
Local Development Framework

Issues and Options Report Core Strategy Habitat Directive Assessment (HDA) Screening Report

June 2008

Executive Summary

This report presents the findings of a Habitats Directive Assessment (HDA) Screening exercise undertaken in compliance with the EU Habitats Directive for The London Borough of Barnet's Core Strategy. This screening exercise will determine whether any of the policies and proposals that form the Core Strategy will have a likely significant impact on any European designated site within or adjacent to the plan areas.

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Abbreviations

AA	Appropriate Assessment
CLG	Communities and Local Government
DPD	Development Plan Document
HAD	Habitat Directive Assessment
LDD	Local Development Document
LDF	Local Development Framework
PCT	Primary Care Trust
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SPA	Special Protection Area
SR	Screening Report
UDP	Unitary Development Plan

1 Introduction

- 1.1 The London Borough of Barnet is undertaking this Screening Report (SR) to consider whether it needs to undertake an Appropriate Assessment (AA) or as it shall be referred to in this report, a Habitat Directive Assessment (HDA), in compliance with the EU Habitats Directive, as part of Barnet's Core Strategy. The HDA screening exercise considers whether the approach to a plan or project is likely to have a significant effect on the conservation objectives of a European site.
- 1.2 The first step in undertaking a screening exercise for a Habitat Directive Assessment (HDA) is to identify any policies and proposals with the potential for significant impact on any European designated site within or adjacent to the plan areas. These policies would then be taken through subsequent stages of the HDA process. This screening exercise is presented here.

2 The Need for Habitat Directive Assessment

- 2.1 In October 2005, the European Court of Justice ruled that HDA's must be carried out on all land use planning documents in the UK. The purpose of the HDA of land use plans is to ensure that the protection and integrity of European nature conservation sites (also known as the Natura 2000 network) is part of the planning process at the regional and local level. In response to this ruling, a new section (Part IVA) was inserted into Conservation (Natural Habitats & c) Regulations, 1994 (*'the regulations'*) during August 2007 which requires local planning authorities to undertake habitat directive assessment of land use plans in England and Wales in accordance with the provision of the Habitats Directive.
- 2.2 The requirement for a HDA of plans or projects is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (*'Habitats Directive'*). The EU Habitats Directive is implemented in the UK through *'the regulations'*. The *regulations* are responsible for safeguarding designated conservation sites considered of EU importance. Such designated sites include Special Protection Areas (SPAs), Special Areas for Conservation (SACs) and international RAMSAR sites.
- 2.3 Guidance from the Department of Communities and Local Government (CLG) on HDAs (Planning for the Protection of European Sites: Appropriate Assessment – Guidance for Regional Spatial Strategies and Local Development Documents (August 2006)) summarises the HDA process prescribed in Article 6(3) and (4) of the Habitat Directive into three main stages:
- Task 1 – Likely significant effects
 - Task 2 – Appropriate assessment and ascertaining the effect on site integrity
 - Task 3 – Mitigation and alternative solutions
- 2.4 Task 1 of the process to identify whether a plan option is 'likely to have a significant effect' on European sites and is referred to as a 'screening' exercise under *the regulations*. This determines whether stages 2 and 3 (the HDA) are required.

- 2.5 In accordance with *the regulations* a HDA is required when, in view of a European Site's objectives, the effect of a land use plan:
- a) is likely to have a significant impact on a European site in Great Britain (either alone or in combination with other plans and projects); and
 - b) is not directly connected with or necessary to the management of the site.

3 The Purpose of Screening

- 3.1 Screening for HDA will determine whether the plan is likely to have a significant adverse impact on the conservation objectives of European sites and therefore whether stage 2 and stage 3 (the HDA) are required. In situations where significant indirect impacts of the plan implementation could occur within Natura 2000 Sites beyond the plan area, these remote sites should be considered at the HDA screening stage.
- 3.2 If the potential for significant adverse impacts on Natura 2000 sites is identified during screening, a HDA considers the potential for impacts in more detail and whether alternative measures can be adopted. If there are no viable alternatives, the Plan can only be implemented if there are 'imperative reasons of overriding public interest' (Article 6(4)).

4 Methodology

- 4.1 In accordance with 'Planning for the Protection of European Sites: Appropriate Assessment' and 'The Assessment of Regional Spatial Strategies and Sub-Regional Strategies under the Provisions of Habitats Regulation Guidance' (the guidance) the following methodology was adopted for this screening report:
- **Identification of Natura 2000 sites**
This involved the identification of European sites within or in close proximity (within 15km) to Barnet.
 - **Site Information**
Information was obtained for each European site, based on information relating to the site's qualifying features, geographical boundaries and conservation objectives, available from the Joint Nature Conservation Committee (JNCC), the statutory advisor to the government on UK nature conservation.
 - **Analysis of the Plan for potential adverse impacts**
Providing a framework of criteria against which the policies can be assessed for impact.
 - **Screening Analysis of the Issues and Options**

Using the codes / criteria for recording the effect and impacts of a policy on a European Site, the options for each issue of the Core Strategy will be assessed for its impact on a European Site.

▪ **Assessment of ‘in-combination’ effects**

This involved the consideration of other plans which may, in combination with the Core Strategy, have the potential to adversely impact European sites.

- 4.2 This report comprises the first stage of the process, screening, which determines whether the Core Strategy is likely to have an adverse effect on a Natura 2000 site and thus whether or not a HDA is needed.
- 4.3 The emerging objectives for the Core Strategy are described and a test of Likely Significance is carried out on the likely impact of the principles on the conservation objectives of designated Natura 2000 sites.
- 4.4 Where one or more likely significant effects are found, or where it cannot be objectively shown that adverse effects will not occur, the second stage of the process will commence and the Plan becomes subject to a Habitats Directive Assessment against the conservation objectives of each of the Natura 2000 sites. If no adverse effects are identified, the Core Strategy can proceed.
- 4.5 The figure below highlights the methodology to be followed when applying Regulation 85 of the Habitats Regulation, with the steps recorded within this report highlighted in yellow.

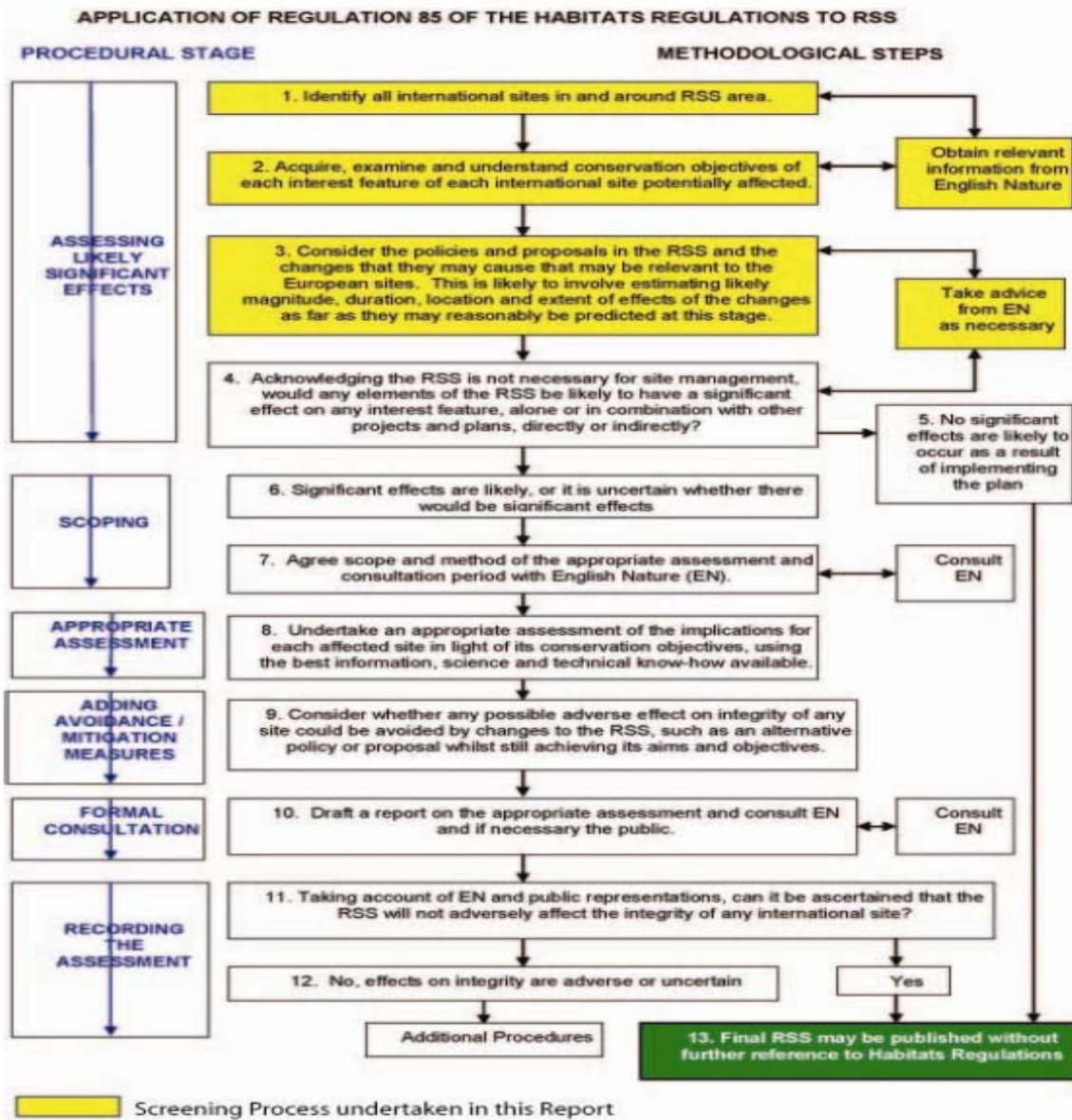


Figure 1: Steps involved in carrying out an AA

5 Identification of Sites

- 5.1 For the authority to undertake this part of the screening assessment, it is necessary to identify which Natura 2000 sites should be considered in the assessment. Only then can an assessment be made as to whether the Core Strategy is directly connected with or necessary to the management of the Natura 2000 sites.
- 5.2 In identifying which Natura 2000 sites may be affected by proposals within the Core Strategy, the authority has considered any site that lies within 15 Km of the borough's administrative boundaries. Maps of this are included in Appendix 1. In order to take a precautionary approach a 15 Km buffer has been selected.

5.3 5 Natura 2000 sites were identified between 0 and 15 Km of the Plan area. The sites are:

- Lee Valley (Ramsar / SPA)
- Epping Forest (SAC)
- Richmond Park (SAC)
- Wimbledon Common (SAC)
- Wormley – Hoddesdonpark Woods (SAC)

6 Site Information

6.1 The following table identifies the general characteristics and the reasons for its designation or conservation objectives / issues.

Type of Site	Site Name	General Site Character	Conservation Objectives / Issues
SAC	Richmond Park	846.62 Ha Inland water bodies (standing water, running water) (1.5%) Bogs. Marshes. Water fringed vegetation. Fens (0.5%) Scrub. (25%) Dry grassland. (18%) Humid grassland. Mesophile grassland (5%) Improved grassland (20%) Broad-leaved deciduous woodland (25%) Mixed woodland (5%)	<p><u>Annex I habitats that are a primary reason for selection of this site;</u> Not applicable</p> <p><u>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site;</u> Not applicable.</p> <p><u>Annex II species that are a primary reason for selection of this site;</u> 1083 <u>Stag beetle</u> <i>Lucanus cervus</i> Richmond Park has a large number of ancient trees with decaying timber. It is at the heart of the south London centre of distribution for stag beetle <i>Lucanus cervus</i>, and is a site of national importance for the conservation of the fauna of invertebrates associated with the decaying timber of ancient trees.</p> <p><u>Annex II species present as a qualifying feature, but not a primary reason for site selection;</u> Not applicable.</p>
SAC	Epping Forest	1630.5 Ha Inland water bodies (standing water, running water) (6%) Bogs. Marshes. Water fringed vegetation. Fens (0.2%) Heath. Scrub. (3.8%) Dry grassland. Steppes (20%) Broad-leaved deciduous woodland (70%)	<p><u>Annex I habitats that are a primary reason for selection of this site;</u> 9120 Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion roburi-petraeae</i> or <i>Ilici-Fagenion</i>)</p> <p>Epping Forest represents Atlantic acidophilous beech forests in the north-eastern part of the habitat's UK range. Although the epiphytes at this site have declined, largely as a result of air pollution, it remains important for a range of rare species, including the moss <i>Zygodon forsteri</i>. The long history of pollarding, and resultant large number of veteran trees, ensures that the site is also rich in fungi and dead-wood invertebrates.</p> <p><u>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site;</u> 4010 Northern Atlantic wet heaths with <i>Erica tetralix</i> 4030 European dry heaths</p>

			<p><u>Annex II species that are a primary reason for selection of this site;</u> 1083 <u>Stag beetle</u> <i>Lucanus cervus</i></p> <p>Epping Forest is a large woodland area in which records of stag beetle <i>Lucanus cervus</i> are widespread and frequent; the site straddles the Essex and east London population centres. Epping Forest is a very important site for fauna associated with decaying timber, and supports many Red Data Book and Nationally Scarce invertebrate species.</p> <p><u>Annex II species present as a qualifying feature, but not a primary reason for site selection;</u> Not applicable.</p>
SAC	Wimbledon Common	<p>351.38 Ha Inland water bodies (standing water, running water) (1%) Bogs. Marshes. Water fringed vegetation. Fens (0.5%) Heath. Scrub. (5%) Dry grassland. (45%) Improved grassland (3.5%) Broad-leaved deciduous woodland (45%)</p>	<p><u>Annex I habitats that are a primary reason for selection of this site;</u> Not applicable.</p> <p><u>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site;</u> 4010 <u>Northern Atlantic wet heaths with</u> <i>Erica tetralix</i>. 4030 <u>European dry heaths.</u></p> <p><u>Annex II species that are a primary reason for selection of this site;</u> 1083 <u>Stag beetle</u> <i>Lucanus cervus</i> Wimbledon Common has a large number of old trees and much fallen decaying timber. It is at the heart of the south London centre of distribution for stag beetle <i>Lucanus cervus</i>, and a relatively large number of records were received from this site during a recent nationwide survey for the species (Percy <i>et al.</i> 2000). The site supports a number of other scarce invertebrate species associated with decaying timber.</p> <p><u>Annex II species present as a qualifying feature, but not a primary reason for site selection.</u> Not applicable.</p>
SAC	Wormley-Hoddesdon Woods	<p>336.47 Ha Heath Scrub.(2%) Dry grassland. (3%) Broad-leaved deciduous woodland (90%)</p>	<p><u>Annex I habitats that are a primary reason for selection of this site;</u> 9160 <u>Sub-Atlantic and medio-European oak or oak-hornbeam forests of the</u> <i>Carpinus betuli</i>. Wormley Hoddesdonpark Woods in south-east England has large stands of almost pure hornbeam <i>Carpinus betulus</i> (former coppice), with sessile oak <i>Quercus petraea</i></p>

		<p>Coniferous woodland (3%) Mixed woodland (2%).</p>	<p>standards. Areas dominated by Bluebell Hyacinthoides non-scripta do occur, but elsewhere there are stands of great wood-rush Luzula sylvatica with carpets of the mosses Dicranum majus and Leucobryum glaucum. Locally, a bryophyte community more typical of continental Europe occurs, including the mosses Dicranum montanum, D. flagellare and D. tauricum.</p> <p><u>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</u> Not applicable.</p> <p><u>Annex II species that are a primary reason for selection of this site:</u> Not applicable.</p> <p><u>Annex II species present as a qualifying feature, but not a primary reason for site selection:</u> Not applicable.</p>
<p>Ramsar</p>	<p>Lee Valley</p>	<p>451.29 Ha Series of embanked water supply reservoirs; sewage treatment lagoons, and former gravel pits extending along about 24km of the valley from near Ware southward to Finsbury Park in London.</p>	<p>These water bodies support internationally important numbers of wintering Gadwall and Shoveler (Criterion 6) and nationally important numbers of several other bird species. The site also contains a range of wetland and valley bottom habitats, both human made and semi-natural, which support a diverse array of wetland fauna and flora. Four SSSIs are included within the site. Virtually all parts of the site are subject to management plans in which nature conservation is a high or sole priority. Potential threats from eutrophic condition of the water, over-abstraction of surface water for public supply in periods of drought, and urban development pressures are felt to be addressed by several directives and regulations. Non-consumptive recreational activities are important and mostly well regulated.</p>

7 Analysis of the Plan for Potential Adverse Impacts

7.1 Using the following coding for recording effects and impacts on a European Site¹, each Core Strategy option has been assessed and the relevant criterion / criterion determined for each. Those awarded one or more of the criterion numbered 1-7 in the table below will be assessed as having no effect on a European Site. Those policies awarded 8 are considered to have a potential impact and those awarded a 9 are likely to have a significant effect on a European site. Policies considered to have no impact on a European Site, do not require an Appropriate Assessment.

<i>Reason why policy would be likely to have no effect on a European Site</i>
1. The policy itself will not itself lead to development (e.g. it related to design or other qualitative criteria for development, or it is not a land use planning policy).
2. The policy makes provision for a quantum / type of development (and may or may not indicate one or more broad locations e.g. county, or district, or sub region) but the location of the development is to be selected following consideration of options in lower tier plans (Development Plan Documents).
3. No development could occur through this policy alone, because it is implemented through sub-ordinate policies that are more detailed and therefore more appropriate to assess for their effects on a European Site and associated sensitive areas.
4. Concentration of development in urban areas will not affect a European Site and will help to steer development and land use change away from a European Site and associated sensitive areas.
5. The policy will help to steer development away from a European Site and associated sensitive areas, e.g. not developing in areas of flood risk or areas otherwise likely to be affected by climate change.
6. The policy is intended to protect the natural environment, including biodiversity.
7. The policy is intended to conserve or enhance the natural, built or historic environment, and enhancement measure will not be likely to have any effect on a European Site.
<i>Reason why policy could have a potential effect</i>
8. The Local Development Framework steers a quantum or type of development towards, or encourages development in, an area that includes a European Site or an area where development may indirectly affect a European Site.
<i>Reason why policy would likely to have a significant effect</i>
9. The policy makes provision for a quantum, or kind of development that in the location(s) proposed would be likely to have a significant effect on a European Site. The proposal must be subject to appropriate assessment to establish, in light of the site's conservation objectives, whether it can be ascertained that the proposal would not adversely affect the integrity of the site.

¹ Tyldesley and Associates – prepared for Natural England Draft Guidance – The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the Provisions of the Habitats Regulations 2006 – Annex 2

8 Screening Analysis of the Core Strategy

- 8.1 This section screens the options for each issue discussed within the Core Strategy Issues and Options report. The policies are assessed, for their impact, against the criteria provided in Section 7.
- 8.2 The policies included in the Issues and Options report for Barnet's Core Strategy were analysed for their potential to result in significant impacts on European sites. A precautionary approach was used and the assessment also considered cumulative impacts.

The Issues and Options in Barnet's Core Strategy are:

Theme 1: Growing successfully

Issue 1a: Business Opportunities and Economic Prosperity

Options:

- 1.1 Should existing employment sites be protected from changes of use and being converted or re-developed for residential development?
- 1.2 Should we only allow the redevelopment of employment sites when mixed use development is proposed incorporating residential uses and replacement employment use?
- 1.3 Should we allow the redevelopment of existing employment sites only if there is no proven need for other priority commercial uses, in particular, waste management, transport facilities or logistics/warehousing?

Issue 1b: Improving the skills of local residents and ensuring economic prosperity

Options:

- 1.4 Should the Council identify specific locations (in addition to existing ones) for further and higher education facilities in the borough working with providers and partners, including Middlesex University and Barnet College?
- 1.5 Should the Council encourage the expansion of further and higher education institutions in order to expand the knowledge economy as the borough grows?
- 1.6 Should the Council seek financial contributions for training from major development in order to overcome skill shortages in local service industries?

Theme 2: Delivering the infrastructure to accommodate growth and ensure sustainable development

Issue 2a: Balancing Barnet's changing travel needs

Options:

- 2.1 Should the car, given its wider reliance and choice of movement qualities remain as an important movement mode in a growing and changing borough?
- 2.2 Should we encourage changes in car use, for example, the use of hybrid/electric vehicles, and car pooling, as part of Green Travel Plans?
- 2.3 Should transport capacity in the borough be increased for example on orbital and east / west routes?
- 2.4 Should the ability to travel be restricted in ways that make non-public transport usage less attractive such as limited parking provision?
- 2.5 Should parking be increased in say town centres to help short-trip shoppers/users?
- 2.6 Should major investment in roads be deployed or should some road space in the borough be reallocated for example to bus lanes in order to encourage more alternative modes of travel?
- 2.7 In providing a choice of means of travel what alternative methods for sustainable movement should be promoted?
- 2.8 Should traffic congestion be addressed through localised increases in road capacity?
- 2.9 What more can be done to improve mobility in the borough?

Issue 2b: Providing community services for sustainable communities

Options:

- 2.10 Should the Council encourage the joint use of new and existing community facilities? What uses can be sensitively located together?
- 2.11 Should the Council protect existing community facilities as well as sport, leisure and recreation facilities, where fully utilised, from displacement by development, ensuring re-provision of facilities in those instances where development takes place?
- 2.12 Should community facilities only be allowed in specific locations where they are accessible by public transport and where there are on-street parking constraints, such as town centres or growth areas?
- 2.13 Should the Council plan spatially for healthier lifestyles and assist in tackling wider community issues around healthier neighbourhoods and counter growing obesity problems?
- 2.14 Should the Core Strategy require a greater contribution towards special needs housing and life time homes to accommodate older and disabled residents?

Theme 3: Meeting Housing Aspirations

Issue 3a: The number and distribution of new housing development**Options:**

- 3.1 The council, along with its partners is focusing major housing and economic growth on the west side of the borough in the strategically identified London – Luton – Bedford coordination corridor where regeneration potential and brownfield site availability is greatest. Is this a sustainable approach to planned growth or are there alternative locations where growth should go?
- 3.2 Should the focus of enhancement and major infill housing development be within sustainable locations such as the town centres of Chipping Barnet, Edgware, Finchley Central, New Barnet, North Finchley and Whetstone, and major arterial corridors with good public transport accessibility? If not, what other locations should we consider for inclusion/exclusion?
- 3.3 Should growth be allowed to take place across all parts of the borough?
- 3.4 Should the focus of housing growth and strategic development be targeted in order to protect the high quality suburbs?
- 3.5 Should we only consider housing development when it is accessible or can be made accessible by a choice of means of transport?

Issue 3b: Sustainable Design Principles**Options:**

- 3.6 Should we, as part of Strand 2 of the Three Strands Approach, seek to ‘enhance’ the borough’s high quality suburbs and historic areas further by protection from intensive development and infill?
- 3.7 Should we expect different standards of design in different parts of the borough to reflect variations in the quality of local environments?
- 3.8 Should good basic or high quality design be sought everywhere?
- 3.9 Should we provide more detailed guidance to developers and residents on urban design throughout the borough?
- 3.10 Should we provide more detailed guidance to developers and residents on urban design in specific targeted development locations?

Issue 3c: Low density suburbs**Options:**

- 3.11 Should we continue our existing approach to protecting and enhancing the suburbs and built environment, as outlined above?

- 3.12 Should we be more specific about the character of the suburbs that are to be respected and enriched?
- 3.13 Should the Core Strategy seek to resist loss of gardens in lower density suburbs where this erodes the character of areas and reduces the supply of large single housing plots, particularly when there is sufficiently identified brownfield sites allocated to meet the Borough's housing targets.
- 3.14 Should we protect large properties as family houses with gardens to provide a sustainable mix of sizes and to preserve the character of an area and Barnet suburbs generally?
- 3.15 Should we allow conversions into smaller units if this helps preserve the character of a former family house?
- 3.16 Should we expect Design and Access Statements submitted with planning applications to set out how they have sought to respect and contribute to local character and distinctiveness and sustainability targets?
- 3.17 Should we review design guidance for extensions to existing housing to reflect greater diversity and specific community and cultural needs of a changing population?

Issue 3d: Meeting the housing needs of the diverse communities in Barnet

Options:

- 3.18 Should we set a preferred mix of dwelling sizes and types of housing for all tenures with a presumption to include a significant element of family housing unless the developer can demonstrate a demand for smaller homes that does not undermine suburban character or local distinctiveness?
- 3.19 What weight should be given to meeting housing need?
- 3.20 Should the council seek a more appropriate mix of affordable housing tenures, particularly to support its housing strategy objective of encouraging people to progress through the housing journey from rented to full home ownership?
- 3.21 Should the council adopt recent London Plan tenure mix of low cost home ownership, intermediate as well as rented?
- 3.22 Given the higher density planned areas for growth in Colindale, Brent Cross/Cricklewood and Mill Hill East should we prioritise new family-sized homes elsewhere in the borough even if this reduces the overall number of units we can deliver for smaller households (but could increase the number of bed-spaces and residential floor space)?
- 3.23 Should we expect smaller homes to be delivered throughout Barnet?

- 3.24 Should we expect smaller homes to be delivered only in specific locations where there is higher density development around public transport locations or regeneration areas?
- 3.25 Should we adopt a policy of relating housing targets to a minimum floor space requirement per unit to ensure high quality standards of internal space?
- 3.26 Should the Core Strategy only support specialist residential care homes in those parts of the Borough where there is a clear demonstrable evidence of local need, supported by the local PCT and Council's Adult Social Services?

Issue 3e: Affordable Housing

Options:

- 3.27 Given an expected shift in strategic Mayoral policy direction to the current London-wide target of 50% affordable housing on 10 units or more and the need to be in general conformity with the London Plan should the council consider retaining or changing its existing approach to affordable housing with a different threshold where it is required for new residential development to reflect local circumstances, need and viability of delivery?
- 3.28 Should we retain the existing UDP policy of 50% affordable housing on sites of 10 or more units?
- 3.29 Should we introduce a more flexible sliding scale with a lower contribution from smaller to medium sized sites (10 to 24 units) and the current 50% on larger sites (25 or more)? A worked example of implementing a progressive contribution for a site of 50 units may only require 30% from the first 10 to 24 units (resulting in 6 affordable units) and 50% from the remaining 25 units (resulting in 12 units) a total of 18 units or 36%.
- 3.30 Should the 10 unit threshold be raised to 15 units where viability constraints reduce the deliverability of housing supply?
- 3.31 Should we seek a greater contribution towards low cost home ownership and affordable housing that supports people and families through the housing journey towards full owner occupation?
- 3.32 In what circumstances should we accept payment in lieu as opposed to on-site affordable housing in new residential development?
- 3.33 Where viability is improved or greater public funding is available, should the council seek to secure more contributions to affordable housing, particularly low cost housing?
- 3.34 Should we seek mixed and balanced communities by delivering affordable housing in areas where that tenure is under-represented?

- 3.35 Should we focus on delivering affordable housing where it is most viable to do so and where a greater number of units can be achieved?

Theme 4: Planning for vitality and viability of a network of suburban town centres

Issue 4a: The number and distribution of new housing development

Options:

- 4.1 With the planning policy framework in place and delivery plans at an advanced stage of development should the Council identify Brent Cross/Cricklewood as a new metropolitan town centre, providing it is mixed use and a sustainable centre?
- 4.2 Where should we allow further shopping and commercial town centre related development to meet projected demand - within a limited number of the largest town centres?
- 4.3 Should we allow further shopping and commercial town centre related development to meet projected demand in any town centre?
- 4.4 Should we allow further shopping and commercial town centre related development to meet projected demand at one or more of the borough's existing out of centre retail parks?
- 4.5 Should we allow retail expenditure to go outside the borough?
- 4.6 Should we prioritise growth in retail expenditure to specific suburban town centres (Edgware, North Finchley, Finchley Church End, Chipping Barnet, New Barnet and Whetstone) where there are identified development opportunities?
- 4.7 Should we seek to protect more 'local' neighbourhood centres and parades of shops in terms of their potential contribution to sustainable suburbs and shopping?
- 4.8 Should we provide parking to support retail uses in town centres to better able to compete with other centres and particularly out of centre retail parks and shops?

Issue 4b: Enabling change and enhancement in the town centres

Options:

- 4.9 Should we restrict the loss of shopping uses in town centres?
- 4.10 Should we restrict the loss of shopping uses only in the core of town centres, allowing more flexible approaches and changes of use at the edges of high streets and secondary locations?
- 4.11 Should we allow a major expansion and concentration of shopping related development in the larger centres (Edgware, North Finchley, Finchley Church End, Chipping Barnet, New Barnet and Whetstone)?

- 4.12 Should we allow substantial, mixed-use development in all town centres?
- 4.13 Should we be flexible in allowing conversions for alternative and appropriate uses in town centres?
- 4.14 Should we protect office and commercial uses from changes of use to residential?
- 4.15 Should we allow more mixed use conversions of town centre offices in locations along high streets and main arterial routes to mixed uses including residential, for example, in Finchley Central and Whetstone, where there is significant vacant office accommodation?

Issue 4d: Managing the evening and night-time and entertainment economy

Options:

- 4.16 In recognition of licensing policies, should we limit the evening and night-time economy to a few town centres, for example, North Finchley, and if so, which centres, and what should be the criteria, for example, where they reach “Saturation zone” in terms of activities and undesirable impacts?
- 4.17 Should we encourage more housing development in town centres to increase evening and night-time activities, and if so, should it be allowed only on the edge or also above other uses such as shops and commercial uses?
- 4.18 Should some town centres be designated and be the focus of cultural development and leisure such as N12 North Finchley and Chipping Barnet?

Theme 5: Planning, development and growth to be environmentally sensitive

Issue 5a: Choosing sustainable locations for development

Options:

- 5.1 Should we expect development to provide evidence that the proposed location is sustainable or that it can be made so as a result of development, for example by improving access to public transport?
- 5.2 Should we expect development to contribute to increased biodiversity as well as protecting existing habitats and species?

Issue 5b: Climate change and living within environmental limits

Options:

- 5.3 Should we continue our existing approach to sustainable design and construction, as outlined above in order to make Barnet one of London’s most sustainable and environmentally responsible city-suburbs and borough?

- 5.4 Should we consider climate change to be the overriding principle for new development in Barnet
- 5.5 Should climate change be given equal weighting to other considerations, such as design considerations?
- 5.6 Should the Core Strategy be primarily concerned with the mitigation of climate change?
- 5.7 Should the Core Strategy prioritise the need to adapt to future impacts?

9 Tyldesley Analysis

Issue	Option	European Site Effect (from Tyldesley and Associates 2006)	Likelihood of Impact (No effect / potential / significant)
1a	1.1	3,5	No Effect
	1.2	3,5	No Effect
	1.3	3,5	No Effect
1b	1.4	1,2	No Effect
	1.5	1,2	No Effect
	1.6	1	No Effect
2a	2.1	1	No Effect
	2.2	2,3	No Effect
	2.3	1,3	No Effect
	2.4	1,3	No Effect
	2.5	1	No Effect
	2.6	1	No Effect
	2.7	1	No Effect
	2.8	1	No Effect
2b	2.9	1	No Effect
	2.10	2	No Effect
	2.11	1, 2	No Effect
	2.12	1, 2	No Effect
	2.13	1, 2	No Effect
3a	2.14	1, 2	No Effect
	3.1	2,3,4	No Effect
	3.2	3,4	No Effect
	3.3	3	No Effect
	3.4	1,7	No Effect
3b	3.5	1,7	No Effect
	3.6	1,7	No Effect
	3.7	1,7	No Effect
	3.8	1,7	No Effect
3c	3.9	1,7	No Effect
	3.10	1,7, 6	No Effect
	3.11	1,7	No Effect
	3.12	1,7	No Effect
	3.13	1, 6, 7	No Effect
	3.14	2,7	No Effect
	3.15	2,7	No Effect
3d	3.16	1,7	No Effect
	3.17	1, 7	No Effect
	3.18	2,7	No Effect
	3.19	2	No Effect
	3.20	1, 3	No Effect
	3.21	2, 3	No Effect
	3.22	2	No Effect

	3.23	2,7	No Effect
	3.24	2, 4	No Effect
	3.25	2, 3	No Effect
	3.26	2, 3	No Effect
3e	3.27	2, 3	No Effect
	3.28	2, 3	No Effect
	3.29	2, 3	No Effect
	3.30	2,3	No Effect
	3.31	2,3	No Effect
	3.32	2,3	No Effect
	3.33	2,3	No Effect
	3.34	2,3	No Effect
	3.35	2,3	No Effect
	4a	4.1	4
4.2		4	No Effect
4.3		4	No Effect
4.4		4	No Effect
4.5		4	No Effect
4.6		1	No Effect
4.7		1	No Effect
4.8		3,5	No Effect
4b	4.9	3	No Effect
	4.10	3,5	No Effect
	4.11	3,5	No Effect
	4.12	4	No Effect
	4.13	4	No Effect
	4.14	4	No Effect
	4.15	4	No Effect
4c	4.16	4, 7	No Effect
	4.17	4, 7	No Effect
	4.18	4, 7	No Effect
5a	5.1	6	No Effect
	5.2	6	No Effect
5b	5.3	5, 6, 7	No Effect
	5.4	5,6	No Effect
	5.5	5,6	No Effect
	5.6	5,6	No Effect
	5.7	6, 7	No Effect

10 Assessment of In-combination effects

10.1 Policies identified in the strategies and plans of neighbouring authorities have the potential to affect Natura 2000 sites at a wider level than that of individual Local authorities. These policies are influenced by the London Plan (Consolidated with Alterations since 2004) which is considering this issue in further detail.

10.2 The table below summarises the key policies of Barnet’s neighbouring authorities that could lead to ‘in combination’ impacts with Barnet’s Core Strategy:

Local Authority	Development Plans or Proposals
LB Brent	LDF Core Strategy sets out a vision to: <ul style="list-style-type: none"> ▪ Deliver 10,146 additional homes between 2007 and 2017.
LB Camden	LDF Core Strategy sets out a vision to: <ul style="list-style-type: none"> ▪ Deliver 5,950 additional homes between 2007-2017
LB Enfield	LDF Core Strategy sets out a vision to: <ul style="list-style-type: none"> ▪ Deliver 3,950 additional homes between 2007-2017
LB Harrow	LDF Core Strategy sets out a vision to: <ul style="list-style-type: none"> ▪ Deliver 4,000 additional homes between 2007-2017
LB Haringey	LDF Core Strategy sets out a vision to: <ul style="list-style-type: none"> ▪ Deliver 6,800 additional homes between 2007-2017
Hertsmere BC	LDF Core Strategy sets out a vision to: <ul style="list-style-type: none"> ▪ Deliver 4,200 homes between 2001 and 2021

11 Conclusions

Habitat Directive Assessment HDA – Screening Stage

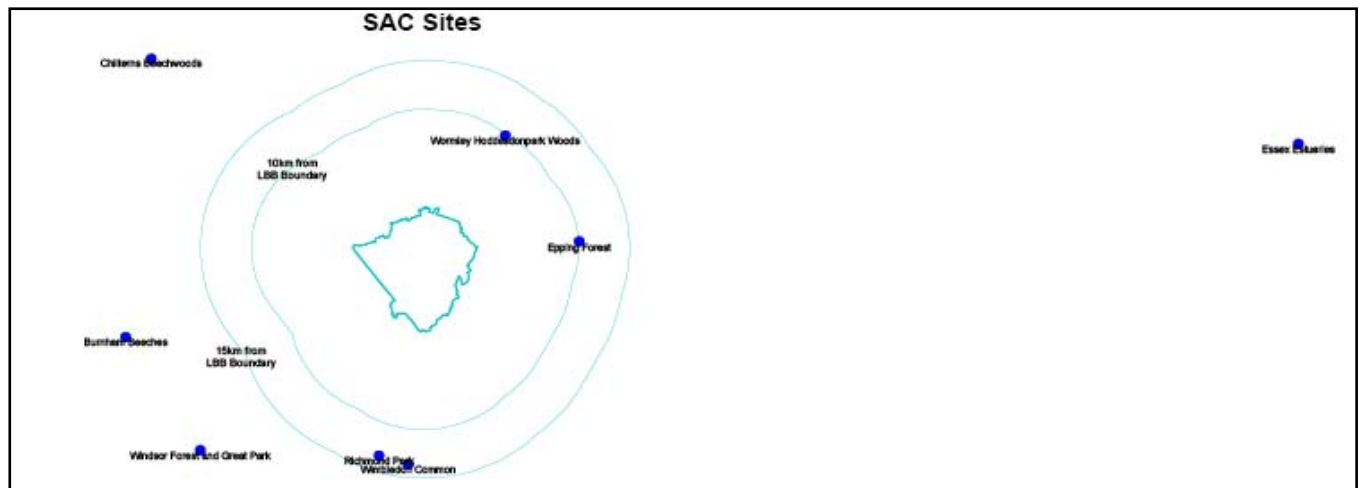
- 11.1 Barnet's Core Strategy sets out the council's spatial vision, objectives and key planning policies, which will determine how Barnet develops over the next 10 years or so. This HDA has identified a range of indirect, and/or in combination impacts, which could possibly affect five Natura 2000 sites within a 15 Km radius of the borough.
- 11.2 The assessment has screened these impacts against the sites qualifying features and can conclude that there will be no likely significant effect on the integrity of Natura 2000 sites as a result of Barnet's Core Strategy. Therefore in accordance with guidance, a Habitat Directive Assessment is not necessary and does not need to be undertaken.

Appendix 1

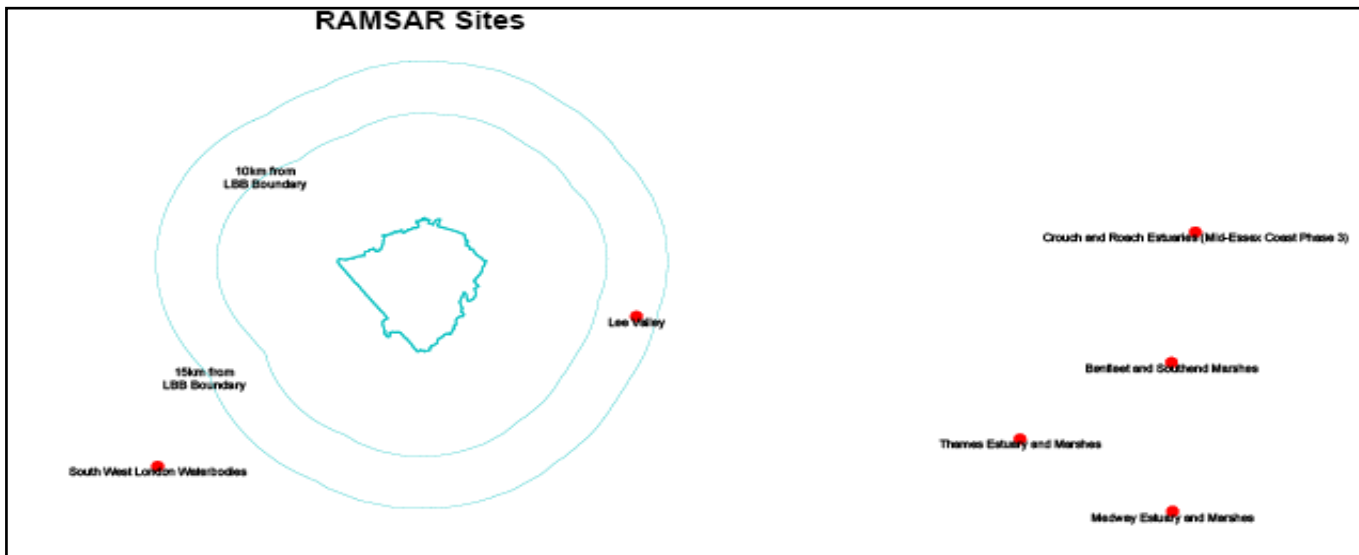
SPA Sites within 15 Km of the Borough Boundary:



SAC Sites within 15 Km of the Borough Boundary:



RAMSAR sites within 15 Km of the Borough Boundary:



The contents of this document can be made available in your own language on request. For further information, please contact the Planning, Housing and Regeneration Service on 020-8359-4990 or write to the Planning Policy Team, Planning, Housing and Regeneration, Building 4, North London Business Park, Oakleigh Road South, London N11 1NP

Haddii aad la tashigaan ku rabtid luuqaddaada, fadlan u soo qor Planning Policy Team, Planning and Environmental Protection Service, Building 4, North London Business Park, Oakleigh Road South, London N11 1NP. Mahadsanid.

Bu görüşmenin kendi dilinizde yapılmasını istiyorsanız, lütfen şu adrese yazınız:

Planning Policy Team, Planning, Housing and Regeneration, Building 4, North London Business Park, Oakleigh Road South, London N11 1NP.

Teşekkür ederim.

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

Planning Policy Team, Planning, Housing and Regeneration, Building 4, North London Business Park, Oakleigh Road South, London N11 1NP.

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

তাহলে অনুগ্রহ করে যাকে লিখবেন তিনি হলেন

Planning Policy Team, Planning, Housing and Regeneration, Building 4, North London Business Park, Oakleigh Road South, London N11 1NP

আপনাকে ধন্যবাদ।

જો તમને આ સલાહમંત્રણા તમારી પોતાની ભાષામાં જોઈતી હોય તો, કૃપા કરી લખો: અમા ગેયડન

Planning Policy Team, Planning, Housing and Regeneration, Building 4, North London Business Park, Oakleigh Road South, London N11 1NP. તમારી આભાર.

اگر شما احتیاج دارید که این مشاوره را به زبان خودتان دریافت کنید، لطفاً به آدرس زیر نامه بنویسید:

Planning Policy Team, Planning, Housing and Regeneration, Building 4, North London Business Park, Oakleigh Road South, London N11 1NP. متشکریم.

若你需要以你的母語進行此諮詢，請寫信聯絡

Planning Policy Team, Planning, Housing and Regeneration, Building 4, North London Business Park, Oakleigh Road South, London N11 1NP.

謝謝。

Εάν επιθυμείτε να γίνει αυτή η συζήτηση στη δική σας γλώσσα, παρακαλούμε να στείλετε σχετική επιστολή στην

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