

# Appendix A

## PLANNING POLICY MATRIX

KEY POLICIES	POLICY OBJECTIVES	IMPLICATIONS FOR MILL HILL EAST
<b>NATIONAL</b>		
<b>ODPM - Sustainable Communities in London</b>	<p>Communities are prosperous and have decent homes for sale or rent at a price people can afford</p> <p>Safeguard green and open space</p> <p>Enjoy a well-designed, accessible and pleasant living and working environment</p> <p>Are effectively and fairly governed with a strong sense of community</p>	<p>Renewal of housing that doesn't meet Decent Homes Standards by 2010 will be needed</p> <p>The open space within the site offers an important ecological and recreational asset which needs to be retained within the redevelopment</p> <p>High quality design of development with easy and safe access across the site and to the Station and road network is important</p> <p>Community involvement and public buy-in is critical to the planning process and to create a sense of community</p>
<b>PPS1 - Delivering Sustainable Development</b>	<p>Promote urban and rural regeneration</p> <p>Encourage mixed-use sustainable development</p> <p>Develop on suitably located and previously developed land</p> <p>Protect the historic and natural landscape</p> <p>Promote community involvement</p>	<p>Redevelopment should bring regenerative benefits to the area</p> <p>Employment generating uses and community uses required to support housing and create a sustainable community</p> <p>The MOD site is part brownfield, part greenfield and new development should seek to maximise the brownfield element</p> <p>The AAP needs to assess the quality of historic buildings and the topography and surrounding green belt to ensure there is no detrimental impact on the landscape</p> <p>The early engagement and constant involvement of local groups is vital to ensure public ownership of the AAP</p>
<b>PPG2 - Green Belt</b>	<p>Visual amenities of the Green Belt should not be injured from conspicuous proposals</p>	<p>Siting and heights of buildings need to reflect the setting of the green belt and impact detrimentally on it. A landscape strategy should set out actions to screen development from the green belt</p>
<b>PPG3 - Housing</b>	<p>Sequential approach to development with brownfield land taking preference</p> <p>Appropriate mix of housing type, mix and affordability</p> <p>Maximising efficient use of land through minimum housing densities</p> <p>Presumption in favour of redeveloping industrial land/buildings no longer required</p> <p>Focus large development around major transport nodes</p>	<p>Previously developed land within the site should take preference over greenfield areas, although greenfield open space areas may be required to deliver targets for the site</p> <p>Housing needs for the area should be established to identify the tenure mix (private, keyworker, shared ownership etc.). In addition, demographic changes that influence the dwelling size mix needs to be considered to ensure the right mix of housing and residents</p> <p>Development should deliver at least 30 dwellings per hectare or more to achieve the housing targets for the site</p> <p>Industrial sites such as the Defence sorting office and the Council depot should be redeveloped where they are no longer required for employment uses</p> <p>There is an opportunity to increase densities in close proximity to Mill Hill East station to lower car trips and promote sustainable travel</p>
<b>draft PPS3 - Housing</b>	<p>Indicative density ranges (Annex C) - 35-55 dwellings per hectare of Suburban locations and 40-75 dwellings per hectare in urban areas that comprise residential and employment areas</p>	<p>Due to the nature of uses on the site and the topography a range of housing densities could be employed</p>
<b>PPG4 - Industrial and Commercial Development and Small Firms</b>	<p>Provide sufficient land readily capable of development</p> <p>Provide for the needs of small businesses</p> <p>Discourage new development where it add unacceptably to congestion</p> <p>Encourage new development in locations served by more energy efficient transport modes</p>	<p>The planning of the site needs to ensure that viable uses are retained or relocated to alternative sites and that the potential loss of employment land does not prejudice future economic development in the Borough</p> <p>Mill Hill East could provide space for small business requirements in the area</p> <p>Employment uses need to promote alternative forms of travel for employees and acceptable trips by servicing vehicles that take account of the nature and capacity of the existing road network</p> <p>The south part of the site around Mill Hill East station appears the most suitable location for new sustainable employment uses</p>
<b>PPS6 - Planning for Town Centres</b>	<p>Assess the need for the development</p> <p>Identify the appropriate scale of development</p> <p>Apply the sequential approach to site selection</p> <p>Assess the impact of development on vitality and viability of existing centres</p> <p>Ensure locations are accessible and well served by a choice of means of transport</p>	<p>The new homes and jobs earmarked for the site indicates that there will be a need generated for convenience retail and retail services</p> <p>The scale of new retail development is likely to be small in terms of floorspace, linking in with the existing Waitrose to create a local/district centre hub for residents</p> <p>More sequentially preferable sites in and around Finchley town centre limits opportunities for major retail floorspace</p> <p>The nature and quantum of floorspace needs to be suitable to afford impacting on Finchley town centre and other nearby centres</p> <p>The location of new shops should seek to maximise walking and cycling and minimise car borne trips. Shops clustered together with the Waitrose at the southern part of the site may help to achieve this</p>
<b>PPS9 - Biodiversity and Geological Conservation</b>	<p>Promote incorporation of biodiversity and geological features within developments</p> <p>Prevent harm to biodiversity and geological interests</p> <p>protection of wildlife species</p>	<p>Opportunities to enhance the ecology of the area with the green spaces within the site</p> <p>Adjacent Nature Reserve needs to be protected</p> <p>Any endangered species will need protection</p>

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<b>PPG13 - Transport</b>	<p>Reduce the need to travel especially by car</p> <p>Reduce length of journeys</p> <p>Promote safer and easier accessibility by public transport, walking and cycling</p> <p>Maximise most accessible sites</p> <p>Reduce transport related deaths and injuries</p> <p>Reduce levels of car parking</p>	<p>Improvements to public transport services and access to these is important together with opportunities for residents to live and work within the site</p> <p>Maybe difficult to achieve in terms of labour markets and travel to work patterns, but the development of supporting services within the site should help limit journey times for these trips</p> <p>A network safer and easier footpaths to access the Station and bus stops is required together with cycleways which link into the established network</p> <p>Maximise most accessible sites</p> <p>Need to ensure adequate visibility at all site junctions</p> <p>The use of maximum car parking standards and co-use of parking areas should be assessed</p>
<b>PPG15 - Planning and the Historic Environment</b>	<p>It is open to local planning authorities to draw up lists of locally important buildings and to formulate local plan policies for their protection</p>	<p>The Officers Mess Buildings is locally listed and may need to be retained through the redevelopment</p>
<b>PPG16 - Archaeology</b>	<p>Appropriate management of archaeological remains is essential to ensure that they are not needlessly or thoughtlessly destroyed</p>	<p>There is the possibility of Roman remains in the area</p>
<b>PPG17 - Planning for Open Space, Sport and Recreation</b>	<p>Presumption against the loss of open space, playing fields, sports and recreational buildings</p> <p>Encouragement of sports and recreational facilities in urban fringe areas</p>	<p>The development will need to secure an adequate supply of open space and recreational facilities for the 2,000+ residents taking account of the National Playing Fields Association standard of 2.43ha per 1,000 population</p> <p>Opportunities for walking in particular from the site into the green belt and nature reserve should be explored</p>
<b>PPS22 - Renewable Energy</b>	<p>Opportunity to generate renewable energy on-site</p>	<p>Opportunities for solar panels, biomass, small scale wind turbines should be explored taking account of the Green Belt</p>
<b>PPS23 - Planning and Pollution Control</b>	<p>Identify areas of contamination and ensure remediation takes place</p>	<p>Areas of contaminated land on the site need to be identified and remediation planned for.</p>
<b>PPS24 - Planning and Noise</b>	<p>Plan to separate noise sensitive uses such as housing, hospitals and schools for noise generating activities</p>	<p>The planning of any industrial/office uses within the site as well as late-night eating and drinking establishments will need to be sensitively planned, taking account of housing, schools and the Green Belt and Nature Reserve.</p>
<b>PPS25 - Development and Flood Risk</b>	<p>Assessing flood risk and implementing mitigation measures such as Sustainable Drainage Systems</p> <p>Assessing surface run-off and implementing mitigation measures such as Sustainable Drainage Systems</p>	<p>There are no rivers on the site and the risk of river flooding appears to be low considering the location of Dollis Brook, although this will need a detailed assessment.</p> <p>The topography of the site may cause problems in terms of surface run-off from development which needs assessing</p>
<b>REGIONAL</b>		
<b>London Plan</b>	<p>Mill Hill East - Area of Intensification to deliver at least 2,000 new homes and 500 new jobs (from local employment and servicing) between 2001-2016 by exploiting public transport accessibility, increase residential, employment and other uses through higher densities and more mixed and intensive use</p> <p>Annual housing target for LB Barnet is 350 between 2016-2021 with an housing built to Lifetime Homes</p> <p>Standards with 10% designed for wheelchair access</p> <p>Strategy for Suburbs that improve access, focus commercial uses around town centres and promote areas around town centre with good public transport links for higher density mixed use development</p> <p>Adopt Mayor's Design Principles for a 'Compact City'</p> <p>Housing density if defined as suburban ranges between 30-120 units per hectare depending on linkages to town centres. This is revised in the Proposed Further Alterations, which sets densities of between 70-170 units per hectare for urban sites with a 2 or 3 PTAL score and densities of between 50-95 units per hectare for suburban sites with a 2 or 3 PTAL score.</p> <p>Affordable housing target is 50% of which 70% should be social housing and 30% intermediate</p> <p>Apply maximum car parking standards - flats: less than 1 near transport hubs, otherwise 1 space per unit, terraced houses 1.5 space per 1 unit, and detached and semi-detached houses 1.5-2 spaces per unit.</p> <p>Mayor's Sites of Metropolitan Importance for Nature Conservation</p>	<p>Site need to deliver at least 2,000 new homes and 500 new jobs through local job generating uses, which could include employment, retail and community uses</p> <p>New housing development needs to be built to 'Lifetime Homes' standards and provide for disabled people</p> <p>High density development may be acceptable around Mill Hill East station</p> <p>Sustainable, mixed use development that respects its local context</p> <p>The London Plan densities offer guidance to plan the residential on the site taking into account the topography and proximity to the Green Belt and Nature Reserve, and also in accordance with public transport accessibility levels (PTALs)</p> <p>The London Plan sets targets for affordable housing which needs to be assessed in the context of local housing needs and site viability</p> <p>The proximity of Mill Hill East station provides opportunities to limit car parking, although commercial issues need to be taken into account</p> <p>Mill Hill Substation Pastures is designated a SMI and Mayor will seek to protect the site from the impact of development</p>
<b>North London Sub Regional Development Framework</b>	<p>Mill Hill East - Area of Intensification to deliver 3,500 new homes and 500 new jobs between 2001-2026</p> <p>Two spatial boundaries within the Framework document to deliver the homes and jobs</p>	<p>Higher homes target, may require a higher density solution for the site</p> <p>Differing boundaries need to be resolved between LB Barnet and GLA and which targets relate to which time-frames for delivery.</p>
<b>Sustainable Design and Construction (Supplementary Planning Guidance)</b>	<p>Reuse land and Buildings</p> <p>Maximise use of natural systems</p> <p>Conserve energy, water and other resources</p> <p>Reduce noise, pollution, flooding and microclimate effects</p> <p>Ensure developments are comfortable and secure for users</p> <p>Conserve and enhance the natural environment and biodiversity</p> <p>Promote sustainable waste behaviour</p>	<p>Maximise brownfield land before greenfield important</p> <p>Ensure that natural systems on the site are not undermined and development would have an acceptable environmental impact</p> <p>Design principles of the site needs to include sustainable energy systems</p> <p>The siting of uses is important to ensure that environmental impacts are minimised</p> <p>Promotion of lifetime homes important</p> <p>Retaining and enhancing open space an important element</p> <p>The scheme should ensure a high level of recycling and other waste saving activities</p>

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Housing (Supplementary Planning Guidance)	Safeguard housing provision targets set out in the London Plan Ensure the effective use of housing capacity Promote sustainable residential quality Promote mixed-use development Secure affordable housing (in perpetuity) and specialist housing provision (student/key worker)	Site will need to deliver 2,000 homes Site could yield more than 2,000 homes, which could be supported by the GLA Design quality is a key issue for GLA A mix of employment uses that can be located with the housing and minimise impact on noise and disturbance is critical The mix of affordable housing needs to be assessed
Integrating renewable energy into development: Toolkit for planners, developers and consultants (Supplementary Planning Guidance)	Require that major developments show how development would generate a proportion of the site's electricity or heat needs from renewables, wherever feasible. Encourage the use of wind turbines, photovoltaics, solar water, biomass, biomass combined with heat power, ground floor heating and ground floor cooling, as well as other technologies.	The ability to generate on site energy generation needs to be assessed What is the best mix of renewable technology to employ given the site's sensitive location
<b>LOCAL</b>		
LB Barnet Sustainable Community Strategy (2006 - 2016)	Investing in children and young people  Safer, stronger and cleaner Barnet  Growing successfully  Healthier Barnet	Planning for the educational requirements from the population on the site will be essential; also, the environment must be healthy and safe, encouraging youth to get involved in the community Designing out crime, fostering strong and cohesive communities and creating a clean and green environment are important principles for development which will help reduce crime and make people feel safer Affordable and decent housing must be provided on site; in addition, it will be important to create excellent transport options, public services and local jobs, and protect the environment to help maintain Barnet as a popular place to live. Improve access to health services for residents on the site and promote health through sporting facilities and open space within the site
LB Barnet Three Strands Approach	Strand 1 - Protection: Absolute protection for green belt and protected open green space Strand 2 - Enhancement: Protect and enhance the best of Barnet suburbia  Strand 3 - Growth: Sustainable strategic growth, successful regeneration and higher density	Development needs to be sensitive to the green belt and ensure there is no net loss of open space Development needs to relate to the suburban housing design found in and around the site, which is low density in nature Delivery of a sustainable suburban community, which brings regeneration benefits to local residents in terms of access to jobs and services
LB Barnet Corporate Plan	Investing in children and young people Safer, stronger and cleaner Barnet Growing successfully  Healthier Barnet	Planning for the educational requirements from the population on the site will be essential Designing out crime, improving accessibility and improving waste consumption are important principles for development Maintain and enhance the high quality suburban character of Barnet Improve access to health services for residents on the site and promote health through sporting facilities and open space within the site
Housing Strategy (2003-2010)	Annual requirement for affordable housing = 6,513	Mill Hill East has potential to deliver a considerable number of affordable housing units.
Adopted UDP - Employment Policies	Strong policy against the loss of primary industrial sites to alternative uses outside B1, B2 and B8 uses (EMP1) Where sites are deemed to be redundant, the Council will seek a mixed use solution with small business units and residential uses (EMP2) The focus for new office development will be sites or vacant premises in town centres. (EMP6) Presumption against the loss of existing office stock and where there is no demand for offices, the priority for re-use would be mixed-use development (EMP7) Space for small and starter businesses within Use Class B1 is encouraged (EMP8) The Council supports homeworking where offices/studios are provided within homes (EMP10)	Bittacy Hill Industrial park is a primary industrial site, which does not include the Council's depot  Part of the depot site may need to be retained for new employment uses The site would not be deemed sequentially preferable for large scale offices  This indicates that some of the officers buildings should be redeveloped for a mix of uses Any new employment uses in this location would be suitable to nurture small and start-up businesses The site has the opportunity to promote home working, which has implications for the design of homes
Adopted UDP - Town Centres and Retailing	Sustain and enhance vitality and viability of the Borough's town centres (GTCR1)	The site is not sequentially suitable for major retail uses, only local retail to support the local resident population

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<b>Adopted UDP - Housing</b>	<p>There is a presumption against the loss of housing to other uses (H3)</p> <p>Mix of housing type and size need to meet the range of housing needs required in the Borough (H4)</p> <p>The Council's target is 50% affordable housing although the Council will seek the maximum reasonable amount of affordable housing on sites (H5)</p> <p>All housing should be of 'Lifetime Homes' Standards (H13) with 10% of new housing designed for wheelchair standards (H14)</p> <p>Minimum distance of 21 metres between facing windows to habitable rooms to avoid overlooking and 10.5 metres to a neighbouring garden (H17)</p> <p>Amenity space standards are 5 sq.m. per habitable rooms for flats and between 40-85 sq.m. for between 4-7+ habitable rooms (H18)</p> <p>Housing developments must provide proportionate amounts of public recreational space based on the standard of 2.43 ha per 1,000 population (H20)</p> <p>The Council will seek higher densities at Mill Hill East, where they relate satisfactorily to their surroundings (H21)</p>	<p>Some redevelopment to other uses may be required to ensure comprehensive redevelopment, although there will be no let loss of units</p> <p>The design of units at Mill Hill will need to ensure that families can expand in-situ without moving house</p> <p>The viability of development will determine the level of affordable housing on the site</p> <p>Standards to adopt in the design principles</p> <p>Standards to adopt in the design principles</p> <p>Standards to adopt in the design principles</p> <p>Standards to adopt in the design principles</p> <p>These densities need to reflect the London Plan housing densities</p>
<b>Adopted UDP - Movement</b>	<p>Requirement for a green travel plan (M3)</p> <p>A part complete cycle route runs from Partingdale Lane down Frith Lane and the Council is seeking to identify and implement additional cycle routes (M4)</p> <p>New developments will need to provide or fund adequate facilities for the safety and convenience of cyclists and pedestrians both on and off-site (M5)</p> <p>New developments should make use of public transport more attractive through improved access and the development of new routes and services (M6)</p> <p>Where possible improvements to public transport, including better links and interchanges, should be provided (M7)</p> <p>Effect on adjacent roads should be considered and minimised so far as possible (M8)</p> <p>Developers should provide safe and suitable access for all road users to new developments, which may include a planning obligation where there are changes to the road network (M13)</p> <p>Parking standards reflect the London Plan (M14)</p> <p>Developments that require regular deliveries of goods and materials should be located in close proximity to Tier 1 and 2 roads (M17)</p>	<p>It is recognised that a residential and workplace travel plan will need to be prepared for this development</p> <p>The site could accommodate a cycle route to access the Station and other parts of the cycle network</p> <p>Well designed pedestrian and cycle routes with street lighting, crossing points, drop kerbs possible storage lockers are envisaged for the site</p> <p>Links to bus stops and the Station will need to be established together with potential new bus stops within the site</p> <p>Initial discussions with TfL indicate that a new bus stopping / turning area could be located within the site. Existing roadside infrastructure could also be upgraded</p> <p>New site access routes, particularly east-west, should alleviate existing pressure on Bittacy Hill / Frith Lane junction and the Holders Hill gyratory</p> <p>The junction arrangements and crossings between the site and the station may involve a contribution to pay for improvements</p> <p>Standards to adopt in the design principles</p> <p>Bittacy Hill is a Tier 3 road "B-road" and therefore may not be suitable for intensification for HGV vehicles serving industrial units</p>
<b>Adopted UDP - Environmental Resources</b>	<p>The Council will seek to conserve resources and minimise pollution through energy and water efficient developments, promoting the use of renewable energy, reducing traffic generation and improving air, water and land quality (GEnergy)</p> <p>Maximise brownfield development before permitting greenfield development (GLand)</p> <p>The Council will not permit development that is likely to adversely affect ground or surface water quality or quantity (ENV9)</p> <p>Development that will generate significant surface water run off likely to result in increased flood risk or changes to natural habitats will be permitted unless appropriate measures are taken (ENV11)</p> <p>Site contamination surveys of perceived contaminated sites will be required before applications are considered (ENV15)</p>	<p>Design of the site needs to incorporate sustainability principles to lessen impact on the environment</p> <p>The Barracks sites and buildings and other premises should be the key focus for redevelopment</p> <p>Any issues with drinking water supplies from groundwater or existing pollution issues on the site need to be resolved</p> <p>The use of sustainable drainage systems could be an option for the site to minimise impact from run-off</p> <p>Further investigations will be required on the Council depot site and other areas of the Barracks not covered within the Entec report</p>
<b>Adopted UDP - Built Environment</b>	<p>Development needs to preserve or enhance local character and respect the appearance, scale, bulk, height and pattern of surrounding buildings, street and movement patterns and overall character and quality of the area (D2)</p> <p>New Development should provide visual interest at street level (D6)</p> <p>Public building and employment premises need to provide suitable access and facilities for people with disabilities (D8)</p> <p>New development will be required to be designed to provide safety and security and reduce opportunities for crime and fear of crime (D9)</p> <p>There is a presumption against the loss of trees on the site (D12 and D13)</p> <p>There is a presumption against the loss of hedgerows, especially important ones (D15)</p> <p>Development proposals need to preserve or enhance the character of the Mill Hill conservation area (HC1)</p> <p>Demolition of locally listed buildings will be refused (HC14)</p>	<p>The design needs to incorporate elements of the local vernacular in this area of Barnet</p> <p>Blank walls and spaces would be avoided</p> <p>In-line with the Disability Discrimination Act</p> <p>Design principles for the site need to ensure good surveillance, visibility and lighting to reduce crime</p> <p>Trees need to be incorporated into the design of the site</p> <p>Hedgerows will need to be replaced if developed, whilst those at the boundary of the site will need to be retained</p> <p>The Mill Hill conservation area is located adjacent to the north western part of the site and development needs to ensure that there is no detrimental impact</p> <p>The Officers Mess Building should be retained on the site and consideration given to the War Memorial</p>

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<p><b>Adopted UDP - Open Environment</b></p>	<p>Proposals for new development adjacent to the Green Belt or Metropolitan Open Land should seek to secure a significant enhancement in the visual amenity of these areas. The Council will resist proposals which would have a detrimental effect on these areas (O7)  The Council will maintain and enhance the quality and character of Heritage Land and Countryside Conservation Areas (O10 and O11)  The Council will resist development proposals that adversely effect designated green chains (O12)  The Council will protect and seek to enhance green corridors (O13)    There is a presumption against development that has an adverse impact on Nature Conservation Areas (O14)</p>	<p>The Scout hut is sited within the Green Belt and therefore protected from development. The design of buildings, height, massing and density plus screening will be important factors to preserve the green belt  The open space area north of Partingdale Lane is designated as both Heritage Land and Countryside Conservation Area and development at this northern end needs to be sensitive to these designations  Open space within the site may form part of a Green Chain  There are opportunities to create a new link in the Green Corridor  Mill Hill Substation Pastures is designated a SMI and Mill Hill Golf Course a Site of Borough Importance - Grade I.  Development needs to protect and enhance the ecological values of these areas</p>
<p><b>Adopted UDP - Leisure, Recreation and Tourism</b></p>	<p>Council will seek to enter into a planning obligation for the provision of arts, culture, entertainment and public art  The Council will encourage developers to incorporate art into the design and layout of new buildings and open spaces (L6)  A sequential site approach is applied to the location of new hotels starting with the town centre (L9)  Development in areas of public open space will not be permitted, except where it is ancillary to the use of the open space (L11)  The Council will encourage new development to secure improvements in the amount, quality and distribution of public open spaces in areas of deficiency identified by the Council (L12)  The Council will resist the loss of sports grounds or playing fields (L17)    There is a presumption against the loss of indoor sports and recreation facilities (L23)  The Council will encourage the multiple/shared use of outdoor and indoor sport and recreational facilities (L27)</p>	<p>The site should deliver public art in particular    The use of art in the form of sculptures could help to distinguish the Mill Hill development  The opportunity for a hotel within the site is low    Open space is protected within the site  The site is identified as an area of deficiency at local park level indicating the need for improvement in access and amenity value  No net loss of playing fields should result from development  The existing indoor uses need to be assessed in the context of new developments such as Holmes Place at the Gas works and the need for these uses  The co-use of facilities should be assessed in the planning of uses on the site</p>
<p><b>Adopted UDP - Community Facilities</b></p>	<p>Multiple use of existing and new educational facilities for community or leisure use (CS5)  Where a need arise from residential development for additional school places, the Council will enter into a planning obligation to secure its provision (CS8)  Where a need arise from residential development for additional health and social care facilities, the Council will enter into a planning obligation to secure its provision (CS13)</p>	<p>The design of community uses needs to assess opportunities for co-use and co-location    An assessment of the need for educational facilities is required    An assessment of the need for health and social care facilities is required</p>
<p><b>Planning Obligations (Draft Supplementary Planning Guidance)</b></p>	<p>Promote sustainability in development  Meet council objectives and priorities in the delivery of planning obligations  Protect the physical environment  Foster economic development    Ensure the most appropriate planning contribution is achieved (financial payment v's payments in kind)</p>	<p>Mitigate the impact of development and compensate for loss or damage caused by the development.  Development will seek to deliver the Council's targets  Key areas of public open space will need to be protected  The site needs to deliver employment generating uses  An equalisation of s.106/s.278 payments between landowners and opportunities for payment 'in-kind' via land input rather than financial will be tested</p>
<p><b>Planning Brief for Inglis Barracks Site</b></p>	<p>War memorial of historic and architectural merit  Tree Preservation Orders: seeking to protect the wooded frontages of the site surrounding  Limit building heights on the Greenbelt area  Development must not increase flood risk  Network of open spaces must be retained and enhanced  Loss of employment uses will be resisted and redevelopment must retain the quantum of jobs on the site with the emphasis placed on providing new business units  General presumption against substantial retail development, allowing only retail provision for local needs  Appropriate educational and health provision must reflect need generated from new housing development, which may include safeguarding a site for a school    Open land, sporting and recreational facilities are to be retained  Retention of buildings: Officers Mess which is of local architectural and historic interest and Gym/squash court provision  Green Chains promoted  Widening and realigning the eastern end of Partingdale Lane to provide an access in the vicinity of the existing access to Reading Way. The remaining rural stretch would be terminated at a give way.  Primary footpaths should follow green corridors with the cycle route provided across the site from Frith Lane to Bittacy Lane.  Building on the ridge should be kept to a minimum and substantial tree planting carried out along the fringes of the site</p>	<p>Should seek to retain the War Memorial within the development of the site  The woodlands provide natural screening of the site and could be incorporated within the new layout and design  Impact of buildings close to the Green Belt need to be sympathetic  Building design should seek to minimise surface run-off  Building on significant green spaces is likely to be challenged  Replacement of jobs will be factored into the delivery of new employment uses within the site and geared towards small businesses  Agree that the retail will be local and serve immediate needs of resident population    The level of educational need will be determined and land allocated for such use within the site  The demand for sporting and recreational facilities is set to increase within the site and additional space maybe required to meet this demand    Key buildings and uses within the site will be protected, where it is economically feasible to do so  Important to assess opportunities to link to green chains better  Access points into the site will be evaluated to determine the optimum solutions taking into account Partingdale Lane and other key road    The optimum route and alignment of pedestrian walkways and cycle ways will be factored into the design and layout of the site    The design of storey heights and screening of buildings is important to achieve this outcome</p>

# Appendix B

## **SOCIAL INFRASTRUCTURE POLICY REVIEW AND NEEDS ASSESSMENT, BACKGROUND DATA**

### **SOCIO-ECONOMIC POLICY REVIEW**

In line with the Government's Sustainable Communities agenda, the delivery of social infrastructure to meet the needs of existing and expanding communities has attracted a great deal of attention in both policy and strategy documentation. To set the context for this chapter, the following section highlights the most relevant policy and strategy at the national, regional, sub-regional and local level.

The Consultation Paper on New Planning Policy Statement 3 (PPS3): Housing (DCLG, 2006) has the objective of delivering the right homes in the right place with good access to jobs, key services and infrastructure. The impact of new builds on existing and planned infrastructure should be taken into account by the regional planning bodies.

Similarly, the Sustainable Communities Plan (ODPM, 2003), emphasises the need for good quality public services including education and training opportunities, health care and community facilities.

At a regional and sub-regional level, the theme of partnership in the delivery of the growth agenda is central to The London Plan (GLA, 2004) which seeks to ensure equal and easy access to jobs, schools, shops and public transport.

The document Draft Further Alterations to the London Plan (Spatial Development Strategy for Greater London) (GLA 2006) adds the following points to the original document:

- Increased provision to meet existing and future demand;
- New models of NHS care (primary care facilities) should be expanded;
- Schools acting as venues for children's' centres and one stop health centres;
- Schools using external sport, training and meeting facilities;
- Ensuring communities have access to a full range of social infrastructure and community facilities as a key consideration of community strategies.

The North London Sub-Regional Development Framework (SRDF) states that a stronger range of leisure, culture and tourism activities are needed in the sub-region and that there is particular pressure to find locations for social infrastructure. The Framework places the responsibility on the London boroughs to ensure an appropriate range of community facilities to meet the diverse needs of the local population through area development frameworks, particularly in opportunity areas.

### Children, Young People, Education and Learning

The national government has a vision to increase the access, quality and range of childcare and is committed to delivering a Sure Start Children's Centre for every community by 2010. 'The London Childcare Strategy: Towards Affordable Good Quality Childcare For All' (GLA 2003) also outlines a number of proposals to increase the availability of quality childcare provision in London.

The Government's Extended Schools policy aims to maximise the potential of schools and their community settings by providing a range of services and activities outside of the statutory school day to serve pupils, their families and the wider community.

The government has also published a new White Paper on education: 'Higher Standards, Better Schools for All: More Choice for Parents and Pupils' (DfES, October 2005). This supports the further development of the extended school offer and the co-location of social infrastructure provision in particular through innovative modern approaches in school design, incorporating flexibility for future expansion (or restructuring) to meet the changing needs of future populations. These school facilities will also need to be fully accessible to people of all physical capacities and inclusive of pupils with SEN (special education needs).

The Building Schools for the Future [BSF; DfES] programme has committed £2.2 billion in funding to transform the infrastructure of every London school including more investment in extended schools operating outside the traditional school day and term.

The Government has also announced the capital strategy for primary schools, a new long term commitment to rebuild, refurbish and upgrade the fabric of at least half of all primary schools in England, starting in 2008 and lasting for around 15 years. An essential element of this will be ensuring that they support the delivery of extended services.

The DfES London Challenge ties closely with the BSF programme through significant capital investment to improve school buildings, including new academies and other investment in 'extended schools', with an overall objective to create a diverse range of exciting new schools.

The Government's vision to ensure child equality through the best start in life for all is set out in the Ten Year Strategy for Childcare 'Choice for Parents, the Best Start for Children' (December 2004) through:

- Joined up services;

- Community Children's Centres providing an integrated service of information, health, family support, childcare and more. 2500 Children's Centres will be in place by 2008 and a further 10,000 by 2010; and
- By 2010, out of school childcare places between 8am and 6pm available every weekday for all children from the ages of 3-14. From April 2006 a Transformation Fund of £125 million per annum was made available to invest in high quality, sustainable, affordable provision of childcare.

Every Child Matters (September 2003) is the Government Green Paper, from the Department of Education and Skills which documents the proposals for reforming the delivery of services for children, young people and families including:

- Sure Start Children's Centres in all of the 20% most deprived neighbourhoods;
- Extended schools;
- Young People's fund to focus on out-of-school activities for children;
- Child and adolescent mental health services (CAMHS) in every area by 2006;
- Improving speech and language therapy through service improvement; and
- Children's Trusts, bringing together LA education and children's social services, children's health services, Connexions and others if necessary. To ease local joined-up working performance targets, plans, funding streams, financial accountability and indicators will all be rationalised.

The Association of London Government study findings entitled Childcare Partnership Working in London (July 2004) highlights that effective inter- and intra-borough partnership working requires a thorough understanding of the interests of all participating groups; appreciation of possible models; the knowledge that different stakeholders will be involved to different degrees; and, must reflect the portfolio of childcare provision across the borough.

Putting People at the Heart of Public Services (Department for Education and Skills, July 2004) is a Five Year Strategy for Children and Learners, focusing on step changes in children's services, education and training to improve provision. The key principles of reform include:

- Personalisation and choice of children and parents.
- Increasing quantity and style of service provision by opening up delivery to new providers.
- Greater independence for head teachers, governors and managers supported by simple accountabilities and more secure and streamlined funding arrangements.

Early years policy includes:

- Children's Centres providing local one-stop support to all parents, providing childcare, education, health, employment and parenting support.

- Flexible ‘educare’ that unites education and childcare while providing 12 ½ hours free support per week for children aged 3-4 years.
- Dawn to dusk schools providing breakfast and homework clubs.
- Children’s Trusts bringing together children service providers.

Key reforms at secondary school level include:

- Independent specialist schools will replace the traditional comprehensive.
- Refurbishment or rebuilding of every secondary school over the next 10 to 15 years.
- 200 academies and more new schools by 2010, including 60 in London.
- From 2006, three-year budgets geared to pupil numbers for every school.
- The ability of every school to become a specialist school.
- Freedom of all secondary schools to have control of all their assets.
- Additional space in popular schools through capital funding.

The White Paper entitled Further Education: Raising Skills, Improving Life Chances (March 2006) establishes a number of reforms to secondary school education including increasing diversity and quality of provision, encouraging choice for the learner, reducing bureaucracy and ensuring clarity of role between commissioners, providers and regulators.

In relation to libraries, the Department of Culture, Media and Sports (DCMS) has published a strategic framework, Framework for the Future: Libraries, Learning and Information in the Next Decade (April 2003), for the public library service that enables them to position themselves at the heart of the communities they serve, through a modernised library network re-equipped to be more responsive to local needs, potentially offering a point of exchange for a range of services including social services, voluntary sector service and lifelong learning facilities.

Government policy seeks to ensure that at least 88% of the population live within one mile of a static library and 100% live within two miles. The DCMS has also provided a standard of 30 sq.m of library space per 1,000 population and 2,000 – 3,000 sq.m for a new facility.

One of the priorities of LB Barnet’s Corporate Plan is to deliver ‘A First Class Education Service’ with the approach to delivering this set out within the latest School Organisation Plan (2003-08), including: Improving school effectiveness and raising educational standards; achieving ‘all-age primary schools’ with attached early years/pre-school provision (2FE primary schools being the preferred option); each secondary school being provided on a single site with specialist provision including special educational needs provision at selected schools and facilities suitable for the modern curriculum (5 to 8 FE secondary schools being the preferred option); and special schools which work closely with the mainstream schools with accommodation that is flexible and adaptable to cater for a range of complex specialist need which may vary over time.

The first priority of Barnet’s recently published Sustainable Community Plan 2006-12 (Barnet LSP, 2006) is ‘Investing in Children and Young People’ including improvements in educational attainment and ensuring all children and young people in the borough remain safe and healthy. Furthermore, Partnership Initiatives contained within the associated Action Plan include delivering integrated services for children aged 0-5 and their parents through a network of Children’s Centres; and building new schools which widen access for community use and learning, working with partners to identify opportunities for providing learning and leisure facilities, children’s services and other public services from school sites.

### Health and Social Care

Health and Social Care is a large subject area covering numerous sub elements including GP surgeries, healthcare centres, dentists, pharmacies, optometrists, hospitals, care homes and day care centres.

The NHS Plan: A Plan for Investment. A Plan for Reform (Department of Health; 2000) has a vision to create a more patient-centred service located and delivered at times and locations convenient to its patients. Increased investment will allow for a range of new types of NHS facilities, bringing primary and community services, and where possible social services, together under one roof to make access more convenient for patients.

In terms of planning for new health facilities, the core of the basic primary care model is the One Stop Primary Care Centre (OSPCC) which incorporates core GP, specialist local health services and community outreach, potentially also incorporating activities such as dentistry and pharmacies. The physical planning of new facilities and health policy at the regional level is currently promoting a range of primary care and community facilities such as Primary Care Diagnostic & Treatment Centres (PCDTCs) which combine the above facilities with outpatient, clinical and diagnostic services, offering walk-in and minor treatments.

Policy guidance ensures that adequate land is safeguarded for the provision of health facilities. Sites must be accessible, suitably located in areas with good access to public transport and adequately distributed across boroughs.

Similar to other social infrastructure providers, health policies also promote the combining of health facilities with other community facilities where possible, for example, ‘healthy living centres’ which combine educational, health and community services.

The Our Health, Our Care, Our Say: A New Direction for Community Services White Paper issued by Department of Health in November 2005 promotes a radical and sustained shift in the way in which services are delivered, ensuring that they are more personalised, easy to access and community based.

The London Plan identifies the use of Section 106 planning contributions as a means to helping address the disparities in access to primary healthcare across London and ensuring primary care facilities are provided to meet the

needs of new residential communities. The Plan also makes specific reference for boroughs to have regard for health impacts of developments proposals. A Stronger Local Voice (Department of Health, 2006) focuses on community involvement in decisions concerning health and social care through local involvement networks (LINKs) and overview and scrutiny committees (OSCs).

The Health Reform in England: Update and Commissioning Framework (Department of Health, 2006) details key changes which aim to strengthen commissioning and improve health and healthcare as well as the financial health of the NHS. The aim is to:

- Increase patient choice and voice;
- Make service provision increasingly responsive to local need;
- Promote PCTs and practices to obtain the best value through commissions;
- NHS partnership working with local authorities and other local services;
- Expand NHS Foundation Trusts and PCT direct provision and increase voluntary sector, social enterprise and private sector provider service delivery where appropriate.

As part of the development of a healthcare strategy for the Cricklewood Brent Cross development in LB Barnet (Hunt Dobson Stringer, January 2006), consultation with Barnet PCT identified a number of national and local priorities for healthcare development identified by Barnet PCT including:

- Reducing hospital admission rates by enabling GPs and other practitioners to do work which is now undertaken in the acute setting.
- Implementing ongoing initiatives to reduce hospital referrals and the treatment of patients in hospital.
- Improving long-term care for chronic disease/elderly care management; improving self-care, voluntary support services and to increase the focus 'Hospital at Home' and preventative care services.
- Providing 'alternative' healthcare services within a primary care health centre, for example: acupuncture for the treatment of chronic and other diseases, counselling and provide easy access to local advisory services.
- Undertaking a greater element of health promotion work in a variety of the primary care settings to reduce: smoking, obesity, sexually transmitted diseases, unwanted pregnancy, and to reduce drug and alcohol consumption.

One of the priorities of Barnet's Sustainable Community Plan 2006-12 (Barnet LSP, 2006) is a 'Healthier Barnet', through good quality health services and targeting health and social care at those that need it most, including the integration of health and social care services to tackle long-term conditions.

Furthermore, in the Plan's sub-theme of 'Older People', there is an aim to develop models of health and social care which avoid unnecessary admission to hospital, focusing on intermediate care and supporting timely and appropriate discharge from hospital.

The key aims of Barnet PCT are set out in its Strategic Service Development Plan as follows:

- To address health inequalities and improve health;
- To commission specialist, acute, primary and community services on behalf of the local population;
- To provide a focus for the development and improvement of primary care services, engaging all professional staff groups, other partner agencies, patients and the public; and
- To provide (for the time being) generalist and specialist community-based health services for children and adults from community hospitals, health centres and clinics, primary care surgeries and within peoples homes.

### Leisure and Recreation

The Urban White Paper: Our Towns and Cities: the Future. Delivering an Urban Renaissance (2000; DETR) acknowledged that sports and recreation facilities can assist in creating sustainable communities and sports facilities can make an important contribution to the physical infrastructure of communities.

Planning Policy Guidance 17: Sports and Recreation (PPG17; ODPM, 2002) outlines the use of planning obligations to secure sports and recreation facilities to meet the requirements of new residential communities.

Sport England's Interim Statement for Planning for Sport and Active Recreation: Objectives and Opportunities (2005) is based on Land Use Planning Policies for Sport (1999):

- The needs of the local community must be taken into account when planning provision as well as taking account of wider than local requirements for strategic of specialist facilities.
- The loss of facilities or natural resources must be prevented or replaced equivalently, or better, in a suitable location.
- Any Significant Area for Sport (SASP) will be supported in improving facilities and must not be lost unless it can be replaced in improved condition.
- Current and future demand for local, quality playing fields must be met (i.e. no loss in supply).
- New facilities and the improvement of the existing provision and the natural environment will be supported in a way that meets sustainable development objectives and increases opportunities to be involved in sport.
- Shared use sites will be promoted to increase provision in appropriate locations.
- The urban fringe will be utilised for sporting opportunities requiring larger areas such as golf courses and pitches and for built facilities which helps to maintain the identity of this resource.
- Outdoor Green Belt facilities will be promoted including ancillary built facilities.

- Participation in Community Forests will be supported, as well as use of other woodlands near to major population centres.
- Floodlit synthetic turf pitches and hard-surfaced multi-use games areas will be promoted as an integral part of community sports provision.
- Water-based sports provision will be advanced while reducing conflicts with the environment through management practice and codes of conduct.

### Emergency and Essential Services

The recent government White Paper, Building Communities, Beating Crime – A Better Police Service for the 21st Century (Home Office, 2004) promotes the expansion of neighbourhood policing.

Planning for Future Police Estate Development (May 2005) established the new types and additional existing facilities the Metropolitan Police Service is seeking to provide, namely:

- Police ‘shops’ in retail frontages in areas that have high-footfall;
- Police patrol bases in warehouse units, potentially in employment areas;
- Safer neighbourhood teams;
- Custody suite clusters serving one or more boroughs and which also accommodate associated legal and police facilities; and
- Other specialist operational requirements (e.g. open land for training purposes).

The Fire Service is going through significant change with the Government White Paper Our Fire and Rescue Service 2003. There is increased focus on embedding fire prevention in local community life, such as through the provision of community fire stations.

Taking Healthcare to the Patient: Transforming NHS Ambulance Services (DOH 2005) sets out how the service can be transformed from a service focusing on acute care towards becoming a mobile health resource for the whole community, including primary care, diagnostics and health promotion.

### DEMOGRAPHIC IMPACT METHODOLOGY ASSUMPTIONS

The following tables give details about the standards and assumptions applied to calculate the social infrastructure needs arising from the proposed development:

Education			
Nursery School	Source	Age Range	Space per child (sq.m)
Basic Space Requirements for Nursery Facilities	Building for Sure Start: a design Guide	0-1 year olds	3.5
		1-2 year olds	3.5
		2-3 year olds	2.5
		3-4 year olds	2.3
Nursery School Staff Requirements	Source	Age Range	number of children per staff member
Nursery School Staff Requirements	Building for Sure Start: a design Guide	0-1 year olds	3
		1-2 year olds	3
		2-3 year olds	4
		3-4 year olds	8
Proportion of age group requiring Nursery Provision	Source	Age Range	% of age group
Proportion of age group requiring Nursery Provision	LLV Regeneration Strategy - SES - Social Infrastructure Paper	0-1 year olds	20%
		1-2 year olds	20%
		2-3 year olds	45%
		3-4 year olds	80%
Outdoor Nursery Play Area for 3 – 5 years	Source	Guidelines	Sq.m per child
Outdoor Nursery Play Area for 3 – 5 years Staff Open Plan Staff Closed Offices	Childrens Act 1989 DIEE 'Designing for 3 to 4 Year Olds' CABE Guidance	9 sq. m per child	9
		3 sq m per person	3
		10-15 sq m for group	15
		per staff	5
Primary and Secondary Form Entry Sizes	Source	Age Range	Pupils per Form Entry
Primary and Secondary Form Entry Sizes	DIES	Primary Schools (4 to 10 years)	210
		Secondary Schools (11 to 15 years)	150
Proportion of Pupils not educated by LEA	Source	Age Range	% of Pupils
Proportion of Pupils not educated by LEA	LTGSIF Research - backed up by NCC Children's Services profile	Primary Schools (4 to 10 years)	5%
		Secondary Schools (11 to 16 years)	5%
Health & Social Care			
Health Services	Source		People per GP
GP requirements	NHS / DOH Standard		1800
Primary Health Care Facility Space	Source		Sq.m per 1000 persons
Primary Health Care Facility Space	Newham SSDP 2006-16 - base requirement as above increased by 20% for PCC as above increased by 50% for OSPCC	Basic	55.6
		Primary Care Centre	66.7
		One Stop Primary Care Centre	83.3
Dentist requirements	School for Health, University of Bath - May 2004		2000
Acute Hospital bed Requirement	Thames Valley Health Authority		480
Other Hospital bed Requirement (inc. Mental)	Thames Valley Health Authority		1430
Leisure Recreation			
Leisure facilities	Source		Sq.m of water per 1000 persons
Swimming Pool	Sports England - Sports Facility Calculator	Sq.m of Water	10.722
		Pool Lanes (size) 25m by 2.12m	53.122
Sports Hall Courts	Sports England - Sports Facility Calculator	Courts	0.299
Indoor bowls rinks	Sports England - Sports Facility Calculator	Rinks	0.048
Community			
Community Facilities	Source		sq.m per 1000 persons
Community Space	Milton Keynes SPG – Social Infrastructure Planning obligations		61.0
Library Space	DCMS 2000 Standard with LTGSIF Research to uplift – SE Public Library Tariff 2007		26.5

Open Space		
Open Space	Source	
Recreational Open Space	NPFA Open Space Standards	Playing pitches Informal open space
		sq.m per person
		12.00
		4.00
Childrens Play Space	GLA Guidance on Child Play Spaces - 2006 - NPFA	Childrens play space
		sq.m per person
		10.00
Allotments	NPFA Open Space Standards	Allotments
		sq.m per person
		2.50
All Space required to maintain borough average	LTGSIF Research = existing open space / existing population	All Open Spaces
		sq.m per person
		37.7
Emergency Services		
Police Service	Source	
Officers required to maintain borough average	<a href="http://www.mpa.gov.uk/issues/police/numbers.htm">http://www.mpa.gov.uk/issues/police/numbers.htm</a>	
		people per officer
		389
Space Requirements	Costing the Infrastructure Needs of the South East Counties - Roger Tym & Partners	
		sq.m per officer
		20
Fire Service	Source	
Population per Fire Station	Costs to Social Infrastructure Works in the LTG - G & T - 2003	
		Persons per Units
		64000
Space Requirements	LTGSIF Research	Sq.m required by one person
		sq.m per persons
		0.015
Ambulance Services	Source	
Increase in Ambulance requests	London Ambulance Service - Warwick University	additional calls per annum
		persons per additional call
		8