natural evolution of these factors will almost certainly lead to continued increases in resource consumption and may lead to a reducing quality of the environment through increases in road traffic within the Borough.

The landscape and Townscape of Barnet can be categorised into three different types and are dispersed across the Borough. These are natural areas of existing countryside and protected undeveloped land, areas of high quality residential housing and urban areas of higher densities or brownfield land. All these areas will be affected by the SPD.

There are no specific problems which are relevant to the SPD. The purpose of adopting an SPD in Sustainable Design and Construction is rather to improve on what already exists in terms of its environmental quality, environmental performance and contribution to the quality of life within the Borough in the light of modern understanding and best practice in relation to design and construction. This needs to be done without detriment to the local economy.

Based on the above considerations, the Sustainability Objectives which have been developed are distinct from the objectives of the SPD, though they may in some cases overlap with them. They provide a way of checking whether the SPD objectives are the best possible ones for sustainability, and can be seen as a methodological yardstick against which the social, environmental and economic effects of the SPD can be tested. The sustainability objectives against which this report has been assessed are outlined as follows:

Social

1. Increase quality of life for residents and visitors to the London Borough of Barnet

This covers a wide remit of issues, from community cohesion, through to safety and security, disabled access, health, and access to services and amenities. It can be measured by reference to people's perceptions of whether their quality of life has improved or not within the Borough.

2. Seek to ensure minimal conflict with planning and policy objectives which seek to protect historic heritage

Heritage issues are very important in Barnet. In seeking innovation to improve the quality of the environment in new development, it is vitally important to respect the existing heritage and ensure that new technology is sensitive to the history of the Borough.

3. Be compatible with other housing objectives

There is a London-wide need for housing, which manifests itself in Barnet as strongly as anywhere else. The UDP and the London Plan seek to address housing needs. The council has produced an SPD on Affordable Housing which sets out the Boroughs objectives in this respect and it is important for the SPD on Sustainable Design and Construction to be compatible with these housing objectives.

4. Assist with engagement between developers, communities and the Council

PPS1 recognises that a critical component of the delivery of sustainable development is to ensure that those affected by change are consulted and have the opportunity to contribute and influence the manner in which change (generally new development) happens.

Economic

5. Promote local innovation in design

It is important for any guidance which has a close relationship with technological development to be supportive of innovation which can be exported and thereby enhance the growth and development of the local economy.

6. Promote the use and trial of new technology

The SPD on Sustainable Design and Construction should seek to promote practical implementation of new technologies in order to stimulate local markets in technologies that have better environmental performance and characteristics.

7. Not hinder the development process

Clearly any guidance which seeks to improve standards has to be sensitive to what is achievable and work with the process of economic development rather than hinder new development.

Environmental

8. Improve the environmental quality of the urban fabric of Barnet

A key aim of the SPD must be to maintain and improve the experiential quality of the built environment for residents, workers and visitors to Barnet, including such issues as air quality, noise and microclimate.

9. Enhance protection of the natural environment within Barnet

There are many other aspects of the built and natural environments which are not as perceptually obvious, but which need protecting for their innate value and the contribution they provide to the health and well-being of residents. These include the local biodiversity and health of the local ecology, water quality and management of surface waters.

10. Minimise growth in resource use and ensure that this does not increase at the same rate as population growth within the Borough

A key part of sustainable development is to ensure that we are prudent in the use of natural resources and seek to minimise consumption and waste wherever practicable. The SPD should therefore be aiming to reduce energy consumption within the Borough, reduce emissions of carbon dioxide, reduce water consumption, reduce waste generation and increase levels of reuse and recycling of materials.

Integrated

11. Maintain a high quality and high speed development control process

The development control process is critical to the delivery of new development in the Borough. The SPD will need to operate in support of this and not hinder either the quality or rate of new development.

4.1 Consultation Responses on SA Scoping Report

The above framework was provided in the SA Scoping Report and sent out for consultation to the following consultees:

Statutory Consultees

- Environment Agency
- Countryside Agency
- English Nature
- English Heritage

Non-statutory consultees

- Greater London Authority
- Government Office for London
- London Borough of Enfield
- London Borough of Haringey
- London Borough of Camden
- London Borough of Brent
- London Borough of Harrow
- Hertfordshire County Council
- Hertsmere District Council

Consultation responses have been received from the following parties, with the associated summary of the responses given:

▪ **Countryside Agency**

- » The CA has stressed the importance of open spaces and access to open spaces for amenity, as well as improvements in the transport networks (in particular cycle routes and footpaths) and proposed referencing to PPG17.
- » The CA has proposed that in monitoring performance of the SPD, consideration may be given to assessing net loss/gain of open or green space through new development.

No changes have been made to the Sustainability Framework arising from the Countryside Agency's response, but additional indicators have been suggested for monitoring the performance of the SPD.

▪ **English Heritage**

- » English Heritage has suggested that greater emphasis be given to ensuring that heritage impacts of the SPD are addressed within the SA process and provided some alternative sustainability objectives which would relate to the social component.
- » English Heritage has recommended that the SPD and the SA process be reviewed by the council's own conservation staff.

- » No changes have been made to the Sustainability Framework arising from English Heritage's response. Changes have, however, been made to the proposed monitoring framework to ensure that the potential impact on historic heritage is satisfactorily monitored.

5 Task B1 – Testing the draft SPD Objectives against the SA Framework

The objectives of the SPD set out what it is aiming to achieve in spatial planning terms and set the context for development options for the SPD. It is important for the objectives of the SPD to be in accordance with sustainability principles and they should therefore be tested for compatibility with the SA objectives. This will help in refining the SPD objectives as well as in identifying options. The SPD objectives also need to be consistent with each other, and the SA objectives will be one way of checking this. Where there is conflict between objectives, the LPA will need to reach a decision on priorities. The effects of SPD objectives against sustainability objectives are recorded as being:

- (+) compatible / complementary
- (--) incompatible / potential conflict
- (0) having no effect
- (?) uncertain effect

Table 1 – Testing SPD Objectives against Sustainability Objectives

Sustainability Objectives		Sustainable Design and Construction SPD Objectives			
		Providing the framework for delivery of sustainable development in Barnet	Setting the standards for delivery of sustainable development in Barnet	Engaging effectively to deliver sustainable development in Barnet	Identifying information to enable effective delivery of sustainable development in Barnet
Social					
1	Increase quality of life for residents and visitors to the London Borough of Barnet	+	+	+	+
2	Seek to ensure minimal conflict with planning and policy objectives which seek to protect historic heritage	+	?	+	+
3	Be compatible with other housing objectives	+	+	+	+
4	Assist with engagement between developers, communities and the Council	+	+	+	+
Economic					
5	Promote local innovation in design	+	?	+	+
6	Promote the use and trial of new technology	+	+	+	+
7	Not hinder the development process	+	?	+	+
Environmental					
8	Improve the environmental quality of the urban fabric of Barnet	+	+	+	+

		Sustainable Design and Construction SPD Objectives			
9	Enhance protection of the natural environment within Barnet	+	+	+	+
10	Minimise growth in resource use and ensure that this does not increase at the same rate as population growth within the Borough	+	+	+	+
Integrated					
11	Maintain a high quality and high speed development control process	+	?	+	+

Table 2 – Commentary on matrix provided in Table 1

Sustainability Objectives		Impact of SPD on meeting the Sustainability Objectives	Amendment required to drafting of SPD?
Social			
1	Increase quality of life for residents and visitors to the London Borough of Barnet	The SPD will seek to ensure that new development is built to high urban and architectural design standards to create places and buildings in which the people of Barn can take pride. For this reason, the SPD covers the full remit of sustainable design principles and not just environmental design considerations.	No
2	Seek to ensure minimal conflict with planning and policy objectives which seek to protect historic heritage	There is the potential for higher environmental standards to conflict with historic heritage objectives. Implementation of the SPD will therefore need to be sensitive to such aspirations, particularly within conservation areas, and this should be made explicit in the SPD itself.	Yes – minor amendments required
3	Be compatible with other housing objectives	So long as the SPD does not hinder the delivery of new development (see Sustainability Objective 7 below), then all aspects of the SPD should be compatible with the objectives of the Barnet SPD on Affordable Housing. The UDP and the London Plan seek to address housing needs.	No
4	Assist with engagement between developers, communities and the Council	The SPD will provide a focus for discussion between developers, communities and the council, representing in effect an agenda of design criteria sought by the council for all new development.	No
Economic			
5	Promote local innovation in design	In setting minimum standards, there is always a risk that developers and planning applicants will simply seek to achieve the minimum required. To this end, the onus on the SPD will be to set demanding standards which focus on performance, leaving scope for innovation to achieve the desired performance.	Need to review Essential Standards to ensure they focus on performance
6	Promote the use and trial of new	The standards in the SPD should be sufficiently aspirational so	No

Sustainability Objectives		Impact of SPD on meeting the Sustainability Objectives	Amendment required to drafting of SPD?
	technology	as to drive forward the specification and implementation of new technology, which in turn should provide an incentive for a market in such technologies.	
7	Not hinder the development process	It is likely to be argued that higher standards will cost more and thereby hinder the delivery of new development. This may be the case in the very short-term and application of the SPD should be sensitive to this. In the long term, this argument does not hold as any higher development costs will simply be reflected in an adjustment in land values.	SPD contains section on feasibility studies to provide developers with ability to argue for lenience where appropriate
Environmental			
8	Improve the environmental quality of the urban fabric of Barnet	This represents a key underlying aim of the SPD, with a sizeable proportion of the SPD setting out the council's objectives for an improved environment in Barnet.	No
9	Enhance protection of the natural environment within Barnet	This represents a key underlying aim of the SPD, with a sizeable proportion of the SPD setting out the council's objectives for protection of the natural environment in Barnet.	No
10	Minimise growth in resource use and ensure that this does not increase at the same rate as population growth within the Borough	This represents a key underlying aim of the SPD, with a sizeable proportion of the SPD setting out the council's objectives for achieving more efficient use of resources in Barnet.	No
Integrated			
11	Maintain a high quality and high speed development control process	The SPD will provide a clear interpretation of sustainable development for developers and communities in Barnet and should thereby facilitate discussion and negotiation between all stakeholders during planning determinations.	Appended to the SPD are checklists to help the planning process.

6 Task B2 – Developing the SPD Options

The guidance on sustainability appraisals recommends that the council develop options for the SPD, in order to test whether the suggested draft SPD is the best solution for achieving sustainable development. The following distinct options have been identified:

OPTIONS

A. No SPD

Do not adopt an SPD on Sustainable Design and Construction, but rather simply rely on existing policies in the UDP and the London Plan.

B. SPD with no essential standards

Provide an SPD which considers all the sustainable design issues, but sets no design standards.

C. Environmental Design SPD

Provide an SPD which only focuses on environmental design parameters.

D. Comprehensive SPD

Provide a comprehensive SPD which sets out minimum design standards for all sustainable design issues – social, environmental and economic.

E. Hybrid SPD

Provide the SPD as drafted, which includes strategic consideration of the social and economic influences on design and then provides detailed standards on environmental design performance.

7 Task B3 – Predicting the effects of the draft SPD

The purpose of Task B3 is to appraise the options that are being considered for the SPD. The guidance suggests that potential effects need to be quantified where possible, or a judgement made where this is not possible. In this instance the methodology is based on a judgement of the comparative performance of the different options under consideration.

7.1 Methodology

The methodology that has been chosen to predict the potential effect of the draft SPD is to carry out a comparison between the various options identified under Task B2. Given that the focus of the SPD is Sustainable Design and Construction and the whole intention of the SPD is to deliver more sustainable development within Barnet, the SPD therefore touches upon all issues related to sustainable development. In trying to predict the effects of the SPD, the aim is therefore to identify which option might best deliver the objectives of the SPD as determined by the SA sustainability objectives. It is not possible to carry out a precise prediction of the actual impact of the SPD across all issues. Such assessment can only be done over the course of time through monitoring the effects of implementing the SPD. On this basis, a comparative approach has been taken on the basis that, through expert deduction and the experience of the council's planning officers, it would be possible to ascertain which, from several options, would be preferable.

7.2 Assessment

A matrix is provided below, which considers each Option (A to E), as identified in Section 6, against the Sustainability Objectives. As stated, a judgement has been made on how each option will perform against each of the earlier defined Sustainability Objectives. (+) indicates that a definite improvement in the current situation will be achieved against the relevant Objective. (--) indicates that the SPD will not help achieve the Sustainability Objective and (?) indicates that no judgement can be made at this time.

Table 3 – Assessment of Options

The effects of sustainability objectives against SPD options are recorded as being:

- (+) compatible / complementary
- (--) incompatible / potential conflict
- (0) having no effect
- (?) uncertain effect

Table 3 – Assessment of Options

Sustainability Objectives		Option A No SPD	Option B SPD with no Essential Standards	Option C Environmental Design SPD	Option D Comprehensive SPD	Option E Hybrid SPD
	Social					
1	Increase quality of life for residents and visitors to the London Borough of Barnet	=	=	?	+	+
2	Seek to ensure minimal conflict with planning and policy objectives which seek to protect	+	+	--	?	?

Sustainability Objectives		Option A No SPD	Option B SPD with no Essential Standards	Option C Environmental Design SPD	Option D Comprehensive SPD	Option E Hybrid SPD
	historic heritage					
3	Be compatible with other housing objectives	--	?	--	+	+
4	Assist with engagement between developers, communities and the Council	--	--	--	--	+
Economic						
5	Promote local innovation in design	--	--	?	+	?
6	Promote the use and trial of new technology	--	--	+	+	+
7	Not hinder the development process	?	+	--	--	?
Environmental						
8	Improve the environmental quality of the urban fabric of Barnet	--	?	+	+	+
9	Enhance protection of the natural environment within Barnet	--	?	+	+	+
10	Minimise growth in resource use and ensure that this does not increase at the same rate as population growth within the Borough	--	--	+	+	+
Integrated						
11	Maintain a high quality and high speed development control process	0	--	?	--	?

7.3 Assessment Deductions

In determining how each Option might perform against the defined Sustainability Objectives, the council has drawn on its experience in the use of planning guidance documents to support planning policy. In regard to each Option above, the key conclusions are as follows:

Option A – No SPD

Not having an SPD would leave the UDP policy open to much wider interpretation and would not deliver the policy aspirations of the council nor provide clarity in the planning determination process. In this respect, it would be detrimental to achieving sustainable development.

Option B – SPD with no essential standards

This would effectively be an empty document, simply reiterating the council's UDP policies. To this end, as with Option A, it would not enable better delivery of sustainable development.

Option C – SPD which addresses Environmental Design only

While this approach would deliver environmental benefits in the borough, it may act to hinder new development and the development process because of an over-emphasis on

environmental standards to the potential detriment of the quality of life for residents and impacts on historic heritage.

Option D – Comprehensive SPD with detailed standards across all sustainability issues

While this option may provide greatest clarity locally, it has three key negative attributes. Firstly, it would lead to an excessively long document which could hinder the development process rather than be of benefit. Secondly, it is difficult to specify precise standards and performance criteria for social and economic aspects of new development and this could complicate new development. And thirdly, there now exists comprehensive strategic guidance at the national level of social, economic and generic design considerations which could lead to conflicting advice at the local level.

Option E- Hybrid SPD addressing social and economic issues strategically, whilst also providing detailed environmental standards

This is the preferred Option, which seeks to achieve a high quality of design in Barnet, protect the environment and reduce resource consumption, whilst recognising the importance of other aspects of design, but without being overly prescriptive in their regard. In this way, it is hoped that a guidance document can be achieved which is concise and easily understood by all parties involved in submitting planning applications from very small to large scale developments. This route provides clear guidance and minimum standards, without being overly prescriptive, recognising that each new development proposal is unique and designers must have the flexibility to find the best solution in each case.

The matrix in Table 3 shows that Option E is the best option for the SPD on the simple basis of there being more positive results and less negative consequences than any other option.

8 Task B4 – Evaluating the effects of the draft SPD

On the basis of Task B3, Option E – Hybrid SPD has been chosen as the preferred option. The SPD has consequently been drafted on this basis. Furthermore the drafting of the SPD has taken into account the conclusions from Tables 1 and 2 in order to mitigate any areas where it is unknown what affects the SPD will have in relation to the defined Sustainability Objectives.

Table 3 identifies that in summary there are four Sustainability Objectives against which it is uncertain what the outcome of adoption and application of the SPD will be. Since all these have been addressed in the wording of the SPD and through subsequent implementation of the SPD, it is the consideration of the council that there will not be any significant adverse effects arising from the SPD.

9 Task B5 – Mitigating Adverse Effects of the draft SPD

Table 3 identifies that the SPD may or may not fully satisfy the following four Sustainability Objectives:

Objective

2. Seek to ensure minimal conflict with planning and policy objectives which seek to protect historic heritage
5. Promote local innovation in design
7. Not hinder the development process
11. Maintain a high quality and high speed development control process

Steps are identified below for ensuring that each of these objectives is achieved, either through editing the SPD itself or through the practice of its implementation by planning officers.

Objective 2

Within the text of the SPD: The SPD specifically highlights the importance of respecting local heritage within the section considering Social Influences on Design.

Application of the SPD: It will be important for planning officers to seek a balance between the standards set out in the SPD and the council's other objectives for conservation of historic heritage.

Objective 5

Within the text of the SPD: The Essential Standards within the SPD have been specifically designed to be performance standards, rather than represent required specifications. In this way, planning applicants will have the flexibility to be innovative in the way they choose to meet the standards.

Objective 7

Within the text of the SPD: Two items of particular importance should mitigate any potential impacts on the development process. Firstly, and of relevance for small developments, simple checklists will be provided at the back of the SPD making it easy for planning applicants for smaller projects (such as house extensions) to comprehend easily and quickly what the council expects to see in planning applications. Secondly, and of principal relevance to larger developments, the council identifies that it is willing to consider feasibility studies from developers to enable discussion on the deliverability of certain standards. This will enable developers to show when meeting certain standards would hinder new development.

Objective 11

Within the text of the SPD: The SPD has identified that different scales of development have different needs in respect of guidance of this nature. The SPD respects this by providing checklists for each scale of development which identify clearly which standards will be relevant and what information a planning applicant will need to make available to the council.

Application of the SPD: Training may be required of planning staff to enable them to understand the implications of the various Standards, what these imply and how to communicate these to planning applicants.

10 Task B6 – Developing Proposals for Monitoring

It is suggested that the following cross-cutting indicators would represent useful information for monitoring of the success of the SPD on Sustainable Design and Construction:

1. Average speed of processing of planning applications by the Council
2. Number of planning applications determined by the Council (per annum)
3. Ratio of planning refusals to planning permissions in any one year
4. Number of developments in Barnet proceeding to construction in any one year
5. Number of homes built in Barnet to Ecohomes standard of Very Good (per annum)
6. Number of homes built in Barnet to Housing Quality Indicator of High (per annum)
7. Number of Office buildings in Barnet built to BREEAM standard of Very High (pa)
8. Number of Shops in Barnet built to BREEAM standard of Very High (pa)
9. Number of developments gaining Secured by Design (pa)
10. Number of homes built gaining Lifetime Homes standard (pa)
11. Quantity of new green space, including any ecological areas or public open space, provided through new development (ha/pa)
12. Quantity of new public realm provided through new development (ha/pa)
13. Any loss of cultural buildings or monuments in a year
14. Average Carbon Emission Ratings of new build completions within the Borough, broken down into categories – residential, commercial and other (kgCO₂/m²/yr)

Information is already available for items 1, 2 and 3 above. There is no information currently collected in relation to items 4 to 14. The identified information would, however, prove very useful for the Borough in terms of measuring the performance of the proposed SPD.

In addition to the above indicators, Table 4 identifies potential indices for measuring the degree to which the SPD meets the specific Sustainability Objectives. Appendix A provides further details of the sources for the identified indicators.

The outcomes of the SA monitoring will be outline in the council's Annual Monitoring Report.

Table 4 – Sustainability Appraisal – Monitoring Framework for SPD on Sustainable Design and Construction

Category	Relevant Baseline Information	Objective	Potential Indicator
Social	Quality of Life in Barnet Levels and affordability of housing in Barnet Local Area Improvement Neighbourhood Satisfaction	<ol style="list-style-type: none"> 1. Increase quality of life for residents and visitors to the London Borough of Barnet 2. Seek to ensure minimal conflict with planning and policy objectives which seek to protect historic heritage 3. Be compatible with other housing objectives 4. Assist with engagement between developers, communities and the Council 	Quality of Life perceptions in Barnet – see Appendix A1 Housing affordability in Barnet Local Area Improvement perceptions Neighbourhood Satisfaction perceptions Number of new homes built to Secured by Design Standards Number of new homes built to Lifetime Homes Standards Any losses in cultural heritage (numbers of listed buildings, scheduled ancient monuments, etc)
Environment	Greenspace Users Satisfaction Air Quality, Noise Quality Traffic Data Water Consumption Waste Generation and Levels of Recycling	<ol style="list-style-type: none"> 5. Improve the environmental quality of the urban fabric of Barnet 6. Enhance protection of the natural environment within Barnet 7. Minimise growth in resource use and ensure that this does not increase at the same rate as population growth within the Borough 	Average Ecohome standard achieved for new residential completions Average BREEAM standard for new commercial completions Average carbon emissions for new development Quantities of new green and open space and public realm
Economic	Business registrations Travel to work journeys by mode	<ol style="list-style-type: none"> 8. Promote local innovation in design 9. Promote the use and trial of new technology 10. Not hinder the development process 	Number of new developments proceeding to construction Number of new planning consents Number of planning applications
Integrated		<ol style="list-style-type: none"> 11. Maintain a high quality and high speed development control process 	Average speed of processing of planning applications

11 Next Steps

Task D1: Public Participation on the draft SPD and the Sustainability Appraisal Report

During the public participation stage the SA report is being consulted upon at the same time as the draft SPD. In involving the public on the SPD and its SA Report, the council advises that any responses should focus on the effects of the SPD.

Task D2: Appraisal of significant changes

If significant changes to the draft SPD are raised during consultations that have not already been subject to SA, it will be necessary for the council to ensure that the significant social, environmental and economic effects of these changes are appraised.

Task D3: Making decisions and providing information

Following the adoption of the SPD a consultation statement will be prepared to show the ways in which responses to consultation have been taken into account.

This SA Report documents proposed monitoring measures and these will be confirmed or modified in the light of consultation responses.

A1 Barnet Baseline and Monitoring Information for the SPD in Sustainable Design and Construction

	Social		
1	Community Cohesion - % of residents that feel strongly that they belong to their neighbourhood	BVPI General Survey 2003/04 74%	Ensure that community benefits from new development
2	Community Cohesion - % of residents that agree that local area is a place where people from different backgrounds get on well together	BVPI General Survey 2003/04 66%	Ensure that all sectors of community have opportunity to benefit from new development
3	Quality of Life % of residents who feel that health services in Barnet have got worse in last 3 years	BVPI General Survey 2003/04 35%	Provision off accessible health care facilities that meet demand
5	Quality of Life % of residents who feel that provision of affordable decent housing has got worse in last 3 years	BVPI General Survey 2003/04 60%	Generate additional affordable housing
6	Affordable Housing (house price / earning affordability ratio) % change in house prices	Land Registry / Annual Earning Survey NEED INFO	Generate additional affordable housing
7	Affordable Housing Completion figures as % of all new housing % intermediate % social rented	Planning Services / London Development Database NEED INFO	Generate additional affordable housing
8	Local Area Improvement % of residents who consider local area has got better in last 12 months	16% (2004/05) Barnet Residents Survey 2005	Ensure that local areas benefit from development
9	Neighbourhood Satisfaction % of residents who are very satisfied with their neighbourhood as a place to live	40% - very satisfied (2004/05) Barnet Residents Survey 2005	Ensure that local areas benefit from development
	Environmental		
10	Public Transport Services % of residents who feel that public transport services have got better over last 3	BVPI General Survey 2003/2004 -4%	Improve access to good public transport services

	years minus those who feel they have got worse		
11	Greenspaces Users Satisfaction	BVPI 119 (e) 2003/04 72%	Ensure accessibility to greenspaces. Encourage physical activity and wellbeing
12	Premier Parks meeting Green Flag standards	No Premier Parks have Green Flag status 2005/06	Ensure accessibility to greenspaces. Encourage physical activity and wellbeing
13	Quantity and percentage of household waste recycled by resident population	BV82a(i&ii)&b(i&ii) – household waste recycled/composted	Encouraging more recycling of waste by householders through improved facilities in buildings
14	Quantity of household waste generated by resident population	BV84a&b kg of household waste collected per head	Encourage reductions in household waste generation
15	Quality of the public realm	BV199a, b, c and d – local street and environmental cleanliness; environmental quality checks measuring litter and detritus, flyposting and graffiti	Encourage people to take pride in the local environment
16	Reductions in energy consumption	BV63 – energy efficiency: average SAP ratings for local authority owned dwellings	Improving the energy efficiency of housing
17	Using brownfield and contaminated land	BV216 – contaminated land	Seeking to promote development on brownfield land and clearing up areas of contamination through development
18	Improving air quality, reducing nuisance and minimizing pollution incidents	BV217 – pollution control improvements	Promoting better environmental management
	Economic		
19	% change in VAT registered businesses in the area	Registrations 1,615 (12.1%) Deregistrations 2,355 (17.7%) Stock 13,310 (2003 figs)	Encourage entrepreneurship and healthy business population and innovation in design and development
20	Travel to work journeys by mode	Barnet LIP LATS 2001 Car Driver /Passenger – 45%	Continue to encourage forms of travel other than car
21	Traffic Congestion Reducing Road Traffic Levels	Barnet LIP Information Required	Reduce the need to travel by car

A2 SEA Directive Requirements

The best practice advice contained in the ODPM guidance *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – Guidance for Regional Planning Bodies and Local Planning Authorities (November 2005)* requires that the Sustainability Appraisal report sets out where within the report the requirements of the European Directive 2001/42/EC (SEA Directive) are to be found.

Listed below are the key requirements of the SEA Directive as set out in Appendix 1 of the ODPM guidance.

SEA Directive's Requirements	Location in SA
An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Sections 1 and 3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 4
The environmental characteristics of areas likely to be significantly affected	Section 4
Any existing environmental problems	Section 4
The environmental protection objectives	Section 4
The likely significant effects on the environment	Sections 5 and 7
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Sections 9
An outline of the reasons for selecting the alternatives, and a description of how the assessment was undertaken	Sections 7 and 8
A description of measures envisaged concerning monitoring	Section 10
A non-technical summary	At beginning of document
Initial consultation responses and responses	Sections 4 and 5

This document is available in your own language on request. If you require a copy, please contact Planning Officer on 020 8359 4990 or write at the address below.

Haddii aad la tashigaan ku rabtid luuqaddaada, fadlan u soo qor Planning Policy Team, Planning Department, 7th Floor , Barnet House, Whetstone, London, N20 OEJ.. Mahadsanid.

Bu görüşmenin kendi dilinizde yapılmasını istiyorsanız, lütfen şu adrese

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اگر آپ کو یہ مشورہ اپنی زبان میں درکار ہو تو، براہ مہربانی اس پتے پر خط لکھیں۔ شکریہ

Planning Policy Team, Planning Department, 7th Floor , Barnet House, Whetstone, London, N20 OEJ..

আপনার যদি এই কনসালটেশন (শলা-পরামর্শ) আপনার নিজস্ব ভাষায় প্রয়োজন হয়,

তাহলে অনুগ্রহ করে যাকে লিখবেন তিনি হলেন

Planning Policy Team, Planning Department, 7th Floor , Barnet House, Whetstone, London, N20 OEJ.. আপনাকে ধন্যবাদ।

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