

Part 2 – Integrated Impact Assessment with Appendices January 2020

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Appendix 1 – Sustainability Appraisal - Thematic review of Local Plan Policies

Introduction

Policies contained within the draft Local Plan have been appraised on a thematic basis against each of the SA objectives. The themes match those within the Local Plan and include:

- Growth and Spatial Strategy
- Housing
- Character, Design and Heritage
- Town Centres
- Community Uses, health and well-being
- Economy
- Environment and Climate Change
- Transport and Communications

The thematic review has identified policies which could have a potentially positive or negative effect. It has also identified where synergies exist between policies and themes within the draft Local Plan (for example, synergies exist between transport and environmental policies. Improvements in public transport infrastructure and promotion of active travel may reduce the use of private car travel and in turn improve air quality).

Theme: Growth and Spatial Strategy

With significant growth and change anticipated in the Borough, the policies seek to identify broad locations to accommodate growth. The locations for growth are informed by transport accessibility and the policies resist development that makes inefficient use of land. This thematic IIA covers policies relating to growth and the overall spatial strategy for the Borough, which includes:

- Policy GSS01 Delivering Sustainable Growth
- Policy GSS02 Brent Cross Growth Area
- Policy GSS03 Brent Cross West Growth Area
- Policy GSS04 Cricklewood Growth Area
- Policy GSS05 Edgware Growth Area
- Policy GSS06 Colindale Growth Area
- Policy GSS07 Mill Hill East
- Policy GSS08 Barnet's District Town Centres
- Policy GSS09 Existing & Major New Transport Infrastructure
- Policy GSS10 Estate Renewal
- Policy GSS11 Major Thoroughfares
- Policy GSS12 Car Parks
- Policy GSS13 Strategic Parks and Recreation

Summary assessment:

Proposed policies are likely to have overall positive effects (direct or indirect) in relation to the range of IIA objectives including those related to successful inclusive neighbourhoods, accessibility and efficient use of land and infrastructure. They do not preclude the realisation of other policies that more directly address other objectives. Where negative effects have been identified (e.g. through increased construction waste as a result of development) will be mitigated via other policies contained elsewhere within the plan.

IIA objective

Commentary

Mitigation / positive effect relies on

1. To reduce poverty and promote equality of opportunity

Strategic sites (GSS02, GSS03, GSS04, GSS05, GSS06, GSS07 and GSS10) will help to reduce poverty and promote equality of opportunity by delivering housing, including affordable housing and other specialist housing. In addition, development at strategic sites will help bring about employment opportunities through mixed-use development and improve access to infrastructure and services, including transport links. Policy GSS13 will also contribute positively towards this objective as it aims to provide and encourage the provision of leisure and recreational activities that will offer a wide range of indoor and outdoor activities. This will help tackle social disadvantage and isolation and may lead to a greater sense of community.

- Integration and coherence through masterplans and comprehensive development is essential.
- Delivery of infrastructure to accommodate growth and development
- Securing affordable housing
- Successful application of local plan policies and implementation of proposals and planning consents

2. Ensure efficient use of land and infrastructure

All policies contained under this theme will contribute positively towards this objective in some form, Policy GSS01 aims to ensure that new housing is delivered in sustainable locations including growth areas, district centres and next to existing and major new transport infrastructure. Policy GSS09 seeks to growth and regeneration at existing transport hubs and alongside major new transport infrastructure at New Southgate and West London Orbital. Policy GSS10 seeks to promote estate renewal and infill which will make more efficient use of land. Furthermore, policy GSS11, seeks to promote development along major thoroughfares, which will provide opportunities for infill development and intensification. In addition, policy GSS12 promotes the development of and above surface level car parking provided that design preserves amenity and it can be demonstrated that spaces are at a surplus and/or

- Successful application of policies and implementation of proposals and planning consents

can be re-provided which will contribute positively to this SA objective.

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| 3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment. | The spatial strategy directs development to areas most capable of absorbing change and delivering added value (GSS02 to GSS12). The level of growth will be informed by the context of locations in terms of urban form and heritage. Policies elsewhere in the plan will also ensure that development is not detrimental to adjacent heritage assets and are preserved or enhanced as part of development. | <ul style="list-style-type: none"> ▪ Successful application of policies |
| 4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles | Development at strategic sites will bring about a step change in regeneration of local areas steering development where there is greatest capacity to absorb change and setting out the key development principals to maximise the benefits of development. This in turn will help promote liveable neighbourhoods which are capable of supporting services and sustainable lifestyles. In addition, community facilities and social infrastructure to support local needs will also be delivered through new development proposals. | <ul style="list-style-type: none"> ▪ Successful application of policies ▪ Delivery of community and social infrastructure |
| 5. Ensure that all residents have access to good quality, well-located, affordable housing | Identification of sites for housing development will ensure that the Local Plan continues to provide sufficient land supply to deliver homes that meet the needs of local residents and are in appropriate locations with good access to jobs, services and community facilities. Additional homes will also come forward on smaller/windfall sites. | <ul style="list-style-type: none"> ▪ Housing delivery of allocations in line with policies/viability of development. ▪ Delivering infrastructure to support housing growth |
| 6. Improve the health and wellbeing of the | The spatial strategy promotes more sustainable modes of transport, supported by the delivery of new connections for walking / cycling / public transport based on the Healthy Streets | <ul style="list-style-type: none"> ▪ Successful application of policies |

<p>population and reduce health inequalities</p>	<p>Approach. The spatial strategy also supports provision for health, education and community facilities and the delivery of new open spaces and green infrastructure across all growth locations which will create mixed-use development, with enhanced access to local services and facilities and in turn, improve overall health and wellbeing and promote healthier lifestyles. In addition, policy GSS13 actively supports healthy lifestyles and well-being through the provision of indoor and outdoor recreational and leisure facilities.</p>	<ul style="list-style-type: none"> ▪ Delivery of community infrastructure to accommodate growth and development
<p>7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes</p>	<p>The policies seek to create conditions to deliver growth and new job opportunities that Barnet’s growing population can access. Barnet’s Employment Land Review identified that employment land should be protected. In addition, policies seek to ensure that there is enough provision of employment land, including affordable workspace to meet local needs. These measures will ensure that businesses have the confidence to invest long term in the borough. In addition, policy GSS13 may boost the local economy as it seeks to create indoor and outdoor destinations that may increase visitor activity within the Borough.</p>	<ul style="list-style-type: none"> ▪ Successful application of policies ▪ Ensure there is adequate provision for employment uses and provision of affordable workspace
<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>The spatial strategy supports the delivery of additional public transport improvements and new improved walking and cycling environments that will help reduce the need for car travel. This objective is also supported via the Schedule of Site Proposals for development in accessible locations. The provision of residential-led mixed use development will also reduce the need to travel by car and contribute positively towards this objective.</p>	<ul style="list-style-type: none"> ▪ Successful application of policies. ▪ Delivery of transport infrastructure
<p>9. Protect and enhance open spaces that are high quality, networked,</p>	<p>Increased development is likely to put pressure on existing open spaces and in turn have a negative effect. However, this objective will be achieved via optimising the benefits of open</p>	<ul style="list-style-type: none"> ▪ Successful application of policies.

<p>accessible and multi-functional</p>	<p>spaces including new provision identified through the IDP. Improvement and enhancement of open space are requirements of key growth areas (GSS02, GSS06, GSS08, GSS10, GSS11, GSS13). Policy GSS13 also aims to activate open spaces across Barnet through new and improved outdoor sports, leisure and recreational facilities which will contribute positively towards this objective.</p>	<ul style="list-style-type: none"> ▪ Delivery of green infrastructure
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.</p>	<p>Objective supported through the improvement and enhancement of open space (GSS02, GSS06, GSS08, GSS10, GSS11, GSS13) and biodiversity to create a connected network. In addition, policy GSS13 will provide opportunities to improve Barnet’s nature conservation and biodiversity offering with ecological enhancements at Barnet’s three new sports hubs.</p>	<ul style="list-style-type: none"> ▪ Protection of existing habitats through implementation of Policy ECC06
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts.</p>	<p>Reducing carbon dioxide emissions and adapting to future climate change are priorities for the Local plan and is a theme throughout the policies. The provision of good quality design which demonstrates high levels of environmental awareness in new development, will have a positive impact on this objective. In addition, development in accessible locations, that support active travel infrastructure would reduce the need for car travel and encourage sustainable modal shifts, thereby reducing greenhouse gas emissions and contribution to climate change.</p>	<ul style="list-style-type: none"> ▪ Successful application of policies. ▪ Delivery of transport infrastructure
<p>12. Maximise protection and enhancement of natural resources including water and air, and minimise waste</p>	<p>All of the policy groupings direct development proposals to highly accessible locations and seek to create cohesive neighbourhoods. The co-location of development proposals in accessible locations could indirectly safeguard air quality, for example, by reducing car travel needs and encouraging sustainable modal shifts, resulting in a potential positive synergistic effect on this IIA objective. In addition, Policy ECC02</p>	<ul style="list-style-type: none"> ▪ Successful application of policies.

specifically requires developments not to adversely impact the water environment, quality and drainage systems. Overall, the potential impacts against this objective are judged to be neutral but given the scale of development in the borough, the effects are considered as uncertain. With the scale of development planned for in the borough, it is likely that there will be increased construction and demolition waste which may have a negative impact on this objective, however, this can be mitigated via existing guidance set out in Barnet's Sustainable Design and Construction SPD and policies, including policy ECC03 which specifically deals with waste

13. Minimise and manage the risk of flooding

Spatial strategy policies do not specifically address flood risk management; however, development will be steered away from areas with the highest flood risk and towards the most sustainable locations. Development must demonstrate application of the sequential approach and exception tests set out in the NPPF (paras 155 to 165) and provide information on the known flood risk potential of the proposed development.

- Successful application of policies.

Theme: Housing

With Barnet's population continuing to grow and significant housing provision/growth expected to come forward over the plan period, the policies seek to ensure that housing growth is delivered in a responsible and sustainable manner via the following policies:

- Policy HOU01 Affordable Housing -
- Policy HOU02 Housing Mix - Ensuring a variety of sizes of new homes to meet housing need
- Policy HOU03 Residential Conversions – ensuring that residential conversions do not have a detrimental impact on local areas
- Policy HOU04 Specialist Housing – ensuring adequate provision for varying housing needs (e.g older people and those with disabilities)
- Policy HOU05 Efficient Use of Barnet's Housing Stock
- Policy HOU06 Meeting Other Housing Needs
- Policy HOU07 Gypsies, Travellers and Travelling Showpeople

Summary assessment:

Proposed housing policies will help create places where people want to live, work and visit, as well as promote community resilience. As such, the overall strategic effect on the IIA objectives when managed through the suite of existing and proposed development plan policies should have a range of positive impacts which include:

- Investment in the built environment
- A boost to the local economy and employment through the construction of new homes
- Widening housing choice will benefit a range of socioeconomic outcomes such as health, accessibility to services, educational outcomes and improved employment opportunities.

It is also recognised that the scale of development planned for in the Borough is likely to put pressure on social and physical infrastructure, and could have potentially adverse impacts on the local environment. For example, more homes will increase the level of waste generated and such high housing targets could put pressure on release of greenfield sites and green belt, impacting on Barnet's environment/biodiversity. Mitigation strategies will need to be put in place to manage adverse effects. The full assessment of impacts has been summarised below.

IIA objective	Commentary	Mitigation / positive effect relies on
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<p>1. To reduce poverty and promote equality of opportunity</p>	<p>The policies support the delivery of a range of housing types to meet the diverse needs of the local population. Evidence has shown that investment in housing brings wider benefits to the area through multiplier and ripple effects. House building and increasing supply can facilitate regeneration in local areas and help deliver social and physical infrastructure, as well as generate additional income across the economy and create employment opportunities. This can bolster economic, personal and community resilience. In turn, this makes communities and individuals more resilient and helps to reduce poverty and promote equality of opportunity and a more inclusive environment.</p>	<ul style="list-style-type: none"> ▪ Successful application of local plan policies. ▪ Delivery of community infrastructure ▪ Provision of affordable housing
<p>2. Ensure efficient use of land and infrastructure</p>	<p>The policies will seek a minimum of 35% affordable housing from all developments of 10 or more units. This will provide better opportunities for those with limited resources to help meet their housing need, rather than living in lesser quality housing. This is likely to have positive benefits on other socioeconomic factors such as health, accessibility to services, educational outcomes and improved employment opportunities which will help reduce poverty and create a more equal society.</p> <p>Policy HOU05 seeks to ensure efficient use of Barnet’s housing stock through a range of measures. Under other policies within the plan, such as GSS01 and CDH01, housing will only be delivered in sustainable locations including growth areas, district town centres and next to existing and major new transport infrastructure, with optimal density required.</p>	<ul style="list-style-type: none"> ▪ Successful application of local plan policies
<p>3. Conserve and enhance the significance of heritage assets and their settings, and the wider</p>	<p>It is anticipated that the impacts on this objective are limited, however, it is acknowledged that good housing policy will recognise the importance of preserving existing heritage and cultural assets for health, cultural well-being and sense of place. Therefore, housing</p>	<ul style="list-style-type: none"> ▪ Successful application of local plan policies

historic and cultural environment.	policies, underpinned by character, design and heritage policies may result in overall improvements to design quality that enhances and preserves such assets and local character.	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	A key component of creating liveable and safe neighbourhoods is ensuring that people have access to a mix of homes of varying tenures and sizes to meet changing and diverse needs and providing decent homes which support people across their lifespan. Policies HOU02 – HOU07 aim to address this objective; for example, policy HOU04 seeks to ensure that there is adequate housing to meet specialist needs. In addition, housing policies which promote housing delivery seek to direct development to sustainable locations with high accessibility. The site proposals show where there is the potential to accommodate high densities and suitable infrastructure provision, including community facilities to enhance social inclusion. In addition, the need to build homes will mean investment in the existing built environment. There is potential for housing policies to work in synergy with policies on community uses (CHW01, CHW03 and CHW04) and open space (ECC04) to contribute positively towards this objective. Any potential negative impacts of housing development on this objective, such as those arising from bringing more people into an area or an over concentration of HMOs and/or student accommodation would be managed and mitigated by policies concerning cumulative impact.	<ul style="list-style-type: none">▪ Successful application of local plan policies▪
5. Ensure that all residents have access to good quality, well-located, affordable housing	Policies respond directly to this objective via the requirement for affordable housing provision and housing choice (Policy HOU01 and HOU02), and indirectly through supply policies working in concert with existing design and quality standards policies. Policy HOU01 directly supports this objective by seeking a minimum of 35% affordable housing from all developments of 10 or more units. Policy HOU03, which seeks to control residential conversions, will also help	<ul style="list-style-type: none">▪ Successful application of local plan policies and implementation of proposals and planning consents

<p>6. Improve the health and wellbeing of the population and reduce health inequalities</p>	<p>manage the loss of family housing to help meet the need for family sized accommodation suitable for 4 or more persons.</p> <p>Evidence has shown that a decent home throughout people’s lives is a key determinant for good health. Housing policies seek to ensure that there is adequate housing provision to meet varying needs across borough. Policy HOU04 aims to ensure a supply of specialist housing to support those with social care and health support needs, which will contribute positively towards this objective.</p> <p>New homes should be of a high-quality design and conform to specific standards under policy CDH02 and CDH03, and therefore would help to reduce potential health risks associated with poor quality housing such as damp and mould and overcrowding. New homes are likely to be more energy efficient (via policy ECC01) and therefore occupants will be less susceptible to fuel poverty. In addition, new housing developments would need to conform with policy ECC04 requirements for parks/open space. This will have a positive impact on health as it will increase benefits for physical activity, mental health and well-being.</p>	<ul style="list-style-type: none"> ▪ Delivery of good quality affordable housing ▪ Successful application of local plan policies and implementation of proposals and planning consents ▪ Delivery of specialist housing ▪
<p>7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes</p>	<p>Policies aim to promote residential-led mixed use development and ensure a continued supply of units by building a minimum of 46,000 new homes over the plan period. This is likely to stimulate activity across the construction supply chain and in turn, provide employment opportunities and supporting economic growth to benefit local residents.</p>	<ul style="list-style-type: none"> ▪ Successful application of local plan policies
<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>The policies contained within the plan emphasise the importance of creating mixed-use developments and communities and ensuring that housing is within the most sustainable locations. This will reduce the need to travel by car and enable people to make greater use of more sustainable and active travel modes. However, there may be some instances where additional housing in areas with low</p>	<ul style="list-style-type: none"> ▪ Implementation of transport and cumulative impact policies.

PTAL could have a negative effect on this objective and lead to increase car use.

- 9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional

- 10 Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.

- 11. Reduce contribution to climate change and enhance community resilience to climate change impacts.

The housing policies will have limited direct impacts in relation to this objective, however, new housing developments would need to conform with policy ECC04 which requires 1.63 hectares of parks/open space per 1,000 residents. In any instances where site proposals result in the loss of open space, this would be mitigated within the overall strategy that involves consolidation, re-provision and enhancing quality. In addition, Policy CDH01 requires all development to be of a high quality and comply with the principles, aims and objectives of national design guidance. Policy CDH07 also requires development proposals to provide outdoor amenity space and landscaping.

Housing development may result in loss of some habitats where vacant land prevails, however this can be dealt with and mitigated via biodiversity policies. Any redevelopment will also provide an opportunity to add positive enhancements fulfilling this objective. For example, policy ECC06 requires development proposals to retain and enhance biodiversity, or create biodiversity in development proposals. Furthermore, as per the methodology of the HRA, it concluded that no pathways of impact leading to likely significant effects on any European sites will be created through the policies.

The construction of new homes will have impact on energy consumption; however, this should be mitigated through the design and construction process. Reducing carbon dioxide emissions and adapting to future climate change is a key priority for the Local plan and is a theme throughout the policies. The provision of good quality design which demonstrates high levels of environmental awareness in new house building (as outlined in Policy CDH02) will have a

- Successful application of local plan policies

- Successful implementation of local plan policies

- Successful application of local plan policies

<p>12. Maximise protection and enhancement of natural resources including water, and air, and minimise waste</p>	<p>positive impact on this objective. In addition, the co-location of new development in accessible locations with active travel infrastructure would reduce the need for car travel in some instances and encourage sustainable modal shifts, thereby reducing greenhouse gas emissions and contribution to climate change.</p> <p>All of the policy groupings direct development proposals to highly accessible locations and seek to create liveable neighbourhoods. The co-location of developments in accessible locations could indirectly safeguard air quality, for example, by reducing car travel needs and encouraging sustainable modal shifts, resulting in a potential positive synergistic effect on this IIA objective. In addition, Policy ECC02 specifically requires developments not to adversely impact the water environment, quality and drainage systems.</p>	<ul style="list-style-type: none"> ▪ Successful application of local plan policies
<p>13. Minimise and manage the risk of flooding</p>	<p>New homes will inevitably generate more waste, both in construction and ongoing occupation which may have an adverse impact on this objective. However, this can be mitigated via existing policy guidance set out the Barnet’s Sustainable Design and Construction SPD and policies contained elsewhere in the Local Plan. In addition, policy ECC03 encourages sustainable waste management and seeks to ensure that development proposals are designed for appropriate space storage for waste and recycling facilities which will help mitigate against increased waste generated.</p> <p>Housing policies do not specifically address flood risk considerations; however, housing will be steered away from areas with the highest flood risk. Development must demonstrate application of the sequential approach and exception tests set out in the NPPF (paras 155 to 165) and provide information on the known flood risk potential of the application site.</p>	<ul style="list-style-type: none"> ▪ Successful application of local plan policies ▪ Application of sequential

Theme: Character, Design and Heritage

The Local Plan acknowledges that the borough will change as its grows, however, its seeks to manage this change effectively and retain the qualities that attract people to the borough through the following policies:

- Policy CDH01 Promoting High Quality Design
- Policy CDH02 Sustainable and Inclusive Design
- Policy CDH03 Public Realm
- Policy CDH04 Tall Buildings
- Policy CDH05 Extensions
- Policy CDH06 Basements
- Policy CDH07 Amenity Space and Landscaping
- Policy CDH08 Barnet’s Heritage
- Policy CDH09 Advertisements

Summary assessment:

The policies have been assessed as having a positive effect on the overall IIA objectives, particularly those relating to high quality design and sustainable design. It is noted that high levels of development could have potential adverse impacts on the character of certain areas within the Borough and on heritage assets; however, these impacts will be mitigated through polices in this section and elsewhere within the Local Plan.

IIA objective	Commentary	Mitigation / positive effect relies on
1. To reduce poverty and promote equality of opportunity	Policy provisions pertaining to the enhancement of high quality and sustainable design (policy CHD01 and CDH02), public realm (CDH03), tall buildings (CDH04) and amenity space (CDH07) all feed into the Council’s broader regeneration agenda, helping to stimulate investment, economic development	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents

and growth, which in turn should help have positive impact on all groups of the community. Policy CDH02 seeks developments to be more energy efficient which would help reduce fuel costs and the risk of fuel poverty.

2. Ensure efficient use of land and infrastructure

Policy CDH01 directly supports this objective and requires residential proposals to be developed at optimum density to make the most efficient use of land. Furthermore, policy CDH04 clarifies support for higher density buildings in growth areas that are supported by good public transport connections and along major thoroughfares to offer the most sustainable location and therefore efficient use.

- Successful application of policies, implementation of proposals and planning consents
- Delivery of infrastructure to accommodate sustainable growth and development

3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.

It is possible that high levels of development could potentially put pressure on the heritage and character of some areas within the Borough, particularly in relation to the location of tall buildings and through basement/extension developments; however, potential negative impacts should be mitigated via policy CDH08 which directly relates to this objective and seeks to protect and enhance heritage assets. Policy CDH05 and CDH06 also sets out policy criteria to ensure that basements and/or extensions do not have a detrimental impact on the overall character of areas, whilst CDH04 considers the impact of tall buildings on the existing character of the Borough. Overall, these policies will be beneficial as they will ensure that a high quality historic environment in Barnet is maintained and/or

- Successful application of policies, implementation of proposals and planning consents

<p>4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles</p>	<p>enhanced. In addition, policy CDH01 promotes high quality design which will indirectly benefit heritage assets.</p> <p>The policies promote a high quality built environment and public realm, which in turn, will create better connected places that may encourage people to walk and cycle more often and promote sustainable lifestyles. Policy CDH02 also requires development proposals to create safe and secure environments that reduce opportunities for crime through the appropriate design, layout, landscaping and lighting. In addition, Policy CDH03 requires proposals to meet highest standards of accessible and inclusive design (for example, through the requirement on accessibility and minimum floor space standards), which will contribute towards a sustainable living environment for current and future needs. Policy CDH04 identifies suitable locations for tall buildings, which will help maintain townscape and encourage more intensive use in appropriate areas thus creating more liveable, sustainable neighbourhoods. Furthermore, policy CDH07 requires development proposals to provide adequate amenity space which will have positive outcomes on this objective as it will enable occupiers to use outside space to socialise with family and neighbours and for recreational purposes. It will also improve townscapes, sense of place, community cohesion and social inclusion.</p>	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents
<p>5. Ensure that all residents have access to good quality, well-located, affordable housing</p>	<p>Policies relating to high quality design (CDH01), sustainable design (CDH02), basements (CDH06) and extensions (CDH056) all seek to provide genuine housing options that raise design standards and drive quality (for example, through the provisions for adequate daylight, sunlight, privacy and outlook). In addition, Policy CDH04 will allow for increased densities at certain</p>	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents

locations and policy criteria, which will provide opportunities to better meet housing targets and/or needs.

Policies CDH06 and CDH07 recognise the demand for basement and extension related development to better meet homeowners needs. The policies set criteria which allow this to happen whilst also limit the potential for significant adverse social and environmental impacts.

6. Improve the health and wellbeing of the population and reduce health inequalities

It is likely that the policies will have a positive impact on this objective. Policy CDH01 requires all development to be of high quality design which may prevent ill-health from risks attributed to poor planning and/or design in the built environment such as air pollution, road injuries, and poor housing. In addition, the policies will have a positive impact on the quality of the townscape and landscape and help to minimise crime/perception of crime and access to public realm/space, which in turn will create an environment that is conducive to good mental health and wellbeing.

- Successful application of policies, implementation of proposals and planning consents

7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes

Policies pertaining to high quality design (CDH01), public realm (CDH03), tall buildings (CDH04) and advertisements (CDH09) could improve the business environment in the Borough and in turn support economic activity.

- Successful application of policies, implementation of proposals and planning consents

8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road,

Policy CDH03 will have a positive impact on this objective as it requires a public realm that is accessible, safe, inclusive and encourages vibrancy, which in turn will encourage more people to use sustainable travel modes such as walking and cycling. It actively discourages private car travel and seeks to deliver

- Successful application of policies, implementation of proposals and planning consents

public transport, cycling and walking	spaces that are conducive to walking and cycling. In addition, policy CDH04 requires any proposals for higher density buildings to be in sustainable locations with good public transport connectivity, such as growth areas and major thoroughfares.	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	Policy CDH03 promotes high quality public realm that enables connectivity between places and incorporates aspects such as greening and street furniture that allows people to enjoy and spend time between different places. Policy CDH07 also advocates provision of play spaces in accordance with the draft London Plan to promote multifunctional use of open spaces.	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity.	Population growth and increased development may have the potential to have adverse impacts on the natural environment. However, the policies seek to ensure that development will not have a harmful effect on wildlife, habitats and/or biodiversity. Policy CDH03 requires public realm proposals to incorporate green infrastructure that increases biodiversity. Policy CDH07 also requires development proposals to include provision of tree and shrub planting to enhance wildlife habitats and biodiversity.	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
11. Reduce contribution to climate change and enhance community resilience to climate change impacts.	Policy CDH02 requires developments to represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation. In addition, policy CDH01 and CDH03 would have beneficial impacts on air quality through improved public realm that encourages active travel and through planting of trees and shrubs. This in turn would contribute towards climate change mitigation and enhance resilience.	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
12. Maximise protection and enhancement of natural resources including water	Policy CDH03 promotes landscaping, planting and provision of urban greening. Policy CDH07 also calls for the suitable protection of trees and provision for new and existing wildlife	<ul style="list-style-type: none"> • Successful application of policies, implementation of

and air, and minimise waste

habitat. Both of these policies will support efficient management of water resources and potentially lead to improved air quality.

proposals and planning consents

The policies do not directly deal with waste generation and the circular economy, however, there is a potential conflict between this objective and policy CDH04 as sustainable waste disposal systems are generally less efficient in tall buildings; however, it is possible that the benefits of intensified development will go some way towards mitigating these effects.

13. Minimise and manage the risk of flooding

Policy CDH07 require new developments to make provision for Sustainable Urban Drainage Systems will help reduce the risk of flood and manage pollution risks resulting from urban runoff. In addition, the promotion of green infrastructure under policy CDH03 could have a positive impact on surface water flooding. The policies will not preclude the implementation of other polices set out within the plan that directly deal with flood risk.

- Successful application of policies, implementation o Successful application of policies, implementation of proposals and planning consents

Theme: Town Centres

The policies are committed to supporting town centres within the Borough, and recognises the challenges faced by town centres since the rise of online shopping. The policies seek to ensure that town centres can adapt to the changing commercial environment and provide a wider range of mixed uses to improve the vibrancy and vitality of town centres through the following polices:

- Policy TOW01 Vibrant Town Centres
- Policy TOW02 Development principles in Barnet's Town Centres, Local Centres and Parades

- Policy TOW03 Managing Clustering of Town Centre Uses
- Policy TOW04 Night –Time Economy

Summary assessment:

The policies, as set out, are likely to have a number of positive impacts on the objectives within the IIA framework, particularly those which relate to a high-quality environment, housing and economic growth. The policies enable diversification within town centres which will improve accessibility to key local services and help the Council meet wider regeneration objectives. Residential development will also enable well connected places that encourages sustainable and active travel and improve overall sense of place. Any areas where the policies might be expected to have potential negative effects are safeguarded by other policies within the Local Plan, for example increased development in town centres may lead to greater traffic congestion and pollution; however, sustainable and active travel are promoted alongside provision of mixed-use communities to reduce the need to travel.

IIA objective	Commentary	Mitigation / positive effect relies on
1. To reduce poverty and promote equality of opportunity	Policies (TOW01 – TOW04) promote the vibrancy and vitality of the Borough’s town centres, which will help stimulate investment, economic development and employment growth that in turn will help promote greater opportunity and reduce poverty.	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
2. Ensure efficient use of land and infrastructure	Policy TOW01 provides needs-based guidance on appropriate town centre use, which is considered to use land most efficiently. The relocation and expansion of leisure uses from lower PTAL car dependant locations will be supported in town centres where possible, representing a more efficient use of land. Town centres have also been prioritised as locations for tall buildings (Policy CDH04), which will encourage better use of land in town centres. The town centre hierarchy and town	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents • Delivery of infrastructure to accommodate growth

centres first approach provides a sustainable approach to development, which should lead to the most efficient use of land and infrastructure.

and development in town centres

3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.

Growth in town centres may lead to increased pressure on heritage assets and the historical/cultural environment; however, any adverse impacts would be mitigated via policies contained elsewhere in the plan (e.g. CDH01 – 09). It is also possible that investment in town centres could contribute to the appropriate restoration and/or enhancement of some heritage assets within town centres.

- Successful application of policies, implementation of proposals and planning consents

4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles

Policy TOW01 supports a mix of uses within the town centre hierarchy, particularly within the district town centres. This would concentrate uses in accessible locations, which would bring a range of benefits to local areas, such as making services easier to access, something which is particularly important for more vulnerable or less mobile residents. It would also reduce the need to travel and encourage more sustainable lifestyles. Furthermore, development and growth in town centres will have a positive impact on regeneration objectives by improving the physical environment and attract investment, all of which will help promote more liveable neighbourhoods. Policy TOW04 supports proposals for night-time economy uses in town centres, particularly Chipping Barnet, Cricklewood, North Finchley, Whetstone and Brent Cross which may have adverse impacts as well as the positive benefits to local neighbourhoods (e.g. noise, waste, anti-social behaviour); however, these impacts would be managed through policy criteria in TOW04.

- Successful application of policies, implementation of proposals and planning consents

<p>5. Ensure that all residents have access to good quality, well-located, affordable housing</p>	<p>Policy TOW01 promotes residential development in town centres, particularly on upper floors of buildings, which will help meet housing targets/needs. In addition, there are a number of major district town centres and growth areas that have been identified as suitable locations for higher density residential development. There is a tendency for higher density development proposals to provide lower proportions of larger family housing so this may not be beneficial to all sections of the housing market, which is also a consideration of the housing needs policy.</p>	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents
<p>6. Improve the health and wellbeing of the population and reduce health inequalities</p>	<p>Policies aim to improve the overall quality of town centres, which includes housing and mixed use development allowing people to access local services, facilities and public realm to help promote wellbeing and social inclusion. Policy TOW03 sets out criteria to restrict the proliferation and over concentration of fast food shops and betting shops in the interests of amenity, health and social wellbeing. This is likely to have a positive effect on this objective. This will be of particular benefit in more deprived areas where health inequalities exist but which also tend to have higher densities of fast food outlets and sui generis land use. In addition, residents are likely to be in more accessible range to health services.</p>	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents
<p>7. Foster sustainable economic growth and increase employment opportunities across a</p>	<p>The policies are likely to have a positive effect on this objective as they seek to increase the level of development and diversify uses within town centres, particularly in centres where footfall and local population would support their vitality. These policies may lead to retained and increased employment/ business</p>	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents

<p>range of sectors and business sizes</p>	<p>opportunities for local residents, promoting economic resilience. Residential development in town centres promoted under policy TOW02 and night-time economy uses (TOW04), will increase footfall and increase overall viability. Policy TOW03 seeks to restrict the new development of hot food places, betting shops and loan shops to prevent the overconcentration of these uses also in support of more viable town centres. In addition, policy TOW01 promotes vibrant town centres which will have a positive impact on regeneration and provide investment to improve the physical environment and public realm; this may also help create the climate for attracting further economic activity and employment related activity.</p>	
<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>The concentration of uses in town centres promoted under policy TOW01 may result in shortened travel distances as more employment opportunities and social facilities are likely to be available and within closer proximity to local residents. Reduced travel distances may encourage people to cycle and/or walk. However, unless these policies are effectively implemented alongside other transport policies and strategic transport infrastructure is brought forward, there may be an increase in traffic volume and congestion in town centres.</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Development in town centres may increase the pressure on existing open spaces, particularly as the amount of brownfield land decreases (i.e. Cricklewood/ Colindale/ Mill Hill East). The loss of such sites may also contribute to a loss of green infrastructure, although new green infrastructure may be incorporated with new developments (e.g. green roofs). Other policies within the Local Plan seek to protect and enhance parks</p>	<ul style="list-style-type: none"> ▪ Successful application of policies, implementation of proposals and planning consents ▪ Incorporation of green infrastructure in town centres where possible

and open spaces to help mitigate adverse impacts on this objective.

10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity.

Growth and development in town centres may increase the pressure on land and could affect habitats and biodiversity. However, other policies are aimed at protecting biodiversity and wildlife habitats that are likely to minimise any potential effects. Concentration of development in town centres could indirectly help protect existing biodiversity quality in other areas of the Borough.

- None identified

11. Reduce contribution to climate change and enhance community resilience to climate change impacts.

The draft Local Plan seeks to focus development in sustainable locations with high public transport accessibility. As part of this, the concentration of town centre uses under policy TOW01 combined with increase densities that will bring benefits such as a reduced need to travel and also encourage more sustainable modes of transport. In addition, new development in town centres provides opportunities to incorporate more sustainable buildings through their design (as outlined under policy CDH02). However, additional development may also have adverse impacts on this objective as more people and growth in town centres may lead to increased greenhouse gas emissions and surface run-off, for which mitigation is considered in other policies in the plan.

- Successful application of policies, implementation of proposals and planning consents

12. Maximise protection and enhancement of natural resources including water

An increased level of development in town centres may increase the level of pollution around town centres; however, the concentration of town centre uses may lead to people using

- Successful application of policies, implementation of

and air, and minimise waste

more sustainable transport or active travel resulting in improvements in air quality.

proposals and planning consents

The policies do not explicitly deal with waste but additional growth and development within town centres will lead to higher levels of waste being generated. However, other policies within the Local Plan will seek to mitigate this by ensuring that development is to a high quality and is designed to provide appropriate space for storage and collection of waste and recycling facilities (e.g. policy ECC03).

13. Minimise and manage the risk of flooding

The policies do not deal with flood risk but as with any development, the risk of flooding in town centres will be subject to their location and effectiveness of drainage systems. Due to a greater amount of hard surfaces in town centres, they can contribute to more local surface water flooding. Therefore, it will be necessary for developments within the town centres to comply with flood risk policies contained elsewhere within the plan, including provision of green spaces, tree planting or green roofs.

- Successful application of policies, implementation of proposals and planning consents

Theme: Community Uses, Health and Well-being

There is a need for a range of community facilities in Barnet to support the requirements of various different groups. Furthermore, the draft Local Plan seeks to address health inequalities and improve the health and well-being of the local population via the following policies:

- Policy CHW01 Community Infrastructure
- Policy CHW02 Improving health and well being

- Policy CHW03 Making Barnet a safer place
- Policy CHW04 Protecting Public Houses

Summary assessment:

The policies have been assessed as having a positive or neutral effect on the overall IIA objectives. The effective implementation of these policies will help the Council contribute towards its wider regeneration agenda and will bring about numerous community benefits such as increased access to communal facilities, education and training opportunities. Policies also promote more active lifestyles that will have health and environment benefits. Any areas where the policies might be expected to have potential negative effects are safeguarded by other policies within the Local Plan.

IIA objective	Commentary	Mitigation / positive effect relies on
1. To reduce poverty and promote equality of opportunity	Policies relating to the provision of community infrastructure (CHW01), improving health and well being (CHW02) and improving community safety (CHW03) will all contribute to the Councils broader regeneration agenda, helping to stimulate investment, economic growth and in turn help to reduce poverty. In addition, policy CHW01 seeks to secure investment in schools and education and services for young people, which will help increase skills and promote equality of opportunity.	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
2. Ensure efficient use of land and infrastructure	Policy CHW01 seeks to maximise the effectiveness and efficiency of community facilities and infrastructure. It also seeks to balance competing needs for specific uses and deal with issues of availability of sites to maximise local provision, ensuring its sufficiency and quality in relation to local needs going forward (e.g. Policy CHW01 will support and promote an alternative community use where it can be demonstrated that there is no longer a community need for the existing use).	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
3. Conserve and enhance the significance of	Policy CHW04 seeks to protect public houses, which are regarded as an asset of community value. Otherwise, the policy	<ul style="list-style-type: none"> • Successful application of policies,

<p>heritage assets and their settings, and the wider historic and cultural environment.</p>	<p>as drafted does not directly affect this objective but does not preclude the implementation of other policies that deal with heritage assets.</p>	<p>implementation of proposals and planning consents</p>
<p>4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles</p>	<p>Policies are assessed as having a significant positive effect in relation to this objective. Policy CHW 01 sets out criteria to protect existing services and facilities and to support new ones in accessible and appropriate locations (e.g. town centres). Policy CHW02 aims to improve health and well-being which will have a positive knock on effect on the promotion of sustainable lifestyles by investing in new and existing sports, play and leisure activities. Furthermore, policy CHW03 deals specifically with community safety and outlines measures which will be taken to improve crime levels and Barnet safer.</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
<p>5. Ensure that all residents have access to good quality, well-located, affordable housing</p>	<p>The policies do not directly relate to this objective. However, there is potential for policies to work in synergy with other housing policies which may contribute positively towards this objective.</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
<p>6. Improve the health and wellbeing of the population and reduce health inequalities</p>	<p>Policy CHW02 aims to improve health and well-being through a range of measures including improved access to health services, reducing health inequalities and delivering new facilities to aid this. Policy CHW01 sets criteria to safeguard existing community facilities which will also directly contribute to this objective as numerous facilities will allow for physical activity and therefore support healthier lifestyles and increase access to recreational and sports facilities.</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents

Policy CHW04 seeks to protect public houses that meet certain policy criteria, which can be associated with unhealthy behaviour such as alcohol consumption and increased noise and antisocial behaviour; however, negative effects can be mitigated via appropriate design / conditions on development, plus interagency working.

7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes

Policy CHW01 is likely to contribute positively towards this objective by increasing opportunities to access education and therefore improve skills levels, and increase employment opportunities for local residents and contribute to a reduction in worklessness. The policy also supports development proposals for community infrastructure and facilities within growth areas and outside the primary frontages of town centres which may lead to increased employment and business opportunities for local residents.

- Successful application of policies, implementation of proposals and planning consents

8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking

Policy CHW01 requires developments to contribute towards new and accessible community facilities, particularly within growth areas and town centres. These areas are likely to be better connected to public transport and sustainable transport networks such as walking and cycling routes, and therefore reduce the number of car journeys made over time.

- Successful application of policies, implementation of proposals and planning consents

9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional

Policy will have a positive impact on this objective as it aims to deliver a range of new facilities including, two new sports hubs (under policy GSS12), investment in play and leisure, such as the delivery of one new district park and 13 new local parks (under policy CHW02), and the transformation of a range of existing parks and open spaces. Otherwise the other policies are unlikely to limit outdoor space or preclude the realisation of other policies designed to promote this.

- Successful application of policies, implementation of proposals and planning consents

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10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity.	No direct impact is envisaged. The policies, as drafted, do not preclude the implementation of other policies that deal with wildlife habitats and biodiversity impacts incurred through controlling design responses and the acceptability of more specific locations.	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents
11. Reduce contribution to climate change and enhance community resilience to climate change impacts.	No major impact is envisaged. The policies do not preclude the implementation of other policies that deal with climate change.	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents
12. Maximise protection and enhancement of natural resources including water and air	The policies aim to promote community facilities and infrastructure in accessible locations, such as town centres, which in turn may reduce the need for private car travel and improve air and water quality.	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents
13. Minimise and manage the risk of flooding	No major impact envisaged, however, policy CHW01 promotes the efficient use of community facilities and resources, and the delivery of new facilities which may involve some level of construction waste; however, this will be mitigated via policy ECC03. New community infrastructure development brings the opportunity to integrate sustainable design principles for resource efficiency and measures to encourage effective water and recycling management	<ul style="list-style-type: none">• Successful application of policies, implementation of

Theme: Economy

The Local Plan supports growth in the local economy and seeks to deliver more than 27,00 new jobs via the following policies:

- Policy ECY01 A Vibrant Local Economy
- Policy ECY02 Affordable Workspace
- Policy ECY03 Local Jobs, Skills and Training

Summary assessment:

The overarching purpose of these policies is to create employment and training opportunities and ensure adequate provision of workspace to support business and enterprise. The majority of policies assessed are likely to have neutral or positive effects (direct or indirect) in relation to the IIA objectives. The provision of affordable workspace will be of particular benefit to SMEs as it will help them to prosper and grow. In addition, increasing access to jobs, skills and training opportunities will help reduce unemployment within the Borough. However, increasing employment and business in the Borough has the potential to generate waste and adversely impact on water and air quality. Any instances where policies might have possible adverse effects will be mitigated by carrying through of other Local Plan policies effects. The full assessment of impacts has been summarised below.

IIA objective	Commentary	Mitigation / positive effect relies on
1. To reduce poverty and promote equality of opportunity	The policies seek to foster economic growth and the creation of jobs/training opportunities, which in turn may help to reduce poverty and promote inclusion and equality. This will partly be achieved by protecting and promoting employment opportunities across the Borough (policy ECY01), the creation of affordable workspace which will promote economic diversity (Policy	<ul style="list-style-type: none"> ▪ Successful implementation of local plan policies ▪ Securing financial contributions to invest in training and local job initiatives

ECY02) and increasing local employment opportunities (Policy ECY03). In addition, policies will also promote investment in mixed use areas that can support modern business environments. Development, in some cases, may result in some loss of employment space which may have a negative impact, however, this will only be allowed were development proposals meet strict criteria under policy ECY01 and financial contributions would be required to invest in training and other initiatives to compensate. Overall the policies seek to support economic development across the Borough, improving personal and economic resilience

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| 2. Ensure efficient use of land and infrastructure | Policy ECY01 states that alternative uses for employment space that has been vacant for 12 months and has no reasonable prospect of being occupied will be considered for alternative development which could have a positive impact on this objective as it would be ensure efficient use of land. | <ul style="list-style-type: none"> ▪ Successful implementation of local plan policies |
| 3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment. | There are no direct economic policies which relate specifically to this objective therefore the impact is likely to be neutral. However, any new development proposals will need to be in line with the Council’s policies which deal with character, design and heritage, particularly policy CCDH08. | <ul style="list-style-type: none"> ▪ Application of local plan policies that will ensure high quality design supporting successful places |
| 4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles | Policy ECY02 seeks affordable workspace which will promote economic diversity and support for new businesses as well as improve local economic resilience. In addition, a key component of liveable neighbourhoods is ensuring people have access to jobs. | <ul style="list-style-type: none"> ▪ Successful application of local plan policies ▪ Successful implementation of local job training initiatives |

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5. Ensure that all residents have access to good quality, well-located, affordable housing	Limited direct impact, however, Policy ECY01 will allow for employment land to be used for alternative uses, which could include housing where proposals are in line with policy criteria.	▪ Successful application of local policies
6. Improve the health and wellbeing of the population and reduce health inequalities	No direct impacts on this objective are identified, however the policies seek to enhance economic opportunities for all which provide positive impacts on overall health and wellbeing. It is not anticipated that any of the policies would preclude the implementation of the policies set out in the Joint Health and Wellbeing Strategy (2015) or policies outlined within the local Plan (CHW01 – CHW05).	▪ Successful application of local plan policies
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Policy ECY01, ECY02 and ECY03 seek to foster sustainable economic growth and promote employment opportunities and will contribute positively towards this objective.	▪ Successful application of local plan policies
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	Policy ECY01 and ECY02 seek to promote employment uses in sustainable locations such as town centres. This will help reduce the need to travel to work. Although it is possible that travel into the Borough for employment may increase, workspace is to be directed to areas with good public transport accessibility levels and additional residential-led development should help promote active travel to nearby places of work.	▪ Successful application of local plan policies

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>The policies do not explicitly deal with open spaces and are not anticipated to have any significant effect on this objective.</p>	<ul style="list-style-type: none"> ▪ Successful application of local plan policies
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.</p>	<p>The loss of employment land on sites vacant for 12 months or more may result in the loss/harm to some brownfield habitat, however, this would be dealt with by existing biodiversity policies (ECC06)</p>	<ul style="list-style-type: none"> ▪ Successful implementation of local plan policies
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts.</p>	<p>Although economic policies do not directly relate to climate change, reducing carbon dioxide emissions and adapting to future climate change are priorities for the Local Plan and is a theme throughout the policies. The provision of good quality design which demonstrates high levels of environmental awareness in new development, as outlined in Policy CDH02 will have a positive impact on this objective. In addition, the colocation of new development in accessible locations with active travel infrastructure would reduce the need for car travel and encourage sustainable modal shifts, thereby reducing greenhouse gas emissions and contribution to climate change.</p>	<ul style="list-style-type: none"> ▪ Successful application of local plan policies
<p>12. Maximise protection and enhancement of natural resources including water, and air, and minimise waste</p>	<p>None of the policies specifically address air and water quality but increasing employment and business related development in the Borough may have a negative impact upon air and water quality. However, any employment related development will be required to meet the environmental requirements set out in policy ECC02. In protecting and directing employment land in accessible</p>	<ul style="list-style-type: none"> ▪ Implementation of design and sustainability policies.

locations will also improve peoples' travel to work distances and opportunities to keep travel distances low and therefore, associated emissions.

It is also likely that there will be increased waste during construction and occupation. This may have a negative impact on this objective, however, can be mitigated via existing policy set out in Barnet's Sustainable Design and Construction SPD and policies.

13. Minimise and manage the risk of flooding

Economic policies do not specifically address flood risk considerations, however, in line with NPPF, any new development proposals will be steered away from areas with the highest flood risk.

- Successful application of policies

Theme: Environment and Climate Change

The draft Local Plan seeks to manage growth in a sustainable manner and sets out an approach to mitigation and adaptation to climate change via the following policies:

- Policy ECC01 Mitigating Climate Change
- Policy ECC02 Environmental Considerations
- Policy ECC03 Dealing with waste
- Policy ECC04 Barnet's Parks and Open Spaces
- Policy ECC05 Green Belt and Metropolitan Open Land
- Policy ECC06 Biodiversity

Summary:

Policies assessed here are likely to have positive effects (direct or indirect) in relation to all IIA objectives. Policies specifically address air and noise pollution, the water environment, waste, green infrastructure and biodiversity, all of which are key IIA objectives in themselves;

furthermore, they do not preclude the realisation of other policies that more directly address other objectives. Any instances where the proposed requirements might be expected to have possible negative effects in relation to other objectives (e.g. a drive for better air and water quality may add restrictions and/or requirements on some forms of business and hinder economic objectives) are mitigated by the carrying through of established-Local Plan policy requirements. The full assessment of impacts are summarised below:

IIA objective	Commentary	Mitigation / positive effect relies on
1. To reduce poverty and promote equality of opportunity	<p>Measures to improve energy efficiency under policy ECC01 will promote economic, personal and community resilience of the Borough. Other measures that improve resilience (e.g. (ensuring development in areas at risk from fluvial flooding must demonstrate application of the sequential approach and exception tests via policy ECC02) will have some benefits to residents who are affected by poverty and do not have a financial safety net to overcome damage to property or the ability to pay high insurance premiums for example. In addition, the improvement and enhancement of parks and open space in deprived areas or areas of deficiency (via policy ECC04) will have a positive impact on a range of demographic groups, particularly disadvantaged groups and those who may not have access to their own private garden, and in turn will contribute positively towards this objective.</p>	<ul style="list-style-type: none"> • Successful application of local plan policies
2. Ensure efficient use of land and infrastructure	<p>Policy ECC01 seeks to focus growth in the identified Growth Areas and town centres in order to ensure the efficient use of land and infrastructure in the most sustainable locations.</p>	<ul style="list-style-type: none"> • Successful application of local plan policies
3. Conserve and enhance the significance of heritage assets and their settings, and the wider	<p>Policies do not explicitly deal with heritage assets. However, under Policy ECC02, a number of environmental considerations will be taken into account when assessing new development proposals which are likely to have indirect positive impacts on this objective (e.g. development proposals in areas where there</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents

historic and cultural environment.	is a localised source of air pollution will need to be designed and sited in such a way to reduce pollutants which in turn will conserve and enhance local assets). Any policies that might have the potential to affect heritage assets will be subject to other policies that ensure sensitivity to key aspects of local character and heritage.	
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	Policies ECC01- ECC06 seek to create better environmental conditions through improved air and water quality, better use of parks and open spaces, which in turn will promote more liveable neighbourhoods and sustainable lifestyles. Policy ECC04 seeks to protect and encourage the enhancement of parks and other open spaces, which is often cited by Barnet residents as one of the most valuable and appreciated parts of the built environment. Provision of parks and open spaces has a significant role in creating high quality places, helping people to feel positive about the area in which they live and improving the connectivity of neighbourhoods.	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents
5. Ensure that all residents have access to good quality, well-located, affordable housing	The policies do not explicitly relate to community facilities and accessible services; however, no elements of the policies are considered likely to limit access to community facilities and services or preclude the implementation of existing policies designed to promote them. Whilst the policies under this theme do not directly drive the supply of housing, they are aimed towards improving some of the infrastructure needed to support high quality housing (e.g. waste and recycling provision under policy ECC03 and parks and open spaces under policy ECC04). In addition, flood zone measures under policy ECC02 would be expected to improve	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents

<p>6. Improve the health and wellbeing of the population and reduce health inequalities</p>	<p>housing and living quality overall, including existing and new housing developments.</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
<p>7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes</p>	<p>Poor air quality has significant effect on human health, therefore, policy ECC02 seeks to improve this, which will have a positive effect on this objective. In support of healthier lifestyles for local residents, the policies proposed seek to improve the quantum, quality and accessibility of parks and open spaces and green infrastructure.</p> <p>A greater push for better air quality may bring about additional restrictions and/or requirements on some forms of business use (e.g. industrial uses or businesses involving a high proportion of HGV) but early consideration in proposals and implementation of counter-balancing jobs policies should avoid significant harm to the meeting of economic growth objectives. Policies which seek to improve air quality may have indirect effects in terms of a more reliable and healthier workforce.</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents • Early discussion of issues at pre-app stage, ensuring design and marketing responses to minimise business impacts.
<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Policy ECC04 seeks to improve and enhance parks, open space and green infrastructure in the Borough which could encourage people to use more sustainable modes of transport (such as cycling and walking) and minimising the need for private car travel, making the Borough a more attractive prospect for such activities, as would the improvement of air quality.</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
<p>9. Protect and enhance open spaces that are high quality, networked,</p>	<p>Policy ECC04 directly promotes the improvement and enhancement of parks and open space and has outlined requirements applicable to areas of deficiency in addition to strategically significant locations including the Lea Valley and</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of

<p>accessible and multi-functional</p>	<p>Finchley Ridge Green Grid Area and Brent Valley and Barnet Plateau Green Grid Area. In addition, air quality is a key element of providing safe and high quality open spaces, so policy ECC02 may also have positive benefits in relation to this objective.</p>	<p>proposals and planning consents</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity.</p>	<p>Policy ECC06 directly relates to this objective and seeks to protect, improve and enhance biodiversity across the borough. Tree planting is encouraged under policy ECC02 which will have a beneficial effect on existing biodiversity. Additional development may have a negative effect on the water environments and habitat; however, requirements under policy ECC02 would help mitigate this and ensure that negative impacts are kept to a minimum. Furthermore, the HRA (appendix 4) concludes that it is unlikely that there will be in-combination or indirect impact that will lead to significant effects on European sites created through policies proposed.</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts.</p>	<p>Policy EE01 directly relates to this objective and seeks to minimise Barnet’s contribution to climate change. Measures to ensure all developments to be energy efficient will make a positive contribution towards this objective, as will the requirement for developments to demonstrate application of the sequential approach and exception tests to reduce flooding. In addition, other policies which encourage sustainable design and construction to reduce greenhouse gas emissions and adapt to climate change will have a positive impact on this objective. Furthermore, the protection and enhancement of green infrastructure through Policy ECC04 will contribute positively towards this objective as it will help tackle urban heat island effect and assist in capturing C02 and other pollutants.</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
<p>12. Maximise protection and enhancement of natural resources including water</p>	<p>It is possible that some development proposals will have potentially harmful environmental effects on natural resources. Policy ECC02 directly promotes the improvement of air and</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of

and air, and minimise waste

water quality. This will bring a number of benefits to local residents and the environment. For example, improved air and water quality will assist in alleviating the impact of climate change and lead to better health amongst residents. It will also help safeguard residents against the impacts of flooding.

proposals and planning consents

Policy ECC03 promotes resource efficiency and improved waste management. While the growth promoted by the Local Plan overall will inevitably lead to the continued creation of waste, provisions seek to embed the consideration of waste generation and management in the earliest stages of design and planning, to ensure new development is compatible with modern waste management practices.

Minimise and manage the risk of flooding

Policy ECC02 seeks to minimise and reduce flood risk and requires a range of measures which include avoidance of new development in areas at risk from fluvial flooding to demonstrate application of the sequential approach and to utilise Sustainable Urban Drainage Systems (SUDS) in order to reduce surface water run-off and ensure such run-off is managed as close to its source as possible subject to local geology and ground water levels. The policy also specifies that no development should increase the risk of flooding elsewhere. The promotion of green infrastructure and open space (ECC01 and ECC04) is likely to improve local drainage and have a positive effect on the risk of surface waste flooding. Overall, these policies will have positive impact on this objective but also more widely as impacts of flooding can have associated economic costs. Therefore, creating an environment with reduced flood risk will encourage investment and provide a safe and attractive environment.

- Successful application of policies, implementation of proposals and planning consents
- Application of sequential approach and utilisation of SUDS

Theme: Transport and Communications

The draft Local Plan acknowledges that providing sustainable, effective and efficient travel across the borough is essential for growth whilst also ensuring health and environmental concerns are addressed. The document aims to address these via the following policies:

- Policy TRC01 Sustainable and Active Travel
- Policy TRC02 Transport Infrastructure
- Policy TRC03 Parking Management
- Policy TRC04 Digital Communication and Connectivity

Summary:

The policies promote investment in the strategic transport network and a more sustainable pattern of movement, which is likely to have a positive impact on a number of objectives within the IIA framework, including sustainable travel and reducing dependency on car travel, health and air quality. Policies under this theme do not preclude the achievement of other objectives through implementation of the policies under the thematic headings. Any areas where the policies might be expected to have potential negative effects are mitigated by other policies within the Local Plan, for example, development proposals that result in the reduction of off-street car parking spaces where they meet criteria and have high public transport accessibility to minimise car use.

IIA objective	Commentary	Mitigation / positive effect relies on
1. To reduce poverty and promote equality of opportunity	Securing investment in strategic transport infrastructure (policy TRC02) and promotion of sustainable travel (policy TRC01) will support this objective as it will better connect communities and increase access to jobs, homes and social infrastructure. In addition, policy TDC04 promotes the development and	<ul style="list-style-type: none">• Successful application of policies, implementation of

	<p>advancement of communications technology which will increase access to important information sources including job opportunities, health advice, education and learning, shopping and leisure activities. For less mobile and/or disadvantaged residents, digital connectivity can be particularly important as it can increase access to services and support which may be difficult to access physically.</p>	<p>proposals and planning consents</p> <ul style="list-style-type: none">• Delivery of transport infrastructure to accommodate growth and development
<p>2. Ensure efficient use of land and infrastructure</p>	<p>Policy TRC02 links in with the Council's overall spatial strategy approach and directs transport investment towards growth areas such town centres and major thoroughfares. This will allow for more efficient use of land and infrastructure by ensuring that development takes place in areas that are able to accommodate growth, not to mention enabling development to take place on or above surface level car parking where it can be demonstrated that spaces are surplus to requirement (GSS12). In addition, investment in transport infrastructure may have the added benefit of bringing forward sites for development.</p>	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents• Delivery of transport infrastructure to accommodate growth and development
<p>3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.</p>	<p>As with any form of development, strategic transport projects have the potential to have negative heritage and character impacts dependant on their location, however any negative impacts should be managed by existing policies. Strategic and sustainable transport measures have the potential to enhance and improve the wider historic and cultural environment– for example, the redevelopment of Colindale Underground station will improve transport connections to RAF museum, helping to put it on the map as a cultural destination.</p>	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents

4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles

Policies TRC01 and TRC02 promote sustainable travel such as walking and cycling. Policy TRC02 promotes investment in transport infrastructure which will increase peoples access to local services including community facilities and therefore provide more choice. In addition, the policies support the Healthy Streets Approach which will improve street lighting, security coverage and accessibility at transport interchanges and around bus stops as well as delivering, where resources permit, targeted local safety schemes. This will promote community safety and inclusivity.

Policy TRC03 requires development to provide parking that is in line with London Plan standards and notes that there may be some development proposals that involve a reduction in existing off-street parking (where it meets the criteria and has a PTAL of 5++); this may have an negative impact on some local people and/or businesses, however, this would only be permitted where the developer has demonstrated that there is sufficient parking elsewhere and in areas with good public transport accessibility.

5. Ensure that all residents have access to good quality, well-located, affordable housing

Improvements in connectivity and transport infrastructure, as outlined in policy TRC01 and TRC02, will broaden people's choice of housing by widening their area of search. Transport improvements also encourage investment more broadly in housing development. As such the policy complements housing policies and does not inhibit the realisation of this objective.

- Successful application of policies, implementation of proposals and planning consents
- Delivery of transport infrastructure to accommodate growth and development

- Successful application of policies, implementation of proposals and planning consents
- Delivery of transport infrastructure to

<p>6. Improve the health and wellbeing of the population and reduce health inequalities</p>	<p>Policy TRC01 seeks to promote more sustainable travel, including walking and cycling which will have a positive impact on health through increased physical activity. More sustainable modes of travel will also have air quality benefits which will be good for health. In addition, the policy has outlined a number of measures that will help make roads safer, in turn reducing the number of road related accidents and deaths. Policy TRC03 requires development to provide parking that is in line with London Plan standards and notes that there may be some development proposals that involve a reduction in existing off-street parking (where it meets the criteria and has a PTAL of 5++); This may have negative impact for local people with mobility difficulties who do not have Blue Badge. However, this would only be permitted where the developer has demonstrated that there is sufficient parking elsewhere and in areas with good public transport accessibility.</p>	<p>accommodate growth and development</p> <ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents • Delivery of transport infrastructure to accommodate growth and development
<p>7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes</p>	<p>Policy TRC02 promotes investment in transport infrastructure which will boost economic growth and encourage further investment in the Borough. In addition, transport investment will reduce road congestion, which will create a more efficient network and benefit businesses through improved reliability.</p>	<ul style="list-style-type: none"> • Successful application of policies, implementation of proposals and planning consents
	<p>Policy TRC04 promotes the development and advancement of communications infrastructure, which will ensure Barnet remains</p>	

a competitive place to invest and do business. Increasing access to digital infrastructure has the ability to encourage regeneration and associated economic opportunities, such as business growth and job creation.

8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking

Transport policies all seek to positively address this objective, both directly and indirectly. The policies seek to update and reflect investment priorities in transport infrastructure to reflect growth in Barnet beyond its boundaries (e.g. a new passenger rail line along the West London Orbital Line and Crossrail 2).

The policies seek to support the objective to ensure a more sustainable pattern of movement across the Borough through requirements to manage car parking (Policy TRC03), reduce congestion and promote more sustainable modes of travel that ensure a move towards a less car-reliant population (Policy TRC01).

- Successful application of policies, implementation of proposals and planning consents
- Delivery of transport infrastructure to accommodate growth and development

9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional

The policies do not directly deal with open spaces; however, the policy direction to support active travel and improvements in transport infrastructure may indirectly benefit this objective as it will increase connectivity and transport options that will enable people to better access open spaces across the borough and beyond. In addition, policy TRC01 supports the Healthy Streets Approach, which will create new walking and cycling routes and better connected places.

- Successful application of policies, implementation of proposals and planning consents
- Delivery of transport infrastructure to accommodate growth and development

<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.</p>	<p>The policies do not explicitly deal with biodiversity considerations; however, Policy TRC01 states that the Council supports the Healthy Street Approach. By doing so, this approach supports urban greening which could promote greater biodiversity.</p>	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts.</p>	<p>The policies are likely to have a positive indirect effect on this objective as improvements in transport under policy TRC02 and a move towards more sustainable modes of travel under policy TRC01 will reduce road congestion and carbon emissions, whilst promoting sustainable and active travel to contribute towards climate change.</p>	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents
<p>12. Maximise protection and enhancement of natural resources including water and air, and minimise waste</p>	<p>None of the policies address water quality, although a reduction in road traffic and/or congestion through the promotion of sustainable transport can help reduce runoff. The policies seek to better manage car parking (Policy TDC03) and support more sustainable modes of travel (policy TDC01), which have added benefits of reducing congestion and thereby improving air quality. The indirect benefits will support this objective in the creation of improved movement corridors (Policy TDC01 and TDC02) to tackle congestion and promote better opportunities for sustainable travel along these routes, which in turn support objectives to improve air quality in London.</p> <p>Some strategic transport developments as outlined in policy TRC02 may result in construction and demolition waste as well as congestion generated from the construction works; however, existing policies and proposed mitigate against this will promote re-use and recycling where possible(ECC03). The policies are</p>	<ul style="list-style-type: none">• Successful application of policies, implementation of proposals and planning consents

also required to comply with sustainable construction methods outlined in the Sustainable Design and Construction SPD.

13. Minimise and manage the risk of flooding

The policies do not address flooding and it unlikely that they will have any significant effects on this objective.

▪ None

Appendix 3 – Site Assessment criteria and matrices used to appraise proposed Local Plan sites.

The Appendix outlines the site appraisal criteria and matrices which have been used to appraise each of the proposed sites put forward to be included within the Draft Local Plan.

Table 1: Scoring system used for the proposed Draft Local Plan sites.

Score	Description	Symbol
Significant Positive	The proposed site contributes significantly to the achievement of the objective	++
Minor positive	The proposed site contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed site does not have any effect on the achievement of the objective	O
Minor negative	The proposed minor detracts from the achievement of the objective but not significantly.	-
Major negative	The proposed site detracts significantly from the achievement of the objective.	--
Unknown	The effect of the proposed site cannot be known or insufficient information make it too unpredictable to assign a conclusive score	?
Mixed	The effect is likely to be a combination of beneficial and detrimental effects, particular where effects are considered on sub-issues, areas of criteria.	-/+
Not applicable	This is applied to objectives that will not be affected by the proposed site that is being assessed.	N/A

Table 2: Criteria used to assess each of the proposed SA sites

Objective	Significant positive	Minor positive	Neutral	Unknown	Mixed	Minor negative	Significant negative
1. To reduce poverty and promote equality of opportunity							
LSOA	++Site is within the 10% most deprived LSOAs in the Borough and provides housing / employment opportunities	+Site is within 10 -50% most deprived LSOAs in the Borough and provides housing/employment opportunities.	0 Site is within 50% least deprived LSOAs in the Borough	N/A		N/A (the score against this objective is only positive to identify development that contributes to addressing deprivation)	N/A (the score against this objective is only positive to identify development that contributes to addressing deprivation)
Proximity to employment land	++Site is within 1000m of employment land	+Site is within 2000m of employment land	0 site is more than 2000m from employment land	N/A		N/A	N/A
Proximity to stage schools	++ site is 1,000m of a secondary school And 500m of a primary school	+ Within 500m of a primary school and more than 1,000m from a secondary school	N/A	N/A		-More than 500m from a primary school and within 2,000m of a secondary school	--More than 500m from a primary school and more than 2,000m from a secondary school
2. Ensure efficient use of land and infrastructure							
Density range	N/A – this metric is used for qualitative analysis purposes	N/A – this metric is used for qualitative analysis purposes	N/A – this metric is used for qualitative analysis purposes	N/A – this metric is used for qualitative analysis purposes		N/A – this metric is used for qualitative analysis purposes	N/A – this metric is used for qualitative analysis purposes
Existing mix of uses	N/A – this metric is used for	N/A – this metric is used	N/A – this metric is used	N/A – this metric is used		N/A – this metric is used	N/A – this metric is used for

	qualitative analysis purposes	for qualitative analysis purposes	for qualitative analysis purposes	for qualitative analysis purposes		for qualitative analysis purposes	qualitative analysis purposes
Proximity to town centre	++site is located within town centre	+site is located within 1000m of town centre	O – Site is further than 100m from a town centre	N/A		-site is located more than 1000m from town centre	-- site is located more than 2000m from town centre
Proximity to Growth area	++ site is located within growth area	+ site is located within 500m of growth area	O – site is more than 500m from a growth area	N/A		Not used (the score against this objective is only positive to identify development that takes place within or in proximity to growth area)	Not used (the score against this objective is only positive to identify development that takes place within or in proximity to growth area)
Use of brownfield / derelict land	++ Site involves the re-use of previously developed land and buildings (5ha or more).	+ Site involves the re-use of previously developed land and buildings (less than 5ha).	O – site is not brownfield / derelict land	N/A		-Site involves the loss of undeveloped land (less than 5ha).	-- Site involves the loss of undeveloped land (5ha or more).
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.							
Proximity to listed building	++Potential for a Listed Building to be brought back into beneficial use.	+ Potential for a locally listed building to be brought back into use.	0 used if none of the other assessment criteria applies	? Score uncertain if site is within 500m of a Conservation area or designated site.		-Site includes or is within 100m of a heritage feature of regional importance	--site includes a heritage feature of national importance
Impact on locally important views							
Proximity to conservation area							

Area of Archaeological Significance						(including Conservation Area and Archaeological Priority Area) or site is within a valued local view	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles							
Proximity to community facilities	++ Site includes community facilities. Could be safeguarding existing facilities and/or providing news ones. (please note that education and health facilities area not included as part of the this IIA objective and are assessed separately under obj.1 and 6)	+ site is within 500 – 1000m to community facilities located within town centres or elsewhere	0 Development with no new community facilities provided.	Uncertain if facilities will be provided.		N/A	-- Development would lead to a loss of community facility and/or infrastructure
Proximity to town centres	++site is located within town centre	+site is located within 1000m of town centre	N/A	N/A		-site is located more than 1000m from town centre	-- site is located more than 2000m from town centre
Crime	++ Area is within an area associated with high crime (i.e over the borough	N/A	0 Area is within an area associated with low levels of crime	N/A		N/A	N/A

	average or within the top 10 wards for crime levels)						
5. Ensure that all residents have access to good quality, well-located, affordable housing							
Application of Local Plan affordable housing threshold	++ development would lead to a significant level of the provision of affordable housing (i.e. sites with indicative capacity for 500+ homes)	+ development would lead to the provision of affordable housing (i.e. sites with indicative capacity for 10 - 499 homes)	0 9 or fewer homes gained or lost/potentially displaced	? Impact on housing is uncertain.		-10-99homes lost/potentially displaced	--100 or more homes lost/displaced
PTAL	++ PTAL 6a/6a and 5	+ PTAL 4 and 3	N/A	N/A		-PTAL 2	--PTAL 1 and 1a
6. Improve the health and well-being of the population and reduce inequalities.							
Access to open space	++site includes provision for open space	+site is within 1200m of open space	N/A	N/A		- site is more than 1200m from open space	N/A
Access to walking / cycling	++ site has been assessed as having excellent cycling / walking routes	+site has been assessed as having good - moderate cycling / walking routes		Cycling / walking routes within the vicinity of the site are unknown		-site has been assessed as having poor cycling / walking routes	N/A
Air quality	N/A	N/A	0 site below EU limit values and not within 50m of	N/A		-site exceeds EU limit value or is within 50m of A road motorway, railway line or industrial area	-- site exceeds EU limit value and is also within 50m of A road motorway, railway line or industrial area

Access to health facility	++Site includes provision of a new health facility that will serve the wider community or is within 500m of a health facility	+site within 1200m of a healthcare facility	N/A	N/A		-Site is more than 1200m from a healthcare facility	N/A
Access to leisure centre	++ site is within 2000m of a leisure centre	N/A	0 site is more than 2000m from a leisure centre	N/A		N/A	N/A
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes							
Net increase in commercial floorspace	N/A	+ development would result in employment related development	0 development would not result in any net loss of employment space	? effects on this objective area unknown		-Development would result in the loss of employment space	N/A
Night time economy	N/A	+ site is located in an area which supports night time economy	0 site is located outside a night time economy area	N/A		N/A	N/A
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking							
PTAL	++ PTAL 6a/6b or 5	+ PTAL 4 and 3	N/A	N/A		-PTAL 2	PTAL 1 and 1a
No of car parking spaces	N/A	N/A	N/A	N/A		-Development would result in a loss in car parking spaces	N/A
9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional							

Access to public open space	++ site includes provision for open space	+Site is within an area that has a provision of parks and open spaces above the borough average and is also within 1200m to a district park and or 400m of a local park/ open space	N/A	N/A	- / + site is within 1200m to a district park and/or 400m of a local park/ open space but are located in an area where the provision of parks is below the borough average or vice versa	- site is more than 1200m from open space and is within an area that where the provision of parks are below the borough average	-- site would result in the loss of designated open space
10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity							
Site within 500m of nationally / internationally significant site	N/A (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).	N/A (evaluation of any positive effects require a level of detail absent at this stage of site appraisal and assessment).	O site is more than 100m from a SINC	? Impact on biodiversity is uncertain		- site is within 100m of locally designated site	--site is within 500m of nationally / internationally significant site
Proximity to SINC			And/ or				
11. Reduce contribution to climate change and enhance community resilience to climate change impacts							
Existing use of sustainable design and construction practices	N/A	N/A	O at this stage of the assessment, sites are considered to be neutral.	N/A		N/A	N/A

			There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy				
12. Maximise protection and enhancement of natural resources including water, air and minimise waste							
	N/A (evaluation of any positive effects require a level of detail absent at this stage of site appraisal and assessment).	N/A	N/A	? Impact is uncertain.		N/A (evaluation of any negative effects requires a level of detail absent at this stage of site	N/A

						appraisal and assessment).	
13. Flood risk reduction and management: To minimise and manage the risk of flooding							
Flood zone	++ Site is wholly within flood zone 1	+ Majority of site is within flood zone 1, with remainder in flood zone 2	N/A	? Uncertain as to which flood zone(s) site is in. If site is in more than one flood risk zone, it will be scored against the highest risk area		-Majority of site is within flood zone 2, with remainder in flood zone 1	--Site is partially or wholly within flood zone 3 a or 3b
Site within Critical Drainage Area (CDA)	N/A	N/A	O site is located outside CDA	N/A		-Site is partially or wholly within a CDA	N/A

Appendix 2 – Sustainability Appraisal for proposed Local Plans sites – Site Assessments

Site No: 1 - Church Farm Leisure Centre		Site Address: Burlington Rise, Brunswick Park, EN4 8XE	
Site size: 0.13 ha		PTAL: 1B	
PTAL projected 2031: 1B		Ward: Brunswick Park	
LSOA: Within the 40% least deprived		Ownership: Council	
Existing or most recent site use/s: Swimming pool/ leisure centre		Proposed use types/s: Residential-only.	
Location type: Urban		Indicative residential capacity: 12	
Site description: The site contains a listed building, while the nearby St Mary's Church is also listed. Surrounding buildings are of 2-3 storeys. The site includes a Council-owned public swimming pool and leisure centre (to be replaced in 2019-20 by the new leisure centre in Victoria Recreation Ground, New Barnet). The site adjoins the Mill Hill County Secondary School.			
Planning considerations: The listed building must be carefully incorporated into redevelopment of the site and proposal must also respect the nearby listed St Mary's Church and the size and form of surrounding buildings.			
Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04			
SA objective	Basis for appraising sites		Commentary/ Mitigation
	LSAO	Within the 40% least deprived	○ Residential led development could be supported by the proximity to local schools and other social infrastructure

1. To reduce poverty and promote equality of opportunity	Proximity to employment land	Garrick Industrial Estate, Oakleigh Road South and North London Business Park within 1500m.	+	close by which support local needs. Improving walkability across the site (to surrounding areas) to connect with opportunities, will be important to address the low PTAL.
	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Church Hill School • Oak Hill School <p>School within 500 – 1000m</p> <ul style="list-style-type: none"> • Brunswick Park Primary and Nursery School • Danegrove Primary School • Monkfirth Primary School • Sacred Heart Roman Catholic Primary School • St Mary's CofE Primary School <p>Schools outside 1000m</p> <ul style="list-style-type: none"> • East Barnet School 	+	
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha	N/A	The site is located outside the town centre and has a low PTAL rating, therefore, it is unlikely that a

	Existing mix of uses	swimming pool/ leisure centre	N/A	residential led scheme will make the most efficient use of land and infrastructure.
	Proximity to Town Centre	Whetstone within 1700m	-	
	Proximity to Growth Area	Mill Hill approx. 6000m	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Proximity to Listed building	One Grade II listed building within the site boundary (1 Church Farm Hill Road) and one listed building within 50m (St Marys Church)	-	The site has a Grade II listed building within its boundaries and therefore gives rise to potential negative effects on heritage assets. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials and any proposal that comes forward would need to ensure that the listed building was appropriately incorporated into the redevelopment and demonstrate consistency with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Totteridge CA within 2500m.	?	
	Site of Archaeological Significance (SAS)	No	○	
4. Promote liveable, safe neighbourhoods	Proximity to community facilities	Community facilities within 1000m	+	Community facilities on site to be re-provided at Victoria Recreation Ground. Site located outside town

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which support good quality accessible services and sustainable lifestyles	Proximity to town centres	Whetstone within 1700m	-	centre so deficiencies such as connectivity would need to be addressed.
	Crime rate (per 1000 head)	49.4	0	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix, provided that accessibility and connectivity is improved.
	PTAL	1B	--	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Rushdene/Gallant Farm open space • Oak Hill Park • Oakleigh Park Ave open space • Oak Hill Woods and Meadow • Oakway open space • Oakleigh Road North open space • Barfield Avenue playground • Dame Alice Owens Grounds • Holland Close open space 	+	The site is within an area of open space deficiency and has a low PTAL rating. Additional development could compound these issues however, it could also offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in and improved.
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	○	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Brunswick Park Medical Centre • Oakleigh Road Health Centre • The Southgate Surgery 	+	
	Access to leisure centre	New Barnet leisure centre within 2700m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential, hotel and retail use may support the local economy through increased expenditure and adding to the pool of labour
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	1B	--	The site's poor PTAL rating may lead to increased car usage at this location, however the 184-bus route runs along Church Hill Road and Oakleigh station is within 1000m. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity.
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> ▪ Rushdene/Gallant Farm open space ▪ Oak Hill Park ▪ Oakleigh Park Ave open space ▪ Oak Hill Woods and Meadow ▪ Oakway open space ▪ Oakleigh Road North open space ▪ Barfield Avenue playground ▪ Dame Alice Owens Grounds ▪ Holland Close open space 	<p>-/+</p>	<p>Site is within an area of open space deficiency but has access to open spaces within a 1200m radius. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>

	Proximity to SINC	SINC within 350m	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site is located outside the town centre and has a low PTAL which has meant that the site has scored negatively against a number of SA objectives. Any future development proposals would need to ensure that connectivity is improved and walkability is designed in throughout the site to address some of the potential negative effects.</p>				

Site No: 2 - North London Business Park (Major Transport Infrastructure)		Site Address: Brunswick Park Rd, Brunswick Park, N11 1NP	
Site size: 16.49ha		PTAL: 1B	
PTAL projected 2031: 1A / 1B		Ward: Brunswick Park	
LSOA: Within the 40% least deprived		Ownership: Private	
Existing or most recent site use/s: Offices, school		Proposed use types/s: Residential-led with a school, multi-use sports pitch, employment and associated car parking.	
Location type: Urban		Indicative residential capacity: 1,000	
Site description: A large site currently in use for low-rise office buildings, extensive car parking and a secondary school. There are also large areas of green landscaping. The main line railway runs along the western boundary of the site, which is otherwise surrounded by suburban housing.			
Planning considerations: The Council seeks comprehensive redevelopment through a residential led scheme that integrates with the surrounding area. There should also be provision of education, replacement nursery and other community uses; affordable and flexible employment floorspace for SMEs; a replacement sports pitch to serve both the new development and the surrounding area; and provision of a significant quantity of public open space. The scale provides an opportunity for the redevelopment to define the site's own character, and to increase local permeability and integration. The design will need to consider the amenity of surrounding suburban housing. For further information refer to the North London Business Park (2016) Planning Brief.			
Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04			
SA objective	Basis for appraising sites	Score	Commentary/ Mitigation

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1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	○	The site is located within 1km of Arnos Grove and New Southgate Station which provide access to opportunities further afield. Furthermore, the current uses are not intensive and present the opportunity to improve employment densities and variety. Investment into the area would also be beneficial through multiplier and ripple effects. Housing as part
	Proximity to employment land	North London Business Park, Oakleigh South and Brunswick Park all within 1000m.	++	

	<p>Proximity to state schools</p>	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Brunswick Park Primary and Nursery School • Oakleigh School & Acorn Assessment Centre • St Andrew the Apostle Greek Orthodox School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • All Saint’s CofE Primary School • Ashmole Primary School • Church Hill School • Hampden Way Nursery School • Friern Barnet School • Holly Park Primary School • Monkfirth Primary School • Oak Hill School • Queenswell infant & Nursery School • Queenswell Junior School 	<p>++</p>	<p>of any appropriate mix of uses could be supported by the site’s close proximity to schools and other social infrastructure to support local needs. Improving walkability across the site to connect with opportunities will be important to address the sites low PTAL. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity provided appropriate mitigations strategies are in place to address some of the potentially negative impacts.</p>
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		<ul style="list-style-type: none"> • Sacred Heart Roman Catholic Primary School • St John's CofE Junior Mixed and Infant School • St Paul's CofE Primary School 		
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha	N/A	This site is brownfield land and therefore makes effective use of land in meeting the need for housing and other uses.
	Existing mix of uses	offices, school	N/A	
	Proximity to Town Centre	Whetstone district town centre within 1500m.	○	
	Proximity to Growth Area	Mill Hill (approx. 8 miles)	○	
	Use of derelict and brownfield land	Yes	++	
3. Conserve and enhance the	Nearest Listed building	Nearest Listed building approx. 800m.	○	No identified designated heritage assets within the site boundary and it is therefore unlikely that this site

significance of heritage assets and their settings, and the wider historic and cultural environment.	Impact on Locally Important Views – 4 Corridors	Site within close proximity to locally protected view (King George Playing Fields, Hadley Green towards Central London and Canary Wharf)	-	will have any significant effects on this objective. Any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Proximity to CA	Totteridge CA approx. 2500m	○	
	Site of Archaeological Significance (SAS)	No	○	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m. Provision for community facilities on site.	+	Despite the sites low PTAL, it is within 1km of two stations (Arnos Grove and New Southgate). The scale of this site offers the opportunity to create a liveable neighbourhood which supports sustainable lifestyles, and also make more efficient use of the land. In addition, the scale provides an opportunity for the redevelopment to define the site's own character, and to increase local permeability and integration to surrounding area.
	Proximity to town centres	Whetstone district town centre within 1500m.	○	
	Crime rate (per 1,000 head)	49.3	○	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the potential to deliver 10 or more dwellings	++	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix. Opportunities exist to increase walkability within the broader site (better connecting it to walking/cycling routes and public transport).
	PTAL	1B	--	

<p>6. Improve the health and well-being of the population and reduce inequalities.</p>	<p>Access to public open space</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Brunswick Park/Waterfall Walk • Brunswick Woods • Brunswick Crescent playground • Barfield Avenue playground • Bethune Nature reserve • Raleigh Drive open space • New Southgate Rec • Bethune Rec Ground • Oakleigh Road North open space • Oakleigh Road South open space • Friary Park • Lincoln Avenue open space 	<p>+</p>	<p>The site is within an area of open space deficiency, however, the sites includes provision for a multi use sports pitch. Overall, this sites offers the opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in and improved.</p>
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	Access to walking and cycling routes	Poor access to walking and cycling	-	
	Air quality	Below EU limit value	○	
	Access to health facilities:	Health facilities within 1200m: <ul style="list-style-type: none"> • Brunswick Park Medical Centre • Oakleigh Road Health Centre • The Southgate Surgery 	+	
	Access to leisure facilities	New Barnet leisure centre within 4000m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	Yes	+	The site proposal includes provision for commercial floorspace which will have a positive impact on this objective. In addition, development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	

8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	1B	--	The site's poor PTAL rating may lead to increased car usage at this location, however, it is located within 1kmm of two stations and has a bus route that runs along Brunswick Park road. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity to the public transport network.
	Number of car parking spaces provided	N/A	○	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Brunswick Park/Waterfall Walk • Brunswick Woods • Brunswick Crescent playground • Barfield Avenue playground • Bethune Nature reserve • Raleigh Drive open space • New Southgate Rec • Bethune Rec Ground • Oakleigh Road North open space • Oakleigh Road South open space • Friary Park Lincoln Avenue open space 	<p>+/-</p>	<p>The site is within an area of open space deficiency: however, it has good access to nearby open spaces, within 1200m radius. The site also includes provision for a multi-use sports pitch and public open space which will outweigh any potential negative effects.</p>
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10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N	No	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
	Proximity to SINC	SINC within 500m	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
2.. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	

Conclusion: This site has scored positively or neutral against most SA objectives. The scale and context of the site offer opportunities for place making and a sustainable mixed-use development. The site has poor PTAL, therefore, redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity. In addition, it is also in proximity to a locally protected view so any forthcoming development proposals should seek to demonstrate that it will not have an impact on the locally protected view.

Site No: 3	Site Address: Osidge Lane Community Halls, Osidge Lane, Southgate, N14 5DU
Site size: 0.45ha	PTAL: 2
PTAL projected 2031: 2	Ward: Brunswick Park
LSOA: Within the 40% least deprived	Ownership: Council
Existing or most recent site use/s: Community facilities, associated carpark, access road to primary school	Proposed use types/s: Residential with 75% community uses, school access and retained parking
Location type: Urban	Indicative residential capacity: 16
<p>Site description: The site contains two community halls, parking for Brunswick Park, and an access road to a primary school and for maintenance access to Brunswick Park. The site is close to Pymmes Brook and lies partly within flood zone 3. The site includes an area of Metropolitan Open Lan (MOL) and is adjacent to a SINC and Green Chain which surrounds Pymmes Brook. Adjacent buildings along Osidge Lane are low-rise residential dwellings.</p>	
<p>Planning considerations: Evidence must be provided that the community halls are no longer required, or will be replaced on a suitably located site.</p> <p>The flood zone 3 designation means that any proposal must be subject to the sequential and exception tests. The MOL designation places a restriction on part of the site. Vehicular access to the primary school and for Brunswick park must be maintained, reducing the developable area at the west of the site. Any proposal must take into consideration the low-rise residential nature of adjacent buildings.</p>	

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Applicable Draft Local Plan policies:				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	○	Redevelopment would entail some displacement/disruption to community facilities on site which may have an adverse impact on this objective, as it could reduce community
	Proximity to employment land	North London Business Park within 500m	++	

	<p>Proximity to state schools</p>	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Brunswick Park Primary and Nursery School • Hampden Way Nursery School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Ashmole Academy • Ashmole Primary School • Church Hill School • Monkfirth Primary School • Oak Hill School • Osidge Primary School • St Andrew the Apostle Greek Orthodox School 	<p>+</p>	<p>cohesion and impact the most vulnerable residents (for example, people on less income or who not active in the job market). Any displacement or loss of community facility would need to ensure that this is compliance with relevant policy.</p> <p>The site is located outside the town centre and has low PTAL but it is in reasonably close proximity to North London Business Park employment site and Whetstone town centre which has public transport options and provides access to job opportunities.</p> <p>Housing as part of the mix of uses could be supported by the site’s close proximity to local schools and other social infrastructure (including community facilities) to support local needs. Improving walkability across the site (to surrounding areas) to connect with opportunities, will be important to address the low PTAL. Overall, redevelopment provides the opportunity to reduce poverty and promote further equality of opportunity in a number of ways compared to the present situation, provided mitigation is activated to address some potentially initially negative impacts.</p>
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2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	Site is located outside the town centre; however, redevelopment / intensification could make more efficient use of land provided that development proposals were in compliance with local policy and potential negative impacts are mitigated.
	Existing mix of uses	community facilities, associated carpark, access road to primary school	N/A	
	Proximity to Town Centre	Whetstone within 1500m	-	
	Proximity to Growth Area	Mill Hill within 7000m	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	One statutory listed building within 800m (1 Church Farm)	O	No identified designated heritage assets within the site however, any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Within close proximity to King George Playing Fields, Hadley Green towards Central London and canary Wharf	-	
	Proximity to CA	Totteridge CA within 2800m	O	
	Site of Archaeological Significance (SAS)	No	O	

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4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500 – 1000m	+	Redevelopment is likely to entail some displacement/disruption to community facilities on site which may have an adverse impact on this objective as it could reduce community cohesion. The site is located outside the town centre, and has low PTAL so any development would need to ensure that walkability is designed to ensure connectivity to local services and support sustainable lifestyles.
	Proximity to town centres	Whetstone within 1500m	-	
	Crime rate (per 1000 head)	49.3	○	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the capacity to deliver 10 or more dwellings	+	The site's context and scale would support a development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	2	-	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Brunswick Park & Waterfall • Brunswick Woods • Oakway open space • Barfield Avenue playground • Brunswick Crescent Playground • Lincoln Avenue open space • Oak Hill Park • Oakleigh Road North open space • New Southgate Rec 	+	The site is located in an area of open space deficiency. Nonetheless, development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Reasonable/ good access to walking and cycling networks	+	
	Air quality	Below EU limit values	○	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Brunswick Park Medical Centre • Oakleigh Road Health Centre • The Southgate Surgery 	+	
	Access to leisure Centre	New Barnet Leisure Centre within 3400m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	2	-	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The site's poor PTAL rating may lead to increased car usage at this location. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Brunswick Park & Waterfall • Brunswick Woods • Oakway open space • Barfield Avenue playground • Brunswick Crescent Playground • Lincoln Avenue open space • Oak Hill Park • Oakleigh Road North open space • New Southgate Rec 	<p>+</p>	<p>The site is within an area of open space deficiency: however, it is located within 100m of Brunswick and Waterfall Park. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>

10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N	No	○	The site has a significant level of green infrastructure and biodiversity value which should be protected and enhanced where possible as part of the redevelopment of the site, including the adjacent SINC and green chain.
	Proximity to SINC	SINC within 100m	-	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water-and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
	Food zone	3	--	

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14. To minimise and manage the risk of flooding	CDA	Yes	-	The site lies within flood zone 3 and will therefore require appropriate flood risk assessment and mitigation via policy.
<p>Conclusion: This site has access to a range of social infrastructure such as schools and health facilities, however, there are a number of areas where the site has scored negatively. The site has low PTAL and is outside the town centre so redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity. It is also within proximity to a SINC and on MOL, therefore, future development proposals would need to ensure that there is no major impact on the SINC. Furthermore, part of the site is within flood zone 2/3 so will require appropriate flood risk assessment and mitigation via policy.</p>				

Site No: 4	Site Address: Osidge Library & Health Centre, Brunswick Park Rd & Osidge Lane, Brunswick Park, N11 1EY
Site size:0.39ha	PTAL: 1B/2
PTAL projected 2031: 1B/2	Ward: Brunswick Park
LSOA: Within the 40% least deprived	Ownership: Council
Existing or most recent site use/s: public library and health centre	Proposed use types/s: residential, with 50% replacement library and health centre
Location type: Urban	Indicative residential capacity: 16

<p>Site description: This is a corner site occupied by a library and health centre, along with associated car parking. The site is adjacent to primary school and an aged care facility. It is also adjacent to Brunswick Park which is classified as Metropolitan Open Land.</p> <p>The site includes areas of landscaping and mature trees which provide an attractive frontage towards the road. Surrounding buildings are largely low-rise residential dwellings, although to the south the care home rises to three storeys.</p>				
<p>Planning considerations: The health centre and library are essential community infrastructure and any proposal must re-provide either on-site or in a comparable replacement site. Community facilities will need to be provided on the ground floor.</p> <p>Any proposal must take into consideration the low-rise residential nature of adjacent buildings and avoid overlooking the neighbouring primary school. The site’s prominent corner location in the local urban context means that a high-quality design should be pursued, including retention of the mature trees as part of a natural landscaped area.</p>				
<p>Applicable Draft Local Plan policies: GSS01, HOU01, HOU02, HOU04, CDH01, CHW01, CHW02</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	O	The site is located outside the town centre and has low PTAL but it is in reasonably close proximity to North London Business Park employment site and Whetstone town centre which has public transport options and provides access to job opportunities.
	Proximity to employment land	North London business park within 600m	++	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Brunswick Park Primary and Nursery School • Hampden Way Nursery School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Ashmole Academy • Ashmole Primary School • Church Hill School • Monkfirth Primary School • Oak Hill School • Oakleigh School and Acorn Assessment Centre • Sacred Heart Roman Catholic Primary School • St Andrew the Apostle Greek Orthodox School 	++	<p>Housing as part of the mix of uses could be supported by the site's close proximity to local schools and other social infrastructure (including community facilities) to support local needs. Improving walkability across the site (to surrounding areas) to connect with opportunities, will be important to address the low PTAL. The redevelopment will need to provide community facilities to replace what is currently on site. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity in a number of ways compared to the present situation, provided mitigation is activated to address some potentially initially negative impacts</p>
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha 200–450 hr/ha	N/A	Redevelopment / intensification would comprise a more efficient use of the land.
	Existing mix of uses	public library and health centre	N/A	

	Proximity to Town Centre	Whetstone within 1500m	-	
	Proximity to Growth Area	Mill Hill within 6000m	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	One locally listed building within 600m	○	No identified designated heritage assets within the site however, any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Within close proximity to King George Playing Fields, Hadley Green towards Central London and canary Wharf	-	
	Proximity to CA	Totteridge CA within 2700m	○	
	Site of Archaeological Significance (SAS)	No	○	
4. Promote liveable, safe neighbourhoods which support good	Proximity to community facilities	Community facilities within 500 – 100m	+	The site is located outside the town centre, and has low PTAL so any development would need to ensure that walkability is designed to ensure connectivity to local services and support

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quality accessible services and sustainable lifestyles	Proximity to town centres	Whetstone within 1500m	-	sustainable lifestyles. The redevelopment will include new community facilities to replace what is currently on site.
	Crime rate (per 10000 head)	49.3	0	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the capacity to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	1B/2	--	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Brunswick Park & Waterfall Park • Brunswick Woods • Brunswick Crescent playground • Barfield Avenue playground • New Southgate Rec • Oakleigh Road North open space • Oakway open space • Raleigh Drive open space • Lincoln Avenue open space 	+	The site is within an area of open space deficiency; however, it is within 100m of Brunswick Park and Waterfall park which could offer health and well-being benefits to local residents
	Access to walking and cycling routes	Good access to walking/cycling routes	+	
	Air quality	Below EU limit values	○	
	Access to health facilities	<p>Health facilities within 1200m</p> <ul style="list-style-type: none"> • Brunswick Park Medical Centre • Oakleigh Road Health Centre 	+	

	Access to leisure centre	New Barnet Leisure Centre within 3300m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	1B/2	--	The site has low PTAL which may lead to increase vehicle dependence and have an adverse impact on this objective. Redevelopment of this site should seek to maximise the uptake of sustainable modes of transport (e.g. through cycling infrastructure and walkability throughout the site as far as practicable, alongside opportunities for improved access and connectivity).
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Brunswick Park & Waterfall Park • Brunswick Woods • Brunswick Crescent playground • Barfield Avenue playground • New Southgate Rec • Oakleigh Road North open space • Oakway open space • Raleigh Drive open space • Lincoln Avenue open space 	<p style="text-align: center;">+</p>	<p>The site is within an area of open space deficiency: however, it is located within 150m of Brunswick and Waterfall Park. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>The site has a number of mature trees present on site which have significant green infrastructure and biodiversity value and should be protected as part of the redevelopment of the site. The SINC should also be protected and enhanced where possible.</p>
	<p>Proximity to SINC</p>	<p>SINC within 500m</p>	<p style="text-align: center;">○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positively against many of the SA objectives, however, it is located outside the town centre and has a low PTAL so redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity.</p>				

Site No: 5 - Edgware Hospital (Major Thoroughfare)		Site Address: Edgware Rd, Burnt Oak, HA8 0AD		
Site size: 2.87 ha		PTAL: 3		
PTAL projected 2031: 3		Ward: Burnt Oak		
LSOA: Within the 30% most deprived		Ownership: Public (NHS)		
Existing or most recent site use/s: Hospital		Proposed use types/s: Hospital continuing in use, with associated car parking; potentially 25% of site for residential.		
Location type: Urban		Indicative residential capacity: 122		
Site description: A hospital on a relatively low-density site, with buildings of 1-2 storeys and large areas of surface car parking. The Silk Stream poses a flood risk, and forms a corridor of a Site of Borough Importance for Nature Conservation. The site is on the A5/ Edgware Road which is low-rise in character in this section, with commercial and retail uses. To the north and south are 3-4 storey residential blocks, while a railway line is to the rear. Colindale Station is approximately ½ km.				
Planning considerations: The hospital will continue in operational use and full unrestricted access must be maintained. Proposal for residential uses must manage the flood risk and take account of the Borough SINC designation. This location may be suitable for a tall building.				
Applicable Draft Local Plan policies: GSS01, GSS11, HNA01, HNA04, CDH01, CDH02, CDH03, CDH04, CHW01, CHW02				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% most deprived	+	The site is located on a relatively low-density site that has a number of physical constraints (flood risk / proximity to SINC and major thoroughfare). However, the site is within close proximity to the town centre, is in

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	Proximity to employment land	Granard business Centre within 1200m	+	close proximity to schools and has a reasonably good PTAL rating that could support the provision of housing
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	<p>Proximity to state schools</p>	<p>Schools within 500m</p> <ul style="list-style-type: none"> - Edgware Primary School - Menorah Foundation School - Menorah Grammar School - Northgate School - Watling Park School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> - Barnfield Primary School - Deansbrook Infant School - Deansbrook Junior School - Edgware Jewish Girls – Beis Chinuch - Goldbeaters Primary School - The Annunciation Catholic Infant School - The Annunciation RC Junior School <p>Outside 1000m</p> <ul style="list-style-type: none"> - St James’ Catholic High School 	<p>++</p>	<p>on site. Overall, the site provides the opportunity to reduce poverty and promote equality of opportunity through investment in housing provided appropriate mitigation measures were put in place.</p>
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2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	The site has large levels of car parking; therefore, proposed development would seek to intensify uses on site and make more efficient use of land and infrastructure.
	Existing mix of uses	Hospital	N/A	
	Proximity to Town Centre	Site is adjacent Burnt Oak Town Centre	+	
	Proximity to Growth Area	Colindale within 2500m	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	One statutory Grade II listed building within 500m.	?	The site lies within a SAS and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	The Watling Estate within 250m	?	
	Site of Archaeological Significance (SAS)	Yes	-	

4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m.	+	The site is adjacent to Burnt Oak town centre and is within close proximity to schools and other social infrastructure which offers opportunities to develop the site for residential use, however, physical constraints associated with the site would need to be mitigated and access to the hospital would need to be maintained. In addition, the site is within a ward which has higher than average crime levels and could benefit from redevelopment and investment.
	Proximity to town centres	Site is adjacent Burnt Oak Town Centre	+	
	Crime rate (per 1,000 head)	68.5	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Deansbrook playground • Deansbrook Rec • Pavilion Way open space • West Way open space • Watling Park/Cressingham Road • Silkstream Park • Penhurst Gardens open space • The Meads open space • Stonegrove Park 	+	<p>The site is within an area of open space deficiency. Additional development could compound these issues however, it could also offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in and improved. Ideally, mature trees could be planted and urban greening incorporated to address air quality issues.</p>
	Access to walking and cycling routes	Good access to walking and cycling network	+	
	Air quality	Above EU value limit	-	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Zain Medical Centre • Oak Lodge Medical Centre • Bacon Lane Surgery • Watling Medical Centre Burnt Oak • Mulberry Medical Practice – Woodcroft • The Stag - Hollyrood Practice • Parkview Surgery • Lane End Medical Group • Peshurst Gardens Surgery • Mollison Way Surgery 	+	
	Access to leisure centre	Burnt Oak Leisure Centre within 2000m	++	
7. Foster sustainable economic growth and increase employment	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction

opportunities across a range of sectors and business sizes	Night Time Economy Location	No	○	related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	3	+	The site is within close proximity to Burnt Oak town centre and has good PTAL level. It also has good access to the A5/ Edgware Road which would improve access to the site from further afield. Design measures could be sought to promote walking and cycling at this location to reduce vehicular movements from surrounding areas. The site has large levels of car parking on site so development would seek to intensify uses on and better utilise sustainable modes of transport.
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> ▪ Deansbrook playground ▪ Deansbrook Rec ▪ Pavilion Way open space ▪ West Way open space ▪ Watling Park/Cressingham Road ▪ Silkstream Park ▪ Penhurst Gardens open space ▪ The Meads open space ▪ Stonegrove Park ▪) 	<p>-/+</p>	<p>Site is within an area of open space deficiency but has access to open spaces within a 1200m radius. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>The site is within close proximity to a SINCC which has significant green infrastructure and biodiversity value</p>

wherever possible and protect species and biodiversity	Proximity to SINC	Yes, SINC within 100m of site	-	which should be protected and enhanced where possible as part of development of the site.
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water -and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	2/3	--	The site lies within flood zone 2/3 and will therefore require appropriate flood risk assessment and mitigation that complies with draft policy ECC02.
	CDA	No	○	
<p>Conclusion: The site has scored positively against social objectives due to the sites proximity to the town centre and good PTAL. However, the site has a number of constraints including its proximity to a SINC, and location within flood zone 2/3 and SAS which has resulted in the site receiving negative scores against the relevant SA objectives.</p>				

Site No: 6 - Watling Avenue carpark & market (Burnt Oak Town Centre)		Site Address: Barnfield Rd, Burnt Oak, HA8 0AY		
Site size: 1.47 ha		PTAL: 5		
PTAL projected 2031: 5		Ward: Burnt Oak		
LSOA: Within the 30% most deprived		Ownership: Council		
Existing or most recent site use/s: Car park, station building, shopping parade and market.		Proposed use types/s: Residential with 40% mixed uses (station building, retail and car parking).		
Location type: Urban		Indicative residential capacity: 229		
Site description: Most of the site is public car parking (227 spaces), with a portion given over to a semi-permanent market. An extensive area to the north of the site is undeveloped and overgrown with trees and shrubs. The southern part of the site lies along Watling Avenue and includes part of Burnt Oak Station and a retail parade of 2-storey, inter-war era buildings, designated as a Primary Retail Frontage. The site is within Burnt Oak Town Centre and the Watling Estate Conservation Area. The Silk Stream wraps around the western edge, making the site flood zone 3, with a Site of Borough Importance for Nature Conservation running along the watercourse. The Northern Line is along the eastern site boundary, with the station and bus routes providing public transport access				
Planning considerations: Proposals must manage flood risk to an acceptable level. Retain town centre uses along the Primary Retail Frontage. The large site area, local context and high PTAL may allow a higher density of development, although design will be constrained by the conservation area status and the need to protect the SINC and mature trees. Assess public car parking and re-provide if needed.				
Applicable Draft Local Plan policies: GSS01, GSS08, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
	LSAO	Within the 30% most deprived	+	

1. To reduce poverty and promote equality of opportunity	Proximity to employment land	Grenville Place, Granard Business Centre and Bunns Lane within 1500m.	+	The site's high PTAL and location within Burnt Oak town centre provides access to local job opportunities and those further afield accessed via Burnt Oak Station. Furthermore, a good proportion of the site is undeveloped and underused which presents an opportunity to improve employment density and variety. Investment more generally in whatever form would also benefit the area through multiplier and ripple effects. Housing as part of a mix of uses would be supported given its proximity to local schools and other social infrastructure. Walkability throughout the site will be important across the site to connect with surrounding areas and the public transport network. Overall, an development provides the opportunity to reduce poverty and promote further equality of opportunity in a number of ways compared to the present situation.
	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Barnfield Primary School • Goldbeaters Primary School • Northgate School • The Annunciation Catholic Infant School • Watling Park School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Blessed Dominic Catholic Primary School • Edgware Primary School • Menorah Foundation School • Menorah Grammar School <p>Schools outside 1000m</p> <ul style="list-style-type: none"> • St James' Catholic High School 	++	
2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	The large underused nature of the site and its town centre location and PTAL means the site is capable of achieving a higher density development that optimises land use but that is fitting with the surrounding area.
	Existing mix of uses	car park, station building, shopping parade and market.	N/A	

	Proximity to Town Centre	Within Burnt Oak town centre	++	
	Proximity to Growth Area	Colindale within 1500m	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Locally Listed Building within 250m	?	The site lies within the Watling Estate CA and therefore gives rise to potential negative effects on heritage assets. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Site located within the Watling Estate CA	-	
	Site of Archaeological Significance (SAS) s	No	O	
4. Promote liveable, safe neighbourhoods which support good	Proximity to community facilities	Community facilities within 500m	+	The scale of this site and amount of undeveloped land provide an opportunity to create a high-quality liveable neighbourhood that promotes sustainable lifestyles, provided that constraints of the site are addressed such

quality accessible services and sustainable lifestyles	Proximity to town centres	Within Burnt Oak town centre	++	as flooding. Good PTAL and town centre location make it appropriate for high density residential development, however, this will be constrained to some extent by the conservation area status and the need to protect the SINC and mature trees.
	Crime rate (per 1,00 head)	68.5	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	5	++	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Silkstream Oark • Pavilion way open space • Deansbrook playground • Watling Park / Cressingham Road • Deansbrook Rec • Montrose Playing field • West Way open space 	+	The site is within an area of open space deficiency; nonetheless it could also offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in and improved

	Access to walking and cycling routes	Good access to walking and cycling	+	
	Air quality	Below EU limit value	○	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Oak Lodge Medical Centre • Mulberry Medical Practice • Watling Medical Centre • Burnt Oak • The Stag 0 Hollyrood Practice • Zain Medical Centre • Bacon Lane Surgery • Kings Edge Medical Centre • Parkview Surgery • Mollison Way Surgery 	+	
	Access to leisure centre	Burnt Oak Leisure Centre within 1200m	++	
7. Foster sustainable economic growth and increase employment opportunities across a	Net increase in provision of commercial floorspace	Yes	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing

range of sectors and business sizes	Night Time Economy Location	No	○	funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	5	++	Development at this location will likely have a positive impact given its town centre location and good PTAL, which will likely reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure. The loss of car parking may have adverse impacts on car users and local businesses; therefore, development proposals would need to demonstrate the they are in compliance with draft policy GSS12
	Number of car parking spaces provided	227 spaces	-	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Silkstream Oark • Pavilion way open space • Deansbrook playground • Watling Park / Cressingham Road • Deansbrook Rec • Montrose Playing field West Way open space 	<p>+/-</p>	<p>The site is within an area of open space deficiency: however, it has good access to nearby open spaces, some of which are within 500m. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>The site has a number of mature trees present on site which have significant green infrastructure and biodiversity value; development should seek to protect these. In addition, development would need to ensure no harm to and enhancement of the nearby SINC. Provision through redevelopment may help improve GI links.</p>
	<p>Proximity to SINC</p>	<p>SINC within 100m</p>	<p>-</p>	
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p>○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.</p>

<p>12. Maximise protection and enhancement of natural resources including water and air, and minimise waste</p>	<p>Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment</p>	<p>N/A</p>	<p>N/A</p>	<p>An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment</p>
<p>13. To minimise and manage the risk of flooding</p>	<p>Food zone</p>	<p>2/3</p>	<p>--</p>	<p>A proportion of the site falls within flood zone 2 and 3 which would require activation of appropriate flood risk assessment and mitigation via relevant policy in terms of design. It is also within a CDA therefore surface water will need to be managed to a higher standard to ensure that any new development will contribute to a reduction in flooding risks.</p>
	<p>CDA</p>	<p>No</p>	<p>-</p>	
<p>Conclusion: The sites town centre location and good PTAL meant that it has scored positively against many of the SA objectives. However, the site is within a CA so any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. Development may also result in the loss of car parking spaces, which has the potential to have negative effects; therefore, development proposals would need to demonstrate that they are in compliance with draft policy GSS12. Furthermore, a portion of the site is within flood zone 2/3 so development would require appropriate flood risk assessment and mitigation where necessary.</p>				

Site No: 7 - Beacon Bingo (Cricklewood Growth Area)		Site Address: 200 Cricklewood Broadway, Cricklewood, NW2 3DU		
Site size: 0.47 ha		PTAL:5		
PTAL projected 2031: 6A		Ward: Childs Hill		
LSOA: Within the 20% most deprived		Ownership: Private		
Existing or most recent site use/s: bingo hall		Proposed use types/s: Residential with 30% mixed uses (leisure)		
Location type: Central		Indicative residential capacity: 132		
Site description: The bingo hall occupies a prominent corner location on Cricklewood Broadway. The site is adjacent to the northern boundary of Cricklewood Town Centre. Cricklewood Broadway is characterised by a diverse range of buildings, including late 19 th century frontages of 2-4-storeys with commercial and residential uses. The site is close to Cricklewood Station				
Planning considerations: Continuing use as a leisure venue on the vibrant and accessible Cricklewood Broadway. While tall buildings may be permitted in the Cricklewood Growth Area means, the design must be mindful of the local context. Preparation of a Cricklewood Masterplan will provide further planning guidance for this site				
Applicable Draft Local Plan policies: GSS01, GSS04, GSS08, GSS11, HOU01, HOU03, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
	LSAO	Within the 20% most deprived	+	The site is located within Cricklewood Growth area which will be a focus for regeneration and delivering

1. To reduce poverty and promote equality of opportunity	Proximity to employment land	Connaught Business Centre and Garrick industrial Estate are located approx. 2500m from site.	O	sustainable economic growth, which in turn will contribute positively to this objective and help create more equal balanced community. Housing as part of an appropriate mix and choice would also be supported by the proximity to local schools and other social infrastructure within the town centre, supporting local needs. The site also provides access to local employment opportunities and transport links ensure access to opportunities further afield.
	Proximity to state schools	Within 500m <ul style="list-style-type: none"> • St Agnes RC School 500 – 1000m <ul style="list-style-type: none"> • Childs Hill School • Claremont Primary School Outside 1000m <ul style="list-style-type: none"> • Menorah High School for Girls 	+	
2. Ensure efficient use of land and infrastructure	Density range	650–1100 hr/ha	N/A	The sites excellent PTAL rating and location within Cricklewood Growth Area means that there is potential to increase development density that optimises land use but is sensitive to the surrounding area.
	Existing mix of uses	Bingo hall (D2)	N/A	
	Proximity to Town Centre	Adjacent to Cricklewood town centre	++	

	Proximity to Growth Area	Cricklewood	+	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Proximity to Listed building	One Grade II statutory listed building within 250m (inc.142 – 152 Cricklewood Broadway). A number of locally listed buildings are located within 100m along Midland Terrace.	?	No designated heritage assets within the site boundary, however, the site is within a SAS and therefore has the potential to have negative effects on this objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout and materials. Any proposal that comes forward will need to adequately demonstrate that they are consistent with general policies in relation to design and heritage. In addition, the site is within a tall building location so any proposals would need to be mindful of the local historical and cultural context.
	Impact on Locally Important Views – 4 Corridors	Tall building location	O	
	Proximity to CA	Railway Terrace CA within 100m	?	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible	Proximity to community facilities	Community facilities within 250m	+	Site is located at the edge of Cricklewood town centre and has excellent PTAL which offers opportunities for housing and employment and the opportunity to positively support SA objective 4.
	Proximity to town centres	Adjacent to Cricklewood town centre	+	

services and sustainable lifestyles	Crime rate (per head)	90.5	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Development has the potential to deliver more than 10 units	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	5	++	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Cricklewood playground • Westcroft open space • Claremount open space 	+	The site is located in an area where the provision of parks and open spaces is below the borough average. Nonetheless, the site has good access to health facilities and walking/cycling routes and has the potential to contribute to the health and well-being. Ideally, urban greening initiatives and mature trees could be planted to combat poor air quality.
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Above EU value limits	-	

	Access to health facilities	<p>Health facilities within 1200m:</p> <ul style="list-style-type: none"> • Cricklewood health centre (150m) • Burnley Practice Branch (300m) • Sheldon Practice (300m) • Chichelle Road Surgery (500m) • Wilseden Green Surgery (500m) • Greenfield Medical Practice (800m) • Walm Lane Surgery (800m) • Mapesbury Medical Practice (1000m) • Oxgate Garden Surgery (1000m) 	+	
	Access to leisure facilities	Hendon Leisure Centre within 2400m	○	
7. Foster sustainable economic growth and increase employment	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. However, the site is located within an

<p>opportunities across a range of sectors and business sizes</p>	<p>Night Time Economy Location</p>	<p>Yes</p>	<p>+</p>	<p>area that is capable of supporting night time economy uses which will help boost the local economy.</p> <p>Development likely to have immediate indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour</p>
<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>PTAL</p>	<p>5</p>	<p>++</p>	<p>The sites town centre location will be likely to reduce the need to travel by car to key services including community facilities. In addition, the PTAL rating is projected to increase to level 6A by 2031. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective.</p>
	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: Within 500m:</p> <ul style="list-style-type: none"> • Cricklewood playground • Westcroft open space • Claremount open space 	<p>-/+</p>	<p>Site is within an area of open space deficiency and has limited access to open spaces. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>Clitherhouse Playing Field is a designated SINC and located within 500m</p>	<p>○</p>	
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p>○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.</p>

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12. Maximise protection and enhancement of natural resources including water, land and air	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	O	
Conclusion: The site has scored positively against many of the SA objectives due to its excellent PTAL town centre location within a growth area. However, the site suffers from poor air quality and lies within a SAS which has resulted in a negative score against some SA objectives.				

Site No: 8 - Broadway Retail Park (Cricklewood Growth Area)	Site Address: Cricklewood Lane, Cricklewood, NW2 1ES
Site size: 2.77	PTAL: 5
PTAL projected 2031: 5	Ward: Childs Hill
LSOA: Within the 20% most deprived	Ownership: Private
Existing or most recent site use/s: retail and associated car parking	Proposed use types/s: residential-led with 15% mixed uses (retail and commercial).
Location type: Central	Indicative residential capacity: 1,097

<p>Site description: Low-density retail units with extensive car parking, adjacent to Cricklewood Town Centre. The Midland Mainline railway runs along the eastern boundary. Opposite are 2-3 storey early 20th Century buildings in retail and residential use. The site is adjacent to Cricklewood Station.</p>				
<p>Planning considerations: Suitable for a residential-led scheme along with retail and commercial uses. Good public transport access, proximity to town centre facilities and the potential for tall buildings mean that significant intensification is the site is possible. Proposals must also take into consideration low-rise buildings to the south east. Preparation of a Cricklewood Masterplan will provide further planning guidance.</p>				
<p>Applicable Draft Local Plan policies: : GSS01, GSS04, GSS08, GSS09, HOU01, HOU03, HOU04, CDH01, CDH02, CDH03, CDH04</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within 20% most deprived	+	The sites proximity to Cricklewood town centre and Cricklewood Station will provide access to employment opportunities locally and further afield. Current uses are not intensive and provide the opportunity to improve employment densities and variety. Investment more generally is likely to benefit the area through multiplier and ripple effects. Housing as part of the mix would be supported through its proximity to the town centre and station which offer access to social infrastructure. In addition, the site is located within Cricklewood Growth Area which will be the focus for regeneration and delivering sustainable economic growth which in turn will contribute positively to this objective and help create a more equal balanced community
	Proximity to employment land	Garrick industrial Estate are located approx. 2500m from site.	○	
Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • St Agnes RC School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Childs Hill School • Claremont Primary School <p>Outside 1000m</p> <ul style="list-style-type: none"> • Menorah High School for Girls 	+		

2. Ensure efficient use of land and infrastructure	Density range	650–1100 hr/ha	N/A	Current land use on site is low density, however, there is scope to increase densities which would be supported by the sites excellent PTAL, proximity to the town centre and falling within a tall building location. In addition, redevelopment of the car park would also provide the opportunity to make more efficient use of land and infrastructure that is commensurate with its PTAL rating.
	Existing mix of uses	retail and associated car parking	N/A	
	Proximity to Town Centre	Adjacent to Cricklewood town centre	++	
	Proximity to Growth Area	Within Cricklewood growth area	++	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Proximity to Listed building	Grade II listed building within 250m (142 – 152 Cricklewood Broadway) and a number of locally listed buildings within 200m (Midland Terrace).	?	No designated heritage assets within the site boundary, however, the site is within a SAS and therefore has the potential to have negative effects on this objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout and materials. Any proposal that comes forward will need to adequately demonstrate that they are consistent with general policies in relation to design and heritage. In addition, the site is within a tall building location so any proposals would need to be mindful of the local historical and cultural context.
	Impact on Locally Important Views – 4 Corridors	No Tall building location	0	
	Proximity to CA	Railway Terrace CA within 200m.	?	

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	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 250m	+	Proximity to the town centre and excellent PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4.
	Proximity to town centres	Adjacent to Cricklewood town centre	++	
	Crime rate (per 1000 head)	61.3	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	++	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	5	++	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Cricklewood Playground • Westcroft Close Open Space • Claremount Road Open space • Mortimer Close open Space 	+	<p>The site is located in an area of open space deficiency. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network). Ideally, urban greening and mature trees could be planted to address air quality issues.</p>
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	○	

	Access to health facilities	<p>Health facilities within 1200m:</p> <ul style="list-style-type: none"> • Cricklewood Health Centre • The Sheldon Practice • Burnley Practice Branch • Chichele Road Surgery • Willesden Green Surgery • Greenfield Medical Centre • Mapesbury Medical Group • Walm Lane Surgery • Oxgate Garden Surgery 	+	
	Access to leisure facilities	Hendon Leisure Centre within 2600m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	<p>The site is located within an area that is capable of supporting night time economy uses which will help boost the local economy.</p> <p>Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding</p>

	Night Time Economy Location	Yes	+	for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	5	++	Development at this location will likely have a positive impact on this objective given its town centre location and proximity to Cricklewood Station. This is likely to reduce the need to travel by car to key services. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure.
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: Within 500m:</p> <ul style="list-style-type: none"> • Cricklewood Playground • Westcroft Close Open Space • Claremount Road Open space • Mortimer Close open Space 	<p style="text-align: center;">+</p>	<p>Site is within an area of open space deficiency but has access to open spaces within a 1200m radius. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies. The area is deficient in access to nature so redevelopment should seek to enhance and improve links.</p>
	<p>Proximity to SINC</p>	<p>SINC within 3000m</p>	<p style="text-align: center;">○</p>	
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p style="text-align: center;">○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.</p>

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12. Maximise protection and enhancement of natural resources including water and air as reduce waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	O	
<p>Conclusion: This site has scored positively or neutral against most of the SA objectives due to the sites location within the town centre, Cricklewood Growth Area and its high PTAL. The site has scored negatively against SA objective 3 as it is in proximity to heritage assets and on a SAS. Any future development proposal that comes forward will need to adequately demonstrate that they are consistent with general policies in relation to design and heritage. In addition, the site is within a tall building location so any proposals would need to be mindful of the local historical and cultural context.</p>				

Site No: 9: Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area).	Site address: Colindeep Lane, Colindale, NW9 6RY
Site size: 0.81ha	PTAL: 1A
PTAL projected 2031: 2	Ward: Colindale
LSOA: Within the 40% most deprived	Ownership: Public (non-Council)
Existing or most recent site use/s: vacant; surplus railway corridor land.	Proposed use types/s: residential-only

Location type: Urban		Indicative residential capacity: 138		
<p>Site description: The site is thickly wooded and lies adjacent to the embankment for the Northern Line. Part of the site is classified as flood zone 3 due to the adjacent Silk Stream. The site adjoins a Site of Borough Importance for Nature Conservation and a green chain route also crosses the site, following along the Silk Stream. The site is not easily accessible from existing highways or public transport.</p>				
<p>Planning considerations: Management of flood risk due to part of the site being in flood zone 3 and mitigation of noise from the adjacent railway. Access must be secured from the public highway. There must be protection o of the adjoining SINC along the Silk Stream, and the Green Chain which runs through the site.</p>				
<p>Applicable Draft Local Plan policies: GSS01, GSS06, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% most deprived	+	Residential led development could be supported by the proximity to local schools and other social infrastructure close by, supporting local needs. Improving walkability across the
	Proximity to employment land	Connaught Business Centre and Garrick Industrial Estate within 2500m	O	

	Proximity to state schools	<p>Schools within 500m:</p> <ul style="list-style-type: none"> • Colindale Primary School • North London Grammar School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Beis Yaakov Primary School • Blessed Dominic Catholic Primary School • St James' Catholic High School • St Joseph's Catholic Primary School • Sunnyfields Primary School 	++	site (to surrounding areas) to connect with opportunities, will be important to address the low PTAL.
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha	N/A	This site is vacant surplus land; therefore, residential development would make more efficient use of land and help increase housing supply to meet growing housing demand.
	Existing mix of uses	vacant; surplus railway corridor land.	N/A	
	Proximity to Town Centre	Colindale / the Hyde within 500m	+	
	Proximity to Growth Area	Within Colindale Growth Area	++	

	Use of derelict and/or brownfield land	No	-	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Statutory Listed building (Grahame White hanger – RAF Museum) within 300m. Locally listed buildings also within 300m	?	No designated heritage assets within the site boundary therefore there is likely to be little or no impact on this objective. However, future development proposals should be mindful of the sites proximity to a conservation area and heritage assets.
	Impact on Locally Important Views – 4 Corridors	No Tall building Location	O	
	Proximity to CA	Watling Estate CA within 1100m	O	
	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	The site is located outside the town centre but in proximity to community facilities and the town centre which offers opportunities for housing and the opportunity to positively support SA objective. Any future proposals would need to ensure that walkability is designed in through the site and connectivity is improved to address the sites low PTAL.
	Proximity to town centres	Colindale / the hyde within 500m	+	
	Crime rate (per 10000 head)	58.9	O	

5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The site's context would support an development that allows for the provision of a choice of new quality housing within the mix, provided that any negative impacts are mitigated (such as the sites low PTAL).
	PTAL	1A	—	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: <ul style="list-style-type: none"> • Court Way open space • Colindale Park • Montrose playing field • Rushgrove Park • Silkstream Park • Malcolm Park 	+	The site is located in an area of open space deficiency. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	O	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Colindale Medical Centre • Wakemans Hill Surgery • Parkview Surgery • The Everglade Medical Practice • Kingsbury Health and Wellbeing 	+	

	Nearest leisure centre	Burnt Oak Leisure Centre approx. 2800m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	1A	--	The site's poor PTAL rating may lead to increased car usage at this location. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity.
	Number of car parking spaces provided	N/A	○	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Court Way open space • Colindale Park • Montrose playing field • Rushgrove Park • Silkstream Park • Malcolm Park 	<p>-/+</p>	<p>The site is within an area of open space deficiency: however, it has access to nearby open spaces. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of a nationally/internationally designated site</p>	<p>No</p>	<p>O</p>	<p>The site is within 100m of a SINC; any future development proposals would need to ensure that there is no major impact on the SINC. An development would provide the opportunity to improve the sites biodiversity offer through the activation of green infrastructure and biodiversity policies (e.g. through green roofs / green walls or other urban greening approaches).</p>
	<p>Proximity to SINC</p>	<p>SINC within 50 – 100m</p>	<p>-</p>	
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>Application of sustainable design and construction technologies</p>	<p>O</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.</p>

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12. Maximise protection and enhancement of natural resources including water, and air, and minimise waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	O	
<p>Conclusion: The has a low PTAL which has meant that the site has scored negatively a number of SA objectives. Any future development proposals would need to ensure that connectivity is improved and walkability is designed in throughout the site to address some of the potential negative effects. It is also in close proximity to a SINC so development proposals would also need to ensure that any potential negative effects are appropriately mitigated.</p>				

Site No: 10 - Douglas Bader Park Estate (Estate Regeneration and Infill)	Site address: Clayton Field, Colindale, NW9 5SE
Site size: 4.12 ha	PTAL: 1B
PTAL projected 2031: 1B	Ward: Colindale
LSOA: Within the 10% most deprived	Ownership: RSL

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Existing or most recent site use/s: residential		Proposed use types/s: residential-led with a small quantum of community facilities and retail		
Location type: Urban		Indicative residential capacity: 200		
Site description: A low-rise 1970s-era estate of 200 dwellings. The surrounding area is mainly residential. Access to public transport is low.				
Planning considerations: Due to high costs and substandard dwellings sizes the owner (Home Group) is seeking extensive redevelopment. Proposals must meet the needs of existing households.				
Applicable Draft Local Plan policies: GSS01, GSS06, GSS10, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 10% most deprived	++	This site is located within the 10% most deprived LSOA, therefore the impact of redevelopment has the potential to be felt more widely
	Proximity to employment land	Mill Hill Industrial Estate and Bunns Lane within 1200m	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Blessed Dominic Catholic Primary School • Goldbeaters Primary School • The Orion Primary School • Woodcroft Primary School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Menorah Foundation School • Menorah Grammar School • St James' Catholic High School • The Annunciation Catholic Infant School • The Annunciation RC Junior School • The Orion Primary School • Woodcroft Primary School 	++	<p>The site is located outside the town centre and has poor PTAL, however, it has reasonably access to local schools and other community facilities within 500m which will help support local needs. Improving walkability across the site to connect with opportunities will be important to address the sites low PTAL. The site is located within the 10% most deprived LSOA investment in the area has the potential to be felt more widely through multiplier and ripple effects. Overall, redevelopment of this site provides the opportunity to reduce poverty and promote further equality of opportunity provided appropriate mitigations strategies are in place to address some of the potentially negative impacts.</p>
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha	N/A	<p>The site is located outside the town centre; however, redevelopment could make more efficient use of land given the substandard dwellings sizes. Any future development proposals should seek to improve access to sustainable modes of transport given the lower PTAL and ensure high quality design that delivers optimum density that is sensitive to the local context and neighbouring properties.</p>
	Existing mix of uses	residential	N/A	

	Proximity to Town Centre	Mill Hill district town centre within 1600m	-	
	Proximity to Growth Area	Mill Hill within 1600m	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Statutory listed buildings within 1200m	O	No designated heritage assets within the site boundary therefore there is likely to be little or no impact on this objective. However, future development proposals should be mindful of the sites proximity to a conservation area.
	Impact on Locally Important Views – 4 Corridors	No Tall building location	O	
	Proximity to CA	The Watling Estate within 150m	?	
	Site of Archaeological Significance	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	The site is located outside the town centre but in proximity to community facilities which offers opportunities for housing and the opportunity to positively support SA objective. Any future proposals would need to ensure that walkability is designed in through the site and connectivity is improved to address the sites low PTAL.
	Proximity to town centres	Mill Hill district town centre within 1600m	-	
	Crime rate (per 1000 head)	58.9	O	

5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The site's context would support an development that allows for the provision of a choice of new quality housing within the mix, provided that any negative impacts are mitigated (such as the sites low PTAL).
	PTAL	1B	--	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Woodcroft Park • Field Mied open space • Haybourne Park • Lyndhurst Park • Watling Park/Cressingham Road • The Meads open space • Montrose playing field • Simmonds Mead • Silkstream Park 	+	The site is located in an area of open space deficiency. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	O	

7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	<p>No significant effects identified at this stage of the assessment. However, development is likely to have immediate indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions).</p> <p>In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.</p>
	Night Time Economy Location	N/A	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	1B	--	<p>The site's poor PTAL rating may lead to increased car usage at this location. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity.</p>
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Woodcroft Park • Field Mied open space • Haybourne Park • Lyndhurst Park • Watling Park/Cressingham Road • The Meads open space • Montrose playing field • Simmonds Mead • Silkstream Park 	<p>-/+</p>	<p>The site is within an area of open space deficiency: however, it has access to nearby open spaces. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Proximity to SINC .</p>	<p>SINC within 350m</p>	<p>○</p>	<p>No significant effects identified. Given the lack of habitat at present, the proposed site has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Site is within 500m of a nationally/internationally designated site.</p>	<p>No</p>	<p>○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	O	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, and air, and minimise waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment		N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development should not worsen flood risk, and has the potential to improve local drainage through incorporation of SUDS
	CDA	No	O	
<p>Conclusion: The site is located outside the town centre and has a low PTAL and has scored negatively against a number of SA objectives as a result. Any future development proposals would need to ensure that connectivity is improved and walkability is designed in throughout the site to address some of the potential negative effects.</p>				

Site No: 11	Site Address: KFC/ Burger King, Edgware Road, NW9 5EB
Site size: 0.44 ha	PTAL: 4
PTAL projected 2031: 4	Ward: Colindale

LSOA: Within the 30% most deprived		Ownership: C.F Cronin (London) Limited		
Existing or most recent site use/s: Fast food restaurant and take-away with associated parking		Proposed use types/s: Residential with 10% commercial and car parking		
Location type: Urban		Indicative residential capacity: 162		
<p>Site description: The site consists of a fast food restaurant and take away on a low-density site, with the single-storey building surrounded by surface car parking.</p> <p>The site lies on the busy arterial A5/ Edgware Road, along which a significant amount of development and intensification is being undertaken. Surrounding the site along this section of the A5/ Edgware Road are large scale commercial premises, including on the LB Brent.</p> <p>To the rear is low rise residential housing. Colindale Station is within less than 1km and the A5/ Edgware Road has a high level of bus services</p>				
<p>Planning considerations: The site lies within the Colindale Growth Area and is a suitable location for tall building, although any proposal must take account of the low-rise nature of residential areas to the rear. Residential uses must ensure the future occupants are protected from air and noise pollution arising from the busy A5/ Edgware Road.</p> <p>A portion of the site should be retained to re-provide the existing use.</p> <p>The Colindale Area Action Plan is application to this location.</p>				
Applicable Draft Local Plan policies: GSS01, GSS06, HOU01, HOU02, HOU04, CDH01, CDH02, CDH04, ECC02, TRC03				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% most deprived	+	The site is located within Colindale Growth area which will be a focus for regeneration and delivering sustainable economic growth, which in turn will contribute positively to this objective and help create
	Proximity to employment land	Granard Business Centre and Bunns Lane within 1600m	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Beis Yaakov Primary School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Barnfield Primary School • Blessed Dominic Catholic Primary School • Colindale Primary School • The Annunciation Catholic Infant School <p>Schools outside 1000m</p> <ul style="list-style-type: none"> • St James' Catholic High School 	+	more equal balanced community. Housing as part of an appropriate mix and choice would be supported by the proximity to local schools and other social infrastructure, supporting local needs. Colindale Station is within 1km which provides access to local employment opportunities and transport links ensure access to opportunities further afield. Investment more generally, in whichever form, would benefit the area through multiplier and ripple effects.
2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	The sites good PTAL rating and location within Colindale Growth Area means that there is the potential to increase development density that optimises land use but is sensitive to the surrounding area.
	Existing mix of uses	Fast food restaurant and take-away with the associated parking	N/A	
	Proximity to Town Centre	Burnt Oak within 1000m	+	

	Proximity to Growth Area	Within Colindale growth area	++	
	Use of derelict and brownfield land	Yes	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Locally listed building within 400m	?	No identified designated heritage assets within the site however, forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Within close proximity to Mill Field towards Harrow on the Hill Tall building location	-	
	Proximity to CA	The Watling Estate CA within 600m	○	
	Site of Archaeological Significance (SAS)	No	○	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500 – 1000m	+	The site is located outside the town centre, and has low PTAL so any development would need to ensure that walkability is designed to ensure connectivity to local services and support sustainable lifestyles.
	Proximity to town centres	Burnt Oak within 1000m	+	
	Crime rate (per 1000 head)	58.9	○	

5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the capacity to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: <ul style="list-style-type: none"> • Montrose Playing Fields • Colindale Park • Court Way open space • Silk stream park • Rushgrove park • Heybourne park 	+	The site is located in an area of open space deficiency and has air quality issues. Development of this site should seek to contribute towards health and well-being of the local population provided that any potential adverse impacts are appropriately mitigated and walkability is designed in (connecting with the existing public transport network). In addition, mature trees and green infrastructure should ideally be incorporated to address air quality issues.
	Access to walking and cycling routes	Poor	-	
	Air quality	Above EU limits	-	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Kingsbury Health and Wellbeing • Colindale Medical Centre • Willow Tree Family Doctors • Kings Edge Medical Centre • Wakemans Hill Surgery • The Stag - Hollyrood Practice • Watling Medical Centre Burnt Oak 	+	
	Net increase in the provision of commercial floorspace	Burnt Oak Leisure Centre within 1600m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	4	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The site has a reasonably good PTAL level. It also has good access to the A5/ Edgware Road which would improve access to the site from further afield. Design measures would be sought to promote walking and cycling at this location to reduce vehicular movements from surrounding areas.</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Montrose Playing Fields • Colindale Park • Court Way open space • Silk stream park • Rushgrove park • Heybourne park 	<p>+/-</p>	<p>Site is within an area of open space deficiency and has limited access to open spaces. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of a nationally/internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 2800m</p>	<p>○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
13. Maximise protection and enhancement of natural resources including water, land and air	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
Conclusion: This site has good PTAL and access to social infrastructure such as schools and health facilities. However, it is within proximity to a locally protected view; any future development proposals should seek to demonstrate that it will not have an impact on the locally protected view.				

Site No: 12	Site Address: McDonald's, 157 Colindeep Lane, NW9 6BD
Site size: 0.48 ha	PTAL: 3
PTAL projected 2031: 3	Ward: Colindale

LSOA: Within the 50% most deprived		Ownership: private		
Existing or most recent site use/s: fast food restaurant and take-away with associated parking		Proposed use types/s: residential with 10% commercial and car parking		
Location type: Central		Indicative residential capacity: 175		
<p>Site description: The site consists of a McDonalds fast food restaurant and take away on a low-density site, with the single-storey building surrounded by surface car parking.</p> <p>The corner site lies on the busy arterial A5/ Edgware Road, along which a significant amount of development and intensification is being undertaken. On the opposite side of the Colindeep Lane junction a tall building has recently been constructed. The LB Brent side of the A5/ Edgware Road consists of large scale commercial premises.</p> <p>To the east and south is low rise residential housing. Colindale Station is within 1km and the A5/ Edgware Road has a high level of bus services.</p>				
<p>Planning considerations: The site lies within the Colindale Growth Area and is a suitable location for tall building, although any proposal must take account of the low-rise nature of residential areas to the east and south. Residential uses must ensure the future occupants are protected from air and noise pollution arising from the busy A5/ Edgware Road.</p> <p>A portion of the site should be retained to re-provide the existing use.</p> <p>The Colindale Area Action Plan is applicable to this location.</p>				
Applicable Draft Local Plan policies: GSS01, GSS06, HOU01, HOU02, HOU04, CDH01, CDH02, CDH04, ECC02, TRC03				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% most deprived	+	The site is located within Colindale Growth area which will be a focus for regeneration and delivering sustainable economic growth, which in turn will contribute positively to this objective and help create more equal balanced community. Housing as part of an
	Proximity to employment land	Granard Business Park within 1800m	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Beis Yaakov Primary School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Colindale Primary School <p>Schools outside 1000m</p> <ul style="list-style-type: none"> • St James' Catholic High School 	++	appropriate mix and choice would be supported by the proximity to local schools and other social infrastructure, supporting local needs. Colindale Station is within 1km which provides access to local employment opportunities and transport links ensure access to opportunities further afield. Investment more generally, in whichever form, would benefit the area through multiplier and ripple effects.
2. Ensure efficient use of land and infrastructure	Density range	300–650 hr/ha	N/A	The sites good PTAL rating and location within Colindale Growth Area means that there is potential to increase development density that optimises land use but is sensitive to the surrounding area.
	Existing mix of uses	fast food restaurant and take-away with associated parking	N/A	
	Proximity to Town Centre	Burnt Oak within 1300m	-	
	Proximity to Growth Area	Within Colindale growth Area	++	

	Use of derelict and/or brownfield land	Yes	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Statutory listed building within 800m (RAF museum)	O	No identified designated heritage assets within the site however, forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Within close proximity to Mill Field towards Harrow on the Hill. Tall building location	-	
	Proximity to CA	The Watling Estate within 1000m	O	
	Site of Archaeological Significance	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500 – 1000m	+	The site is located outside the town centre, and has low PTAL so any development would need to ensure that walkability is designed to ensure connectivity to local services and support sustainable lifestyles.
	Proximity to town centres	Burnt Oak within 1300m	-	
	Crime rate (per 1000 head)	58.9	O	
5. Ensure that all residents have access to good	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.

quality, well-located, affordable housing	PTAL	3	+	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Court Way open space • Colindale • Montrose Playing Field • Rushgrove Park • Silkstream Park • Heybourne Park 	+	The site is located in an area of open space deficiency and has air quality issues. Development of this site should seek to contribute towards health and well-being of the local population provided that any potential adverse impacts are appropriately mitigated and walkability is designed in (connecting with the existing public transport network). In addition, mature trees and green infrastructure should ideally be incorporated to address air quality issues.
	Access to walking and cycling routes	Poor	-	
	Air quality	Above EU limit value	-	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Colindale Medical Centre • Wakemans Hill Surgery • Kingsbury Health and Wellbeing • Willow Tree Family Doctors • Kings Edge Medical Centre 	+	
	Access to leisure Centre	Burnt Oak Leisure Centre within 1900m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour
	Night Time Economy Location	No	○	
	PTAL	3	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The site has a reasonably good PTAL level. It also has good access to the A5/ Edgware Road which would improve access to the site from further afield. Design measures would be sought to promote walking and cycling at this location to reduce vehicular movements from surrounding areas.</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Court Way open space • Colindale • Montrose Playing Field • Rushgrove Park • Silkstream Park • Heybourne Park 	<p>+/-</p>	<p>Site is within an area of open space deficiency and has limited access to open spaces. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and</p>	<p>Site is within 500m of a nationally/internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	

enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Proximity to SINC	SINC within 2400m	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, land and air	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: This site has good PTAL and access to social infrastructure such as schools and health facilities. However, it is within proximity to a locally protected view so any future development proposals should seek to demonstrate that it will not have an impact on the locally protected view.</p>				

Site No: 13 – Public Health England		Site Address: 61 Colindale Avenue, NW9 5EQ/HT		
Site size: 4.77		PTAL: 3		
PTAL projected 2031: 3		Ward: Colindale		
LSOA: Within the 50% most deprived		Ownership: Department of Health & Social Care (Public Health England)		
Existing or most recent site use/s: Research laboratories		Proposed use types/s: residential-led with 5% community		
Location type: Urban		Indicative residential capacity: 1,020		
Applicable Draft Local Plan policies: GSS01, GSS06, HOU01, CDH01, CDH02, CDH03, CDH04				
Planning considerations: The Public Health England research laboratories will be moving to a new facility in Harlow which is expected to be operational by 2025. The site lies within the Colindale Growth Area and is adjacent to the recently redeveloped former Colindale Hospital site. Colindale tube station is within 300m. The south east of the site is close to the Silk Stream is within Flood Zone 3.				
Applicable Draft Local Plan policies: The site is within a tall building area and has good access to public transport, potentially supporting a higher density of development. Community uses should be provided on site. Proposals must demonstrate how flood risk will be managed and mitigated. Mature trees on the site should be protected and proposals must demonstrate how they will be integrated into the landscape.				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and	LSAO	Within the 50% most deprived	O	The sites proximity to Colindale town centre and Colindale Station will provide access to employment

promote equality of opportunity	Proximity to employment land	Garrick Industrial Estate and Connaught Business Centre within 1600m.	+	opportunities locally and further afield. Investment more generally is likely to benefit the area through multiplier and ripple effects. Housing as part of the mix would be supported through its proximity to the town centre and station which offer access to social infrastructure.
	Proximity to state schools	Schools within 500m <ul style="list-style-type: none"> • Beis Yaakov Primary School Schools within 500-1000m <ul style="list-style-type: none"> • Colindale Primary School • Blessed Dominic Catholic Primary School • St James' Catholic High School 	++	
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	This site is within close proximity to Colindale town centre which enables it to achieve an appropriate development density that optimises land use but is sensitive local character.
	Existing mix of uses	Research laboratories	N/A	
	Proximity to Town Centre	Colindale the Hyde within 500m	+	
	Proximity to Growth Area	Within Colindale Growth Area	++	

	Use of derelict and/or brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Grade II listed building within 550m.	O	No identified heritage assets within the site boundaries and redevelopment on this site is not expected to have any significant impacts on this SA objective.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	The Watling Estate CA within 600m.	O	
	Site of Archaeological Significance	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	Proximity to the town centre and high PTAL offers opportunities for housing and community uses and the opportunity to positively support SA objective 4.
	Proximity to town centres	Colindale the Hyde within 500m	+	
	Crime rate (per 1000 head)	58.9	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	++	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Montrose Playing Field • Colindale Park • Silkstream Park • Heybourne Park • Rushgrove Park 	+	The site is located in an area of open space deficiency, however, development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good – moderate	++	
	Air quality	Below EU air limits	O	
	Access to health facilities	<p>Health facilities within 1200m:</p> <ul style="list-style-type: none"> • Colindale Medical Centre • Kingsbury Health and Well-being • Wakemans Hill Surgery • Kings Edge Medical Centre • Mulberry Medical Practice 	+	

	Access to leisure Centre	Burnt Oak Leisure Centre within 1600m.	+	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	3	+	The sites proximity to the town centre and Colindale Station, and high PTAL may lead to a reduction in the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Montrose Playing Field • Colindale Park • Silkstream Park • Heybourne Park • Rushgrove Park 	<p>+/-</p>	<p>The site is within an area of open space deficiency: however, it has good access to nearby open spaces, some of which are within 500m. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of a nationally/internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>The site also has a number of mature trees present on site which have significant green infrastructure and biodiversity value and should be protected as part of the redevelopment of the site. An allocation would provide the opportunity to improve the sites biodiversity offer through the activation of green infrastructure and biodiversity policies (e.g. through green roofs / green walls or other urban greening approaches).</p>
	<p>Proximity to SINC</p>	<p>SINC within 650m</p>	<p>○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, and air	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	3	-	Part of the site lies within flood zone 3 and will therefore require appropriate flood risk assessment and mitigation via policy.
	CDA	No	○	
<p>Conclusion: The site has scored positive or neutral against most SA objectives. The site is located in a ward which has deficiency in parks and open spaces, however, development of this scale would need to ensure compliance with both local plan policies and London Plan policies in terms of open space provision. In addition, the site lies partially within flood zone 3 and will therefore require appropriate flood risk assessment and mitigation via policy.</p>				

Site No: 14 - Sainsburys The Hyde (Major Thoroughfare)	Site Address: Edgware Rd, The Hyde, NW9 6JX
Site size: 3.18ha	PTAL: 2
PTAL projected 2031: 3	Ward: Colindale
LSOA: Within the 50% most deprived	Ownership: Private
Existing or most recent site use/s: Supermarket with associated car parking and petrol station.	Proposed use types/s: Residential with 25% mixed uses (retail, car parking and community).
Location type: Urban	Indicative residential capacity: 646

<p>Site description: A single-storey out-of-centre supermarket with associated surface carparking and a petrol filling station. The western boundary of the site lies on the busy Edgware Road (A5). To the east is the Silkstream watercourse, along which is a Site of Borough Importance for Nature Conservation. Part of the site lies in Flood Zone 3, with a large part being in Flood Zone 2. Surrounding uses are typically large-scale commercial in nature. Hendon station is within ½ km.</p>				
<p>Planning considerations: No increase in floorspace would be expected as part of any redevelopment. Car parking requirement must be assessed and re-provided as required. A residential redevelopment of this scale would justify the provision of a small community facility. The design must also mitigate noise and pollution from the Edgware Road. Proposals must manage flood risk and avoid harm to the adjacent Site of Borough Importance for Nature Conservation.</p>				
<p>Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within 50% most deprived	+	This site is located out of the town centre and is bounded by major transport routes which limit permeability and accessibility; however, the scale of the site presents opportunities to improve employment densities and variety. There is also an opportunity to
	Proximity to employment land	Connaught Business Centre and Garrick industrial Estate within 600m.	++	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Beis Medrash Elyon • Beis Soroh Schneirer • The Hyde School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Ayesha Community School • Colindale Primary School • North London Grammar School • Parkfield Primary School • St Joseph’s Catholic Primary School • Unity Girls High School <p>Outside 1000m</p> <ul style="list-style-type: none"> • Hendon School 	++	incorporate a mix of uses to meet social infrastructure needs, including a community facility. Investment more generally would benefit the area through multiplier and ripple effects. Residential development would help meet local housing needs and widen housing choice provided that appropriate mitigation measures are installed to ensure that future residents are not exposed to detrimental levels of air and noise pollutions.
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	Site bounded by the A5 road to the west and is within a tall building location which offers the potential for more intensive development, provided that site deficiencies are adequately addressed
	Existing mix of uses	supermarket with associated car parking and petrol station.	N/A	

	Proximity to Town Centre	Colindale the Hyde district centre within 1000m	+	
	Proximity to Growth Area	Colindale (approx. 1000m)	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	One locally listed building within 100m.	-	No designated heritage assets within the site boundary, therefore it is unlikely that this site will have an adverse impact on this objective. The site is within a tall building location so any proposals would need to take the context of the surrounding area into consideration.
	Impact on Locally Important Views – 4 Corridors	No Tall building location	○	
	Proximity to CA	Hendon the Burroughs within 1000m	○	
	Site of Archaeological Significance (SAS)	No	○	
4. Promote liveable, safe neighbourhoods which support good	Proximity to community facilities	Community facilities within 1000m.	+	This context of this site and its edge of centre location means that it has potential for place-making that addresses deficiencies with the site (including noise and air quality issues along the A5 and flood risk, and

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quality accessible services and sustainable lifestyles	Proximity to town centres	Colindale the Hyde district centre within 1000m	+	low connectivity). The size of the site also makes it suitable for mixed use development which could include appropriate community facilities.
	Crime rate (per 1,000 head)	58.9	0	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Potential to deliver 10 or more dwellings	++	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	2	-	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Malcolm Park • Rushgrove Park • York Park • West Hendon playing field • Court Way Open Space • Mount Road open space • The Grove • Woodfield Park • Colindale Park 	+	<p>The site is within an area of open space deficiency. Additional development could compound these issues however, it could also offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in and improved.</p>
	Access to walking and cycling routes	Poor access to walking and cycling networks	-	
	Air quality	Below EU limit value	O	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Hendon Way Surgery • Jai Medical Centre (Hendon) • Wakemans Hill Surgery • Colindale Medical Centre • Dr S.A Patel 	+	
	Access to leisure facilities	Hendon Leisure Centre within 3200m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	2	-	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>Unknown</p>	<p>N/A</p>	<p>The out of town location of this site may lead to increased car usage. However, the site is in close proximity to Hendon station and its PTAL is expected to increase to 3 by 2031 which will help create sustainable missed use communities that rely less on car travel. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Malcolm Park • Rushgrove Park • York Park • West Hendon playing field • Court Way Open Space • Mount Road open space • The Grove • Woodfield Park • Colindale Park 	<p>+/-</p>	<p>Site is within an area of open space deficiency; however, it has good access with Victoria Recreation Ground located within 100m. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>

10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N	No	○	The site is within 100m of a SINC; any future development proposals would need to ensure that there is no major impact on the SINC. An development would provide the opportunity to improve the sites biodiversity offer through the activation of green infrastructure and biodiversity policies (e.g. through green roofs / green walls or other urban greening approaches).
	Proximity to SINC	SINC within 100m	-	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, air and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment

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13. To minimise and manage the risk of flooding	Food zone	2/3	--	A proportion of the site falls within flood zone 2 and 3 which would require activation of appropriate flood risk assessment and mitigation via relevant policy in terms of design.
	CDA	No	○	
<p>Conclusion: The site is located outside the town centre but still has good access to social infrastructure and employment opportunities. The site has a low PTAL so redevelopment proposals seek to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity. It is also in close proximity to a SINC so proposals would need to ensure that there is no significant effect on this asset. The site also falls within flood zone 2/3 so development proposals would require appropriate flood risk assessment and mitigation where necessary.</p>				

Site No: 15 - Tesco Coppetts Centre (Major Thoroughfares)	Site Address: Colney Hatch Lane, Friern Barnet, N12 0SH
Site size: 3.12 ha	PTAL: 2
PTAL projected 2031: 2	Ward: Coppetts
LSOA: Within the 30% most deprived	Ownership: Private
Existing or most recent site use/s: Retail	Proposed use types/s: Residential with 25% mixed uses (retail, community facilities and car parking).

Location type: Urban		Indicative residential capacity: 397		
<p>Site description: A large single storey supermarket with extensive associated car parking and a petrol filling station. The site is part of a larger out-of-town retail park with other commercial units to the west and north east. The site is accessed from the east from Colney Hatch Lane, with the A406 North Circular Road and slip road to the south. Adjacent to the north of the site is Coppetts Wood which is Metropolitan Open Land, a Local Nature Reserve, and a Site of Borough Importance for Nature.</p>				
<p>Planning considerations: No increase in floorspace would be expected as part of any redevelopment. An assessment must be undertaken of car parking requirements for retained retail; replacement spaces may be required. A residential redevelopment of this scale would justify the provision of a small community facility. Relatively poor access to public transport and local services will affect the level of density achievable at this site. There is potential for higher densities subject to construction of Crossrail 2 which would transform New Southgate Station 1km to the east.</p> <p>The design must also ensure mitigation of noise and pollution from the North Circular Road and slip roads. Continuing commercial uses of other parts of the retail park may affect the residential potential, and ideally any proposal would be part of a wider redevelopment masterplan for the entire retail park. Proposals must ensure they avoids harm to the adjacent Coppetts Wood Local Nature Reserve.</p>				
Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% most deprived	+	This site is located out of the town centre and is bounded by major transport routes to the south which limits permeability and accessibility; however, the scale of the site could potentially offer opportunities to incorporate a mix of uses to meet social infrastructure needs, including
	Proximity to employment land	Oakleigh Road south and Brunswick Industrial Park within 1500m.	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Coppetts Wood Primary School • The Compton School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Dwight School London • Friern Barnet School • Hollickwood Primary School • St John’s CofE Junior Mixed and Infant School • Summerside Primary School 	++	a community facility. Investment more generally would benefit the area through multiplier and ripple effects. Residential development would help meet local housing needs and widen housing choice provided that appropriate mitigation measures are installed to ensure that future residents are not exposed to detrimental levels of air and noise pollution
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	The site’s location outside the town centre and its low PTAL limit opportunities to increase density to optimise land use.
	Existing mix of uses	Retail	N/A	
	Proximity to Town Centre	North Finchley within 1500m	-	
	Proximity to Growth Area	Mill Hill (approx. 5 miles)	O	

	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	One Grade II listed building within 700m and four locally listed buildings within 600m.	○	No heritage assets within the site boundary or within close proximity, therefore it is not anticipated that this site will be any significant effects on this objective.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Moss Hill Crescent CA approx. 1800m	○	
	Site of Archaeological Significance (SAS)	No	○	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 1000m	+	This extent of this site and its edge of centre location means that it has potential for place-making that addresses deficiencies with the site (including noise and air quality issues along the A5 and flood risk, and low connectivity). The size of the site also makes it suitable for mixed use development which could include appropriate community facilities.
	Proximity to town centres	North Finchley within 1500m	-	
	Crime rate (per 1,000 head)	75.6	+	

5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	2	-	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Coppetts Wood • Halliwick rec ground • Kennard Road Open Space • Bounds Green/Fairview open space • Woodhouse open space • Friern Bridge open space • Friern Park • Hollickwood Park • Glebelands 	+	The site is located within an area that has good provision of open spaces. It provides a good opportunity to contribute to health and well-being of the local population and is provided walkability is designed in and improved. Appropriate mitigations should be put in place to deal with noise and air quality issues from the North Circular Road.
	Access to walking and cycling routes	Poor	-	
	Air quality	Below EU limit value	O	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Friern Barnet Medical Centre • Colney Hatch Lane Surgery 	+	
	Access to leisure centre	Finchley Lido leisure centre within 2800m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	2	-	The out of town location site has a low PTAL and has poor cycling and walking links. Additional development may result in increased car use and have a negative impact on this objective. Any future development should seek to improve access links to existing and potentially new public transport.
	Number of car parking spaces provided	N/A	○	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Coppetts Wood • Halliwick rec ground • Kennard Road Open Space • Bounds Green/Fairview open space • Woodhouse open space • Friern Bridge open space • Friern Park • Hollickwood Park • Glebelands 	<p style="text-align: center;">+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">O</p>	<p>Given the lack of habitat within the site boundary at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies. Development would need to ensure no harm to of the adjacent SINC and nature reserve and seek to improve these where possible.</p>
	<p>Proximity to SINC</p>	<p>SINC within 100m</p>	<p style="text-align: center;">-</p>	

<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p>O</p>	<p>The site is within 100m of a SINC; any future development proposals would need to ensure that there is no major impact on the SINC. An development would provide the opportunity to improve the sites biodiversity offer through the activation of green infrastructure and biodiversity policies (e.g. through green roofs / green walls or other urban greening approaches).</p>
<p>12. Maximise protection and enhancement of natural resources including water and ai, and minimise waste</p>	<p>Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment</p>	<p>N/A</p>	<p>N/A</p>	<p>An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.</p>
<p>13. To minimise and manage the risk of flooding</p>	<p>Food zone</p>	<p>1/ 2</p>	<p>++</p>	<p>Given the policy framework as scoped, re-development would not worsen flood risk at this location which is outside a major flood zone, and has the potential to improve local drainage through incorporation of SUDS. The site is also located within a CDA and therefore surface water will need to be managed to a higher standard to ensure that any new development will contribute to a reduction in flooding risks.</p>
	<p>CDA</p>	<p>No</p>	<p>-</p>	

Conclusion: Whilst this site has access to social infrastructure such as schools and community facilities, there are a number of issues that would need to be mitigated to avoid and/or minimise potential negative effects. The sites out of town location means that it has poor accessibility and permeability so future development proposals should seek to improve access links to existing and potentially new public transport. In addition, the site lies within a CDA, therefore, surface water will need to be managed to a higher standard to ensure that any new development will contribute to a reduction in flooding risks.

Site No: 16 - 45-69 East Barnet Rd (New Barnet town centre)	Site address: 45-69 East Barnet Rd, New Barnet, EN4 8RN
Site size: 0.60 ha	PTAL: 3
PTAL projected 2031: 4	Ward: East Barnet
LSOA: Within the 40% most deprived	Ownership: Mixed
Existing or most recent site use/s: retail, public house, light industry, petrol service station and residential	Proposed use types/s: residential-led with 30% mixed uses (retail and commercial)
Location type: Central	Indicative residential capacity: 110
Site description: Located within New Barnet Town Centre, this site has a Primary Frontage which includes a public house, petrol station and a number of small retail outlets with flats/offices above. The rear of the site is small-scale industrial/ commercial units with areas of hardstanding and car parking. Surrounding buildings are mostly 1-2 storeys in retail or commercial use, with a church adjacent to the southern site boundary. To the rear of the site has already been redeveloped with 3-storey residential block. The site is close to New Barnet Station.	

<p>Planning considerations: Maintain retail uses in the Primary Frontage along East Barnet Road. The high street character should be enhanced, potentially through refurbishing some of the existing buildings – the public house is identified as a character building by the Town Centre Framework. Residential uses can be focused at the rear of the site. Designs must be appropriate to the context of the high street and surrounding area. Further planning guidance is provided by the New Barnet Town Centre Framework (2010) which identifies the site as within Area 2.</p>				
<p>Applicable Draft Local Plan policies: GSS01, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW05</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% most deprived	+	Redevelopment at this site will help enhance the high street character which will help boost the local economy and in turn, contribute positively towards this objective. Investment more generally, in whichever form, would benefit the area through multiplier and ripple effects. Housing as part of an
	Proximity to employment land	Red Rose Trading centre and Lancaster Road Estate within 500m	++	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • St Margaret’s Nursery School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Brookhill Nursery School • Cromer Road Primary School • Jewish Community Secondary School (Mixed) • Livingstone Primary and Nursery School • Lyonsdown School 	++	appropriate mix and choice would also be supported by the proximity to local schools and other social infrastructure within the town centre, supporting local needs. The site also provides access to local employment opportunities and transport links ensure access to opportunities further afield.
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	This site is within a town centre location and therefore has the potential of achieving higher densities to optimise use of land.
	Existing mix of uses	Residential / non-residential	N/A	
	Proximity to Town Centre	New Barnet Town Centre	++	

	Proximity to Growth Area	Mill hill (approx. 5 miles)	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Statutorily (Railway Tavern and New Barnet War memorial on Station Road) within 350m. Locally listed buildings (Railway Bell public house and Staff Builder Arms Public house on Albert road) within 160m.	?	The site lies within an APA and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. In addition, any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Within proximity to local viewing corridor (King George Playing Fields, Hadley Green towards central London and Canary Wharf)	-	
	Proximity to CA	Monken Hill CA within 800m	O	
	Site of Archaeological Significance (SAS)	Yes	-	

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4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 400m radius	+	Town centre location high PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4.
	Proximity to town centres	Located within New Barnet Town Centre	++	
	Crime rate (per 1000 head)	44	○	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks are within 1200m:</p> <p>Within 400m:</p> <ul style="list-style-type: none"> • Victoria Recreation Ground • York Road open space <p>Within 1200m:</p> <ul style="list-style-type: none"> • Shaftsbury Avenue open space • Cromer Road open space • Cranbrook road open space • Tudor sports ground • Ludgrove playing fields • Belmont open space • Highlands Gardens 	+	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Access to walking and cycling routes	Good access to walking and cycling network	+	
	Air quality	Below EU limit	○	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • The Village Surgery • Addington Medical Centre • East Barnet Health Centre • Gloucester Road Surgery 	+	
	Access to leisure centre	New Barnet leisure Centre within 900m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of business sectors	Net increase in provision of commercial floorspace	No net loss of commercial floorspace	○	No significant effects identified at this stage of the assessment. Development is likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	3	+	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The sites town centre location will be likely to reduce the need to travel by car to key services including community facilities. In addition, the PTAL rating is projected to increase to level 4 by 2031. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective.</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks are within 1200m:</p> <p>Within 400m:</p> <ul style="list-style-type: none"> • Victoria Recreation Ground • York Road open space <p>Within 1200m:</p> <ul style="list-style-type: none"> • Shaftsbury Avenue open space • Cromer Road open space • Cranbrook road open space • Tudor sports ground • Ludgrove playing fields • Belmont open space • Highlands Gardens 	<p style="text-align: center;">+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>No significant effects identified. Given the lack of habitat at present, the proposed site has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>

	Proximity to SINC.	Castlewood Road SINC within 400m	O	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	N/A	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given the policy framework as scoped, re-development would not worsen flood risk at this location which is outside a major flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	O	
<p>Conclusion: The site has scored positively in relation to social objectives due to its high PTAL and town centre location. The site has scored negatively in relation to objective 3 due to the sites location within an SAS and its proximity within a locally important view.</p>				

Site No: 17 - Danegrove Former Playing Field		Site address: Park Rd & Cat Hill, New Barnet, EN4 8UD		
Site size: 0.87ha		PTAL: 2		
PTAL projected 2031: 2		Ward: East Barnet		
LSOA: Within the 30% least deprived		Ownership: Council		
Existing or most recent site use/s: educational use		Proposed use types/s: residential-only		
Location type: Urban		Indicative residential capacity: 148		
<p>Site description: An open, grassed, gently-sloping area falling westward towards Park Road. Although designated for educational use associated with Danegrove Primary School which occupies two sites nearby, the site is unused. The surrounding area is predominantly low-rise residential with allotments along the eastern boundary. There are mature trees along the site boundaries. East Barnet local centre is close by.</p>				
<p>Planning considerations: The site is suited to residential development given the nature of surrounding development and the proximity to the East Barnet local centre and availability of several bus routes. A process must be undertaken to establish whether the land can be released from its current use linked to Danegrove School. The design must take account of the existing context of low rise housing.</p>				
<p>Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% least deprived	+	The site is located outside the town centre and has poor PTAL, however, it has reasonably good access to local schools and is within 500m of East Barnet local centre which will help support local needs. It also has access to a number of bus routes and is located within 2000m of two
	Proximity to employment land	Red Rose Trading Centre and Lancaster Road Industrial Estate within 1800m	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Brookhill Nursery School • Danegrove Primary School • East Barnet School (secondary) • St Mary's CofE Primary School, East Barnet <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Church Hill School • St Margaret's Nursery School • Trent CofE Primary School 	++	stations (Oakleigh train station and Cockfosters tube station) which enables people to access local employment opportunities and those further afield. Improving walkability across the site to connect with opportunities will be important to address the sites low PTAL. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity provided appropriate mitigations strategies are in place to address some of the potentially negative impacts.
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	This site does not represent an efficient use of land as an development would encourage development on a largely open site outside the town centre. Any future development proposals should seek to improve access to sustainable modes of transport given the lower PTAL and ensure high quality design that delivers optimum density that is sensitive to the local context and neighbouring properties.
	Existing mix of uses	educational use	N/A	
	Proximity to Town Centre	<p>New Barnet town centre within 1700m</p> <p>East Barnet Local centre within 500m</p>	+	
	Proximity to Growth Area	Mill hill approx. 6.5 miles	O	
	Use of derelict and brownfield land	No	+	

3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Statutory listed building (1 Ridgeway) within 350m. Locally listed building within 320m.	?	No identified designated heritage assets within the site boundary however, it lies within a SAS and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Monken Hadley CA within 1200m	○	
	Site of Archaeological significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community Facilities within 500 – 1000m	+	The sites proximity to East Barnet local centre, community facilities and infrastructure offers opportunities for housing. However, any future proposal would need to need to ensure that walkability is designed in to improve connectivity through the site.
	Proximity to town centres	East Barnet Local Centre within 500m	+	
	Crime rate (per 1000 heads)	44	○	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Development at this site would lead to the provision of affordable housing	+	The site’s context would support an development that allows for the provision of a choice of new quality housing within the mix, provided that any negative impacts are mitigated (such as the sites low PTAL).
	PTAL	2	-	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Belmont Open Space (350m) • Mansfield Ave/Vernan Crescent open space (480m) • Oak Hill Park (480m) <p>Within 1200m:</p> <ul style="list-style-type: none"> • Cranbrook open space (700m) • Holland Close open space (1000m) • York Road Open Space (1100m) • Ludgrove Playing Filed (1100m) • Oak Way open space (1100m) 	+	The Site has good access to a range of open spaces, recreational and health facilities. It provides a good opportunity to contribute to a healthier lifestyle provided that walkability is designed in.
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	○	
	Access to health facilities	<ul style="list-style-type: none"> • East Barnet Health Centre (650m) • Cockfosters Medical Centre (720m) • The Village Surgery (720) • The Southgate Surgery (1100m) 	+	

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	Access to leisure Centre	New Barnet leisure centre approx. 2000m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Impact of redevelopment on existing business Y/N	no	○	No significant effects identified at this stage of the assessment. However, development is likely to have immediate indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Net increase in provision of commercial floorspace	No net loss of commercial floorspace	N/A	
	Night Time Economy Location	No	N/A	
	PTAL	2	-	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The site has low PTAL which may lead to increase vehicle dependence, however, it is located 500m from East Barnet town centre which benefits from a number of bus routes and is within 2000m of two train stations (Oakleigh train Station and Cockfosters tube). Nonetheless, redevelopment of this site should seek to maximise the uptake of sustainable modes of transport (e.g. through cycling infrastructure and walkability throughout the site as far as practicable, alongside opportunities for improved public transport access and connectivity).</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Belmont Open Space (350m) • Mansfield Ave/Vernan Crescent open space (480m) • Oak Hill Park (480m) <p>Within 1200m:</p> <ul style="list-style-type: none"> • Cranbrook open space (700m) • Holland Close open space (1000m) • York Road Open Space (1100m) • Ludgrove Playing Filed (1100m) • Oak Way open space (1100m) 	<p style="text-align: center;">+</p>	<p>Development on this site would mean a loss of undesignated open space which could have negative impact on this objective. However, the site is located within an area that has good provision of parks and open spaces. Development could also offer the opportunity to improve the quality and provision of nearby open spaces. Based on this, the effects of development on this site are judged to be uncertain.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Proximity to SINC</p>	<p>No</p> <p>SINC within 500m (Oakhill park)</p>	<p style="text-align: center;">O</p> <p style="text-align: center;">?</p>	<p>The site is undeveloped and has a number of mature trees present which have significant green infrastructure and biodiversity value which should be safeguarded as part of the redevelopment of the site to avoid any adverse impacts. Development proposals should seek to improve the sites biodiversity offer through activation of relevant GI and biodiversity policies.</p>

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	N/A	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
13. Maximise protection and enhancement of natural resources including water and air, and minimise waste	N/A (evaluation of any negative effects requires a level of detail absent at this stage of site appraisal and assessment).	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development should not worsen flood risk, and has the potential to improve local drainage through incorporation of SUDS.
	Critical Drainage Area	No	0	
<p>Conclusion: The site has scored positively against social objectives. Positive impacts are anticipated due to the delivery of new housing in an area with good accessibility to a range of social infrastructure (schools/ community and health facilities etc). The site scores negatively in relation to transport and heritage. This is due to the sites low PTAL and being within a site of Archaeological Significance.</p>				

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Site No: 18 (East Barnet library)		Site Address: East Barnet Library, 85 Brookhill Rd, New Barnet EN4 8SG		
Site size: 0.16ha		PTAL: 2		
PTAL projected 2031: 2		Ward: East Barnet		
LSOA: Within the 40% most deprived		Ownership: Council		
Existing or most recent site use/s: Public library and associated carpark		Proposed use types/s: Residential with 50% community use		
Location type: Urban		Indicative residential capacity: 12		
<p>Site description: The site has operated as a public library but the facility is being relocated to share the new leisure centre building being opened at Victoria Park.</p> <p>The location is on a relatively busy crossroads, and is close to the East Barnet Village local centre. Opposite across the road are 3-storey blocks of flats with some commercial uses on the ground floor. Low-rise residential units lie adjacent to the north and west of the site.</p>				
<p>Planning considerations: Retention of a community use may be required.</p> <p>The site contains mature trees which should be retained. Combined with a significant slope across the site and the adjacent low-rise residential units, the design must be mindful of these restrictions and may require differing heights.</p> <p>East Barnet Village provides a range of local amenities and the site is connected to the wider area through several bus routes. The road junction and 3-storey block of flats opposite provides some context for more urban designs.</p>				
Applicable Draft Local Plan policies: GSS01, GSS08, GSS11, HOU01, HOU02, HOU04, TOW01, CDH01, CHW01				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
	LSAO	Within the 40% most deprived	+	

1. To reduce poverty and promote equality of opportunity	Proximity to employment land	Red Rose Trading Estate and Lancaster Road within 1000m	++	The site is located outside the town centre, however, housing led development could be supported as it has reasonably good access to local schools and other social infrastructure as well facilities located within East Barnet Village. It has a range of local bus routes within proximity and New Barnet Station is within 900m which offers access to local opportunities and those further afield. Improving walkability across the site to connect with opportunities will be important to address the sites low PTAL. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity provided appropriate mitigations strategies are in place to address some of the potentially negative impacts and development includes retention/replacement of community facilities.
	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Brookhill Nursery School • Danegrove Primary School • East Barnet School • St Mary's CofE Primary School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • St Margaret's Nursery School • Trent CofE Primary School 	+	
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	Development of this site would enable additional dwellings to be delivered to help meet housing need within an existing settlement which in itself is making more efficient use of land, provided that it does not compromise the quality of the local environment.
	Existing mix of uses	public library and associated carpark	N/A	
	Proximity to Town Centre	New Barnet district town centre within 1000m	+	

	Proximity to Growth Area	Mill Hill within 6000m	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Two locally Listed Buildings and one statutory Listed Building within 500m	?	No identified designated heritage assets within the site boundaries, therefore, it is unlikely that development will have any significant effects on this objective.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Wood Street CA within 2800m	O	
	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	The site is located outside the town centre; however, it is within East Barnet village which provides access to a range of facilities and services. The site has low PTAL so any development would need to ensure that walkability is designed in that air and noise quality issues are addressed.
	Proximity to town centres	New Barnet district town centre within 1000m	+	
	Crime rate (per 1000 head)	44	O	

5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the capacity to deliver 10 or more dwellings	+	Due to the small nature of this site, it is unlikely that the site will be able to support the provision of affordable housing. However, development does offer the potential to contribute towards the Councils housing need provided that housing is well designed and high quality.
	PTAL	2	-	
6. Improve the health and well-being of the population and reduce inequalities	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Belmont open space • Cranbrook Road open space • Oak Hill Park • Holland Close open space • York Road open space • Mansfield Ave/Vernan Crescent open space • Rushdene/Gallants Farm open space • Oak Hill Woods and Meadow • Ludgrove playing field 	+	Overall, the site provides a good opportunity to contribute to health and well-being of the local population, provided walkability is designed in (connecting with the existing network and bus access).
	Access to walking and cycling routes	Good – reasonable	+	
	Air quality	Below EU limit values	○	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • East Barnet Health Centre • The Village Surgery • Cockfosters Medical Centre 	+	
	Access to leisure centre	New Barnet Leisure Centre within 1500m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	N/A	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	2	-	The site has low PTAL which may lead to increase vehicle dependence; however, it is located 900m from New Barnet Station and there a number of bus routes within close proximity. Nonetheless, redevelopment of this site should seek to maximise the uptake of sustainable modes of transport (e.g. through cycling infrastructure and walkability throughout the site as far as practicable, alongside opportunities for improved access and connectivity).
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Belmont open space • Cranbrook Road open space • Oak Hill Park • Holland Close open space • York Road open space • Mansfield Ave/Vernan Crescent open space • Rushdene/Gallants Farm open space • Oak Hill Woods and Meadow • Ludgrove playing field 	<p style="text-align: center;">+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within the context of site to enhance this further.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>The site has a number of mature trees present on site which have significant green infrastructure and biodiversity value and should be protected as part of the redevelopment of the site.</p>
	<p>Proximity to SINC</p>	<p>SINC within 550m</p>	<p style="text-align: center;">○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: Although the site is located outside the town centre and has low PTAL is has scored positively against many of the SA objectives. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity.</p>				

Site No: 19 - East Barnet Shooting Club (New Barnet Town Centre)		Site address: Victoria Rd New Barnet EN4 9SH		
Site size: 0.25ha		PTAL: 3		
PTAL projected 2031: 3		Ward: East Barnet		
LSOA: Within the 40% most deprived		Ownership: Council		
Existing or most recent site use/s: shooting range		Proposed use types/s: residential-only		
Location type: Urban		Indicative residential capacity: 43		
Site description: A small building in use as a shooting range. The site is adjacent to New Barnet Town Centre and to the main entrance to Victoria Recreation Ground from New Barnet town centre. Surrounding sites to the north and west are being redeveloped as part of the regeneration of the Victoria Quarter. The site is within 400m of New Barnet Station				
Planning considerations: Highlighted in the New Barnet Town Centre Framework (2010) as part of Opportunity Site 1, the Victoria Quarter. Build-out of several parts of the Victoria Quarter are underway. As a community facility, there should be an assessment as to the need to replace the functionality and floorspace of the existing facility. For further information refer to the New Barnet Town Centre Framework.				
Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, CHW01, CHW02				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% most deprived	+	This site is located within a town centre environment, providing good access to local services and employment opportunities. A residential led scheme would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and
	Proximity to employment land	Red Rose Trading Centre and Lancaster Road Estate within 700m	++	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Cromer Road Primary School • Livingstone Primary and Nursery School • St Margaret’s Nursery School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Brookhill Nursery School • JCoSS Lyonsdown School 	+	transport links to ensure access to opportunities further afield Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	This site is within a town centre location with good PTAL rating. It has the potential to deliver higher densities to optimise use of land and that is commensurate with its PTAL
	Existing mix of uses	shooting range	N/A	
	Proximity to Town Centre	New Barnet town centre within 100m	+	
	Proximity to Growth Area	Mill hill within 5 miles	O	
	Use of derelict and brownfield land	No	+	

3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Statutory listed building (New Barnet War Memorial) within 400m and locally listed building within 150m	?	The site lies within a SAS and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Monken Hadley CA within 600m	?	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	Town centre location high PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4.
	Proximity to town centres	New Barnet town centre within 100m	+	
	Crime rate (per 1,000 head)	44	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The site's context and potential to support a relatively high-density development would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Victoria Recreation Ground • Shaftesbury Ave open space • Cromer Road open space • York Road open space • Tudor Sports Ground • Highlands Gardens • Lyonsdown Rd open space • Greenhill Gardens • Ludgrove playing field • Cranbrook Road open space • Belmont open space 	+	The site is located within an area where the air quality is below EU value limits and has good provision of open spaces. It provides a good opportunity to contribute to a healthier neighbourhood, provided walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	O	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Addington Medical Centre • The Village Surgery • East Barnet Health Centre • Gloucester Road Surgery 	+	
	Access to leisure centre	New Barnet Leisure Centre within 1000m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	3	+	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The sites town centre location which may lead to a reduction in the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Victoria Recreation Ground • Shaftesbury Ave open space • Cromer Road open space • York Road open space • Tudor Sports Ground • Highlands Gardens • Lyonsdown Rd open space • Greenhill Gardens • Ludgrove playing field • Cranbrook Road open space • Belmont open space • 	<p>+</p>	<p>The site has good access to a range of open spaces and scope within the context of the site to improve and enhance this further.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of a nationally/internationally designated site.</p>	<p>No</p>	<p>○</p>	<p>No significant effects identified. Given the lack of habitat at present, the proposed site has the potential to improve the site's offer through activation of GI and biodiversity policies</p>
	<p>Proximity to SINC</p>	<p>SINC within 600M</p>	<p>○</p>	

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11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	O	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, and air and minimise waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment		N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development should not worsen flood risk, and has the potential to improve local drainage through incorporation of SUDS
	CDA	No	O	
<p>Conclusion: The site has scored either positive or neutral against all SA objectives with the exception of SA objective 3. The site lies within a SAS, therefore, any future development proposals will need to ensure that they comply with draft policy CDH08.</p>				

Site No: 20- Fayer's Building Yard & Church (New Barnet Town Centre)	Site Address: 63-77 East Barnet Rd & 15-17 Margaret Rd, New Barnet, EN4 9NR
Site size: 0.21 ha	PTAL: 3

PTAL projected 2031: 3		Ward: East Barnet		
LSOA: Within the 40% least deprived		Ownership: Private		
Existing or most recent site use/s: Retail and place of worship		Proposed use types/s: Residential-led with 30% mixed use (re-provision of community use).		
Location type: Urban		Indicative residential capacity: 25		
Site description: The site consists of a building supplies yard and a church, situated on a corner location within New Barnet Town Centre. Surrounding buildings are largely low-rise in commercial and residential use. New Barnet Station is within approximately 300m.				
Planning considerations: A residential-led scheme, with retention or re-provision of community uses. Design must be appropriate to the surrounding context. For further guidance refer to Opportunity Site 5 of the New Barnet Town Centre Framework (2010).				
Applicable Draft Local Plan policies: GSS01, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	○	This site is located within a town centre environment, providing good access to local services and employment opportunities. A residential led scheme would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall, an
	Proximity to employment land	Red Rose Trading Centre and Lancaster Road Industrial Estate within 500m of the site.	++	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> - St Margaret’s Nursery School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> - Brookhill Nursery School - Cromer Road Primary School - JCoSS - Livingstone Primary and Nursery School - Lyonsdown School 	+	development for development provides the opportunity to reduce poverty and promote further equality of opportunity, provided the community facilities are retained or re-provided and walkability is designed in.
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	This site is within a town centre location with good PTAL rating. It has the potential to deliver a development that better optimises use of land and that is commensurate with its PTAL
	Existing mix of uses	Retail and place of worship	N/A	
	Proximity to Town Centre	Within New Barnet Town Centre	++	
	Proximity to Growth Area	Mill Hill over 5 miles away	O	
	Use of derelict and brownfield land	No	+	

3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Two locally listed buildings within 250m (inc. The Railway PH and Staff Quarters PH).	?	No designated heritage assets within the sites boundaries, however, Monken Hadley CA and a number of listed buildings are within close proximity that must be considered as part of any future proposal. Any future proposals that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. Any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Site is within close proximity to locally protected view (Mill Field towards Harrow on the Hill)	-	
	Proximity to CA	Monken Hadley CA within 1000m.	-	
	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m.	+	Town centre location coupled with good Public Transport accessibility offers opportunities for housing, employment and community uses and has the potential to positively support SA objective 4, provided that Community facilities are retained or re-provided and walkability is designed in.
	Proximity to town centres	Within New Barnet Town Centre	++	
	Crime rate (per 1000 head)	44	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings.	+	The site’s context and scale would support an development that allows for the provision of a choice of new quality housing within the mix, provided the loss of community facility floorspace is adequately mitigated.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • York Road open space • Victoria Rec Ground • Shaftesbury Ave open space • Cromer Road open space • Cranbrook Road open space • Belmont open space • Ludgrove playing field • Lyonsdown Rd open space • Holland Close open space • Greenhill Gardens 	+	The site has access to health facilities and has a good provision of open spaces. It provides a good opportunity to contribute to a healthier neighbourhood, provided walkability is designed in. Green infrastructure and mature trees could be incorporated to help address air quality issues.
	Access to walking and cycling routes	Good access to walking and cycling facilities	+	
	Air quality	Above EU limit value	-	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • The Village Surgery • East Barnet Health Centre • Addington Medical Centre • Gloucester Road Surgery 	+	
	Access to leisure centre	New Barnet Leisure Centre within 1000m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	3	+	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>Development at this location will likely have a positive impact given its proximity to the town centre location and good PTAL rating which is likely to reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure.</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • York Road open space • Victoria Rec Ground • Shaftesbury Ave open space • Cromer Road open space • Cranbrook Road open space • Belmont open space • Ludgrove playing field • Lyonsdown Rd open space • Holland Close open space • Greenhill Gardens 	<p style="text-align: center;">+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.</p>
<p>10. Create, protect and enhance suitable wildlife habitats</p>	<p>Site is within 500m of nationally / internationally designated site Y/N.</p>	<p>No</p>	<p style="text-align: center;">○</p>	

wherever possible and protect species and biodiversity	Proximity to SINC	SINC within 500m	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positively or neutral against most objectives, however, the site is in proximity to heritage assets so any future development proposals will need to be mindful of this. In addition. The site is in an area where air quality exceeds EU limits, therefore, mitigation measure should be put in place to help address this.</p>				

Site No: 21 - New Barnet gasholder (New Barnet Town Centre)		Site Address: Albert Rd, New Barnet, EN4 9SH	
Site size: 2.23ha		PTAL: 1A	
PTAL projected 2031: 1A		Ward: East Barnet	
LSOA: Within the 40% most deprived		Ownership: Private	
Existing or most recent site use/s: Gasworks (demolished); gasholder (operational)		Proposed use types/s: Residential-led with the 10% community and commercial.	
Location type: Urban		Indicative residential capacity: 190	
<p>Site description: The site contains an operational gasholder, which is the remaining component of the New Barnet gasworks. The remainder of the gasworks site, running south along the railway towards New Barnet town centre, was demolished several years ago and is being redeveloped (B/04834/14 - residential-led, mixed-use development 305 residential units). To the north and east of the site is a 1930s housing estate, Victoria Recreation Ground and the new leisure centre. To the west is the East Coast Mainline railway. New Barnet Station is within 1km.</p>			
<p>Planning considerations: The site is highlighted within the New Barnet Town Centre Framework (2010), being part of Opportunity Site 1. Build-out of several parts of Site 1 are already well underway. This site will not be available for development until the gasholder is decommissioned; due to the nature of the existing use land decontamination will be an important consideration.</p>			
<p>Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04</p>			
SA objective	Basis for appraising sites	Score	Commentary/ Mitigation

1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% most deprived	+	This site is located within a town centre environment, providing good access to local services and employment opportunities. A residential led scheme would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.
	Proximity to employment land	Red Rose Trading centre and Lancaster Road Industrial Estate within 1000m.	+	
	Proximity to state schools	Schools within 500m <ul style="list-style-type: none"> • Cromer Road Primary School • JCoSS • Livingstone Primary and Nursery School Schools within 500 – 1000m <ul style="list-style-type: none"> • Lyonsdown School • St Margaret's Nursery School 	+	
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha	N/A	This site is within New Barnet town centre which enables it to achieve an optimum development density that optimises land use.
	Existing mix of uses	Gasworks (demolished); gasholder (operational)	N/A	
	Proximity to Town Centre	Within New Barnet town centre	++	

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	Proximity to Growth Area	Mill Hill (approx. 5 miles)	O	
	Use of derelict and brownfield land	Yes	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Statutory listed building within 200m and numerous locally listed buildings within 200m.	?	The site lies within a SAS and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. Any forthcoming application should also seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Site within close proximity to locally protected view (King George Playing Fields, Hadley Green towards Central London and Canary Wharf)	-	
	Proximity to CA	Monken Hadley CA within 600m	O	
	Site of Archaeological Significance	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible	Proximity to community facilities	Community facilities within 500m.	++	Town centre location offers opportunities for housing and employment and the opportunity to positively support SA objective 4.
		Provision for community facilities on site		

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services and sustainable lifestyles	Proximity to town centres	Within New Barnet town centre	++	
	Crime rate (per 1,000 head)	44	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	1A	--	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Victoria Rec Ground • Shaftesbury Ave open space • Cromer Road open space • York Road open space • Tudor Sports Ground • Highlands Gardens • Lyonsdown Rd open space • Greenhill Gardens • Ludgrove playing field 	+	The site is located within an area where the air quality is below EU value limits and has good provision of open spaces and health facilities. It provides a good opportunity to contribute to a healthier neighbourhood, provided walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	○	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Addington Medical Centre • The Village Surgery • East Barnet Health Centre • Gloucester Road Surgery 	+	
	Access to leisure centre	New Barnet Leisure Centre within 800m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	Yes	+	The site proposal includes provision for commercial floorspace which will have a positive impact on this objective. Furthermore, development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	1A	--	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>○</p>	<p>The site's poor PTAL rating may lead to increased car usage at this location. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Victoria Rec Ground • Shaftesbury Ave open space • Cromer Road open space • York Road open space • Tudor Sports Ground • Highlands Gardens • Lyonsdown Rd open space • Greenhill Gardens • Ludgrove playing field 	<p style="text-align: center;">+</p>	<p>The site has above average levels of open space provision and there is potential within the scope of the site to enhance and improve this further.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N.</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 700m</p>	<p style="text-align: center;">○</p>	

<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p>○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.</p>
<p>12. Maximise protection and enhancement of natural resources including water, land and air</p>	<p>Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment</p>	<p>N/A</p>	<p>N/A</p>	<p>An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment</p>
<p>13. To minimise and manage the risk of flooding</p>	<p>Food zone</p>	<p>1</p>	<p>++</p>	<p>Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.</p>
	<p>CDA</p>	<p>NO</p>	<p>○</p>	
<p>Conclusion: The is within a town centre location and has scored positive or neural against most objectives. However the site is within a SAS so proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. It is also within a locally protected view so proposals should seek to demonstrate that it will not have an impact on the locally protected view. In addition, the site has very low PTAL which has meant that is has potential to have a significant negative effect, therefore, Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity.</p>				

Site No: 22- Sainsburys (New Barnet Town Centre)		Site Address: 66 East Barnet Rd, New Barnet, EN4 8RQ		
Site size: 1.02 ha		PTAL: 3		
PTAL projected 2031: 4		Ward: East Barnet		
LSOA: Within the 40% most deprived		Ownership: Private		
Existing or most recent site use/s: Supermarket with associated car parking		Proposed use types/s: Residential with 25% mixed uses (retail, commercial and car parking).		
Location type: Urban		Indicative residential capacity: 199		
<p>Site description: A largely one storey building within New Barnet Town Centre, containing a supermarket with offices in an additional 2-storey tower above. There is surface car parking to the rear and a roof car park over the supermarket. East Barnet Road is a relatively narrow thoroughfare and the surrounding buildings are mostly 1-2 storeys and in retail or commercial use. The rear of the site faces the mainline railway and 3-4 storey residential block. New Barnet station is next to the site.</p>				
<p>Planning considerations: Maintain active retail uses along the Primary Retail Frontage and commercial space above. Design should reflect the surrounding context. Seek to incorporate a new/ improved pedestrian route connecting East Barnet Road to the railway station. For further guidance refer to the New Barnet Town Centre Framework.</p>				
<p>Applicable Draft Local Plan policies: GSS01, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSOA	Within the 40% most deprived	+	The site's location within New Barnet town centre provides local access to employment opportunities within the borough and those further afield. Investment more generally would benefit the area through multiplier and ripple effects. Furthermore, Residential
	Proximity to employment land	Red Rose Trading Centre and Lancaster Road Industrial Estate within 500m.	++	

	Proximity to state schools	<p>Within 500m</p> <ul style="list-style-type: none"> - Lyonsdown School - St Margaret’s Nursery School <p>500 – 1000m</p> <ul style="list-style-type: none"> - Brookhill Nursery School - Cromer Road Primary School - Livingstone Primary and Nursery School 	++	development as part of a mixed-use development would also be supported by the proximity to local schools and other social infrastructure, supporting local needs. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity compared to the present situation.
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	Redevelopment / intensification would comprise a more efficient use of land given the sites town centre location and good PTAL.
	Existing mix of uses	Supermarket with associated car parking	N/A	
	Proximity to Town Centre	Within New Barnet town centre	++	
	Proximity to Growth Area	Mill hill (approx. 5 miles)	O	
	Use of derelict and brownfield land	No	+	

3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Site is within 500m to a number of locally listed buildings.	○	No identified heritage assets within or near the site however, any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Within close proximity to locally protected view (King George Playing Fields, Hadley Green towards Central London and Canary Wharf	-	
	Proximity to CA	Monken Hadley CA within 700m	○	
	Site of Archaeological Significance	No	○	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m.	+	Town centre location and good PTAL provides a good opportunity to promote liveable and safe neighbourhoods which support sustainable lifestyles provide that walkability is designed in. The site in within walking distance to a range of facilities. The provision of housing on site would provide an increase in population that would support businesses in the nearby local centre which would make the viability of the neighbourhood sustainable.
	Proximity to town centres	Within New Barnet town centre	+	
	Crime rate (per 1000 head)	44	○	
5. Ensure that all residents have access to good	Application of Local Plan affordable housing threshold	Development at this site would lead to the provision of affordable housing	+	The site’s context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.

quality, well-located, affordable housing	PTAL	3	+	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Victoria Park (approx. 250m) • Ludgrove playing fields (approx. 900m) • Belmont open space (approx. 950m) • Highlands Gardens (approx. 1100m) • Castlewood road open space (approx. 600m) 	+	Overall, the site provides a good opportunity to contribute to health and well-being of the local population, provided walkability is designed in to connect with public transport network and noise mitigation is maintained.
	Access to walking and cycling routes	Good access to walking and cycling	+	
	Air quality	Below EU limit value	○	

	Access to health facilities	<ul style="list-style-type: none"> • The Village Surgery (300m) • Addington Medical Centre (300m) • East Barnet Health Centre (400m) • Gloucester Road Surgery (800m) 	+	
	Proximity to leisure centre	New Barnet Leisure centre within 950m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	development would result in employment related development	+	<p>No significant effects identified at this stage of the assessment. However, development is likely to have immediate indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions).</p> <p>In the long term, additional population to the area may support the local economy through increased expenditure and adding to the pool of labour.</p>
	Night Time Economy Location	No	○	

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8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	3	+	The sites town centre location will be likely to reduce the need to travel by car to key services including community facilities. In addition, the PTAL rating is projected to increase to level 4 by 2031. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective.
	Number of car parking spaces provided	200	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • York Road open space (300m) • Shaftsbury Ave open space (650m) • Cromer Road (650m) • Cranbrook Road (650m) • Lyonsdown Road (650m) • Greenhill Gardens (650m) • Ludgrove playing fields (650m) • Belmont Open space (650m) • Highlands Gardens (650m) • Holland Close (1100m) • Shaftsbury 	<p style="text-align: center;">+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this further, through improved links to existing GI infrastructure and/or additional provision.</p>
<p>10. Create, protect and enhance</p>	<p>Site is within 500m of a nationally/internationally designated site.</p>	<p>No</p>	<p style="text-align: center;">o</p>	

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suitable wildlife habitats wherever possible and protect species and biodiversity	Site within 500m of site of Importance for Nature conservation	SINC within 500m	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy
12. Maximise protection and enhancement of natural resources including water, and air and minimise waste	N/A (evaluation of any negative effects requires a level of detail absent at this stage of site appraisal and assessment).	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	

Conclusion: This site scores positively in relation to social objectives. This is largely due to the sites high PTAL, town centre location and proximity to social infrastructure (schools/ health/community facilities). It has scored negatively against IIA objective 3 as the site is within proximity to a locally protected view. Any future development proposal will need to demonstrate that it will not have an impact on the locally protected view.

Site No: 23 - Bobath Centre (East Finchley Town Centre)	Site Address: 250 East End Rd, East Finchley, N2 8AU
Site size: 0.39	PTAL:4
PTAL projected 2031: 4	Ward: East Finchley
LSOA: Within the 30% least deprived	Ownership: Private
Existing or most recent site use/s: Centre for Children with Cerebral Palsy and for Adults with Neurological Disability is vacating the site.	Proposed use types/s: residential with 50% as a community facility.
Location type: Central	Indicative residential capacity:25
Site description: The site contains a Grade II listed building, while to the rear are non-listed elements of the building and car parking. The site adjoins East Finchley Centre. Surrounding buildings are mostly residential and consist of either 2-storey terraces or 3-storey housing blocks. Bus routes are close by and East Finchley Underground Station is within approximately half a kilometre	
Planning considerations: The listed building and its setting must be protected and community uses retained. Residential development to the rear of the site must protect and enhance the setting of the listed building. Restricted access to the rear of the site must also be resolved.	
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU04, CDH01, CHW01, CHW02, CDH07	

SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% least deprived	○	This site is located within a town centre environment, providing good access to local services and employment opportunities. Housing as part of an appropriate mix would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity
	Proximity to employment land	Queens Road Industrial Estate and Squires Lane within 2000m. Town centre location	+	
	Proximity to state schools	Schools Within 500m <ul style="list-style-type: none"> • Holy Trinity CofE Primary School • Limespring School • The Archer Academy Schools within 500 – 1000m <ul style="list-style-type: none"> • Bishop Douglass School Finchley • Kerem School • Martin Primary School • Oak Lodge School 	++	

2. Ensure efficient use of land and infrastructure	Density range	650–1100 hr/ha	N/A	This site is within East Finchley town centre which enables it to achieve an optimum development density that optimises land use but that is fitting with the surrounding area and taking into consideration the heritage assets on site.
	Existing mix of uses	Health facilities (D1).	N/A	
	Proximity to Town Centre	East Finchley (District Centre)	++	
	Proximity to Growth Area	Brent Cross approx. 3 miles.	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Sites contains a Grade II statutory listed building (Bobath Centre). Two locally listed buildings located within 50m (inc. Staff Quarters public house and 61b High Road)	-	The site contains a Grade II listed building within its boundaries and is also in close proximity to Hampstead Harden CA. As a result, development has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.

	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Hampstead garden Suburb CA within 250m.	?	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 250m	+	The town centre location and high PTAL offers opportunities for housing and community uses and the opportunity to positively support SA objective 4.
	Proximity to town centres	East Finchley (District Centre)	++	
	Crime rate (per 1000 head)	47.5	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Market Place Playground • Cherry Tree Wood • Vivian Way Open Space • Cherry Tree Hill • Oak Lane Open Space • Ossulton Way Open Space • Lyttelton playing field 	+	The site is located in an area of open space deficiency. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	○	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • East Finchley Medical Centre • Woodlands Medical Practice • Heathfield Medical Centre 	+	
	Access to Leisure Centre	Finchley Lido Leisure Centre within 2200m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	4	+	The sites town centre location will be likely to reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: Within 500m:</p> <ul style="list-style-type: none"> • Market Place Playground • Cherry Tree Wood • Vivian Way Open Space • Cherry Tree Hill: • Oak Lane Open Space • Ossulton Way Open Space • Lyttelton playing field 	<p style="text-align: center;">+</p>	<p>The site is within an area of open space deficiency: however, it has good access to nearby open spaces, some of which are within 500m. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>

	Proximity to SINC	Cherry Tree Wood Open Space is a designated SINC and located approx. 350m from site.	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site scores positively against a range of SA objectives, mainly due to the sites town centre location and high PTAL. However, the site boundaries contain listed buildings which give rise to potential negative impacts.</p>				

Site No: 24 - East Finchley station carpark (East Finchley Town Centre)		Site Address: High Rd East, Finchley, N2 0NW		
Site size: 0.74 ha		PTAL: 5		
PTAL projected 2031:5		Ward: East Finchley		
LSOA: Within the 30% least deprived		Ownership: Public (TfL)		
Existing or most recent site use/s: Public carpark		Proposed use types/s: residential-led with 30% mixed uses (commercial and public car parking)		
Location type: Urban		Indicative residential capacity: 135		
Site description: Currently in use as the car park (269 spaces) for the adjacent Underground station. The site lies partly within, and partly adjoining, East Finchley Town Centre. Immediately adjoining the site is the Grade II listed East Finchley Station (including the platforms). Surrounding uses are a mix of commercial and residential in modern buildings of 3-4 storeys. The site is highly accessible by public transport.				
Planning considerations: The design must take into account the town centre town centre location and context of the adjacent listed building. Public car parking requirements must be assessed and re-provided as needed.				
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% least deprived	○	This site is located within a town centre environment, providing good access to local services and employment opportunities. A residential led scheme would also be supported by the site's close proximity to schools and other social infrastructure. The site also
	Proximity to employment land	Squires Lane within 2500m.	○	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Holy Trinity CofE Primary School • Limespring School • The Archer Academy <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Kerem School • Oak Lodge School • Martin Primary School • Bishop Douglass School 	++	provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity
2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	The site is currently used for car parking so redevelopment for mixed use housing scheme would make more efficient use of land to meet future housing need. In addition, the site is brownfield land and located within the town centre and capable of achieving higher densities to optimise land use.
	Existing mix of uses	Public carpark	N/A	
	Proximity to Town Centre	Site lies partly within, and partly adjoining, East Finchley Town Centre.	++	
	Proximity to Growth Area	Brent Cross (approx. 3.5 miles away)	O	

	Use of derelict and brownfield land	Yes	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Statutory grade II listed building within 100m of the site (inc. 61 East End Road) and a number of locally listed buildings within CA adjacent the site.	-	The site has a Grade II listed building within close proximity and therefore gives rise to potential negative effects on heritage assets. In line with local policy, development must have regard to local historic context. Any proposals within or affecting the setting of heritage assets must provide a site assessment demonstrating how the site will respect and enhance the asset
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Hampstead Garden Suburb CA within 250m	?	
	Site of Archaeological Significance (SAS)	No	○	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 250m	+	Town centre location high PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4. In addition, the site is within a ward which has higher than average crime levels and could benefit from redevelopment and investment.
	Proximity to town centres	Site lies partly within, and partly adjoining, East Finchley Town Centre	++	
	Crime rate (per 1000 head)	65.1	+	

	Application of Local Plan affordable housing threshold	5. Ensure that all residents have access to good quality, well-located, affordable housing	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	5	++	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Cherry Tree Wood • Cherry Tree Hill • Vivian Way open space • Market Place playground • Lyttelton playing field 	+	The site is located in an area of open space deficiency. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good access to walking and cycling facilities.	+	
	Air quality	Below EU limit value	○	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • East Finchley Medical Centre • Woodlands Medical Practice • Highgate Group Practice 	+	
	Access to leisure centre	Finchley Lido Leisure Centre within 3200m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	Yes	+	The site proposal includes provision for commercial floorspace which will have a positive impact on this objective.
	Night Time Economy Location	No	○	Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential, hotel and retail use may support the local economy through increased expenditure and adding to the pool of labour
	PTAL	5	++	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>269</p>	<p>-</p>	<p>Development at this location will likely have a positive impact given its proximity to the town centre and high PTAL rating, which will therefore reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure. The loss of car parking spaces within the area is likely to have adverse impacts on car users and spaces would need to be provided where necessary following assessment.</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> ▪ Cherry Tree Wood ▪ Cherry Tree Hill ▪ Vivian Way open space ▪ Market Place playground ▪ Lyttleton playing field 	<p>+/-</p>	<p>Site is within an area of open space deficiency but has access to open spaces within a 1200m radius. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	

wherever possible and protect species and biodiversity	Proximity to SINC	SINC within 1600m	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positively in relation to social objectives due to its excellent PTAL and location within a town centre. The site has scored negatively in relation to objective 3 due to the sites proximity to heritage assets. The site will also involve a loss of public car parking spaces, therefore, development proposals will need to ensure that they comply with draft policy GSS12.</p>				

Site No: 25 - East Finchley substation (East Finchley Town Centre)		Site Address: High Rd, East Finchley, N2 0NL		
Site size: 0.19 ha		PTAL: 4		
PTAL projected 2031:4		Ward: Garden Suburb		
LSOA: Within the 30% least deprived		Ownership: Public (TfL)		
Existing or most recent site use/s: vacant (former substation for Northern Line)		Proposed use types/s: residential-only.		
Location type: Urban		Indicative residential capacity: 31		
Site description: The site lies close to the southern boundary of East Finchley Town centre and opposite the boundary of the Hampstead Garden Suburb conservation area; to the rear is the Underground line embankment, while to the south is a 3-storey commercial building. The existing building comprises a disused London Underground electricity substation. Public transport access is good.				
Planning considerations: Good access to public transport and town centre facilities support a higher density approach. Proposals must take account of the adjoining conservation area and should explore the potential of retaining and incorporating the existing building. Noise from passing trains must be mitigated.				
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% least deprived	○	This site is located within a town centre environment, providing good access to local services and employment opportunities. A residential led scheme would also be supported by the site's close proximity to schools and other social infrastructure. The site also
	Proximity to employment land	Squires Lane within 2500m.	○	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Limespring School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Kerem School • Holy Trinity CofE Primary School • The Archer Academy 	++	provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.
2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	This site is now vacant; therefore, residential development would bring this site back into use and help increase housing supply and meet identified housing needs.
	Existing mix of uses	vacant (former substation for Northern Line)	N/A	
	Proximity to Town Centre	East Finchley Town centre within 250m	+	
	Proximity to Growth Area	Brent Cross (approx. 5 miles)	○	
	Use of derelict and brownfield land	No	+	

3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	There are a number of locally listed buildings within Hampstead Garden Suburb which is within a 100m radius.	-	The site lies within close proximity to Hampstead Garden Suburb CA and therefore gives rise to potential negative effects on heritage assets. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. Any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Yes, site is situated within locally protected view (Hampstead Heath Extension towards Hampstead Garden Suburb)	-	
	Proximity to CA	Hampstead Garden Suburb CA within 100m.	-	
	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m.	+	Town centre location high PTAL offers opportunities for housing and the opportunity to positively support SA objective 4. In addition, the site is within a ward which has higher than average crime levels and could benefit from redevelopment and investment.
	Proximity to town centres	East Finchley Town centre within 250m	+	
	Crime rate (per 1000 head)	65.1	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Cherry Tree Wood • Cherry Tree Hill • Vivian Way open space • Market Place playground • Lyttelton playing field 	+	The site is located within an area where the air quality is below EU value limits and has good provision of open spaces. It provides a good opportunity to contribute to a healthier neighbourhood, provided walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good access to walking and cycling facilities	+	
	Air quality	Below EU limit value	○	
	Access to health facilities	<p>Health facilities within 1200m:</p> <ul style="list-style-type: none"> • East Finchley Medical Centre • Woodlands Medical Practice • Highgate Group Practice 	+	
	Access to leisure centre	Finchley Lido Leisure centre within 3000m	○	

7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Impact of redevelopment on existing business	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	4	+	Development at this location will likely have a positive impact given its town centre location and good PTAL which may lead to a reduction in the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure.
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Cherry Tree Wood • Cherry Tree Hill • Vivian Way open space • Market Place playground • Lyttelton playing field 	<p style="text-align: center;">+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 1500m.</p>	<p style="text-align: center;">○</p>	
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p style="text-align: center;">○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.</p>

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12. Maximise protection and enhancement of natural resources including water and air, and waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	O	
<p>Conclusion: The site has scored positively or neutral against all objectives with the exception of SA objective 3. The site lies within proximity to a conservation area and heritage assets therefore, any future development proposals will need to ensure that they comply with draft policy CDH08.</p>				

Site No: 26 - Park House (East Finchley Town Centre)	Site Address: 16 High Rd, East Finchley, N2 9PJ
Site size: 0.34ha	PTAL: 4
PTAL projected 2031: 5	Ward: East Finchley
LSOA: Within 30% least deprived	Ownership: Council
Existing or most recent site use/s: Community building	Proposed use types/s: Residential with 20% mixed use (replacement community facility).
Location type: Urban	Indicative residential capacity: 44

<p>Site description: The site is within East Finchley Town Centre and consists of two storey buildings with outdoor amenity and parking spaces. It is in use as a community facility for childcare. The site is opposite the Grade II listed East Finchley station. There is a railway embankment to the south, along with the Cherry Tree Wood which is Metropolitan Open Land and an area of Local Importance for Nature Conservation. To the north is a Victorian 3-storey terrace with retail uses, while to the rear of the site is low-rise housing.</p>				
<p>Planning considerations: Residential-led with re-provision of community facility floorspace in this town centre location. The design must mitigate noise from the adjacent railway and road and be compatible with the surrounding townscape, including East Finchley Station.</p>				
<p>Applicable Draft Local Plan policies: GSS01, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% least deprived	+	The site is located within a town centre and therefore has good local access to employment opportunities, with those further afield accessed through East Finchley underground Station. Investment would benefit the area through multiplier and ripple effects. Housing would also be supported by the site's inclusion of a replacement community facility and the town centre location provides provision of other social infrastructure to support local community's needs. Overall, an development provides the opportunity to reduce poverty and promote further equality of opportunity,
	Proximity to employment land	Regents Park road within 2000m.	+	
	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Limespring School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Holy Trinity CofE Primary School • Kerem School • Martin Primary School • The Archer Academy 	++	

2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	This site is within East Finchley town centre which enables it to achieve optimum development density that optimises land use but that is fitting with the surrounding area and taking into consideration the heritage assets opposite the site.
	Existing mix of uses	Community building	N/A	
	Proximity to Town Centre	Within East Finchley district Town Centre	++	
	Proximity to Growth Area	Brent Cross and Cricklewood (approx. 5 miles)	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Grade II listed East Finchley station within 100m and a number of locally listed buildings with 150m.	-	The site is opposite a Grade II listed building and is within close proximity to Hampstead Garden Suburb CA and therefore gives rise to potential negative effects on heritage assets. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Hampstead Garden Suburb CA within 150m.	?	

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	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m. Provision for community facilities on site	++	Town centre location good PTAL offers opportunities for housing and community uses, provided that air and noise issues are appropriately mitigated.
	Proximity to town centres	Within East Finchley district Town Centre	++	
	Crime rate (per 1,00 head)	47.9	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • York Park • West Hendon playing field • Malcolm Park • Mount Road open space • Woodfield Park • Sturgess Avenue open space • Sturgess Park 	+	The site is within an area of open space deficiency. Additional development could compound these issues however, it could also offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in and improved. In addition, mature trees should ideally be provided given local air quality concerns.
	Access to walking and cycling routes	Good access to walking and cycling networks	+	
	Air quality	Above EU limit value	-	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Hendon Way Surgery • Jai Medical Centre (Hendon) • Dr S.A Patel • Wakemans Hill Surgery 	+	
	Access to leisure facilities	Hendon Leisure Centre within 3000m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	4	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The sites town centre location will be likely to reduce the need to travel by car to key services including community facilities. In addition, the PTAL rating is projected to increase to level 5 by 2031. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • York Park • West Hendon playing field • Malcolm Park • Mount Road open space • Woodfield Park • Sturgess Avenue open space • Sturgess Park 	<p>+ /-</p>	<p>Site is within an area of open space deficiency but has reasonably good access to open space. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>The site is within 100m of a SINC; any future development proposals would need to ensure that there is no major impact on the SINC. An development would</p>

wherever possible and protect species and biodiversity	Proximity to SINC	SINC within 100m	○	provide the opportunity to improve the sites biodiversity offer through the activation of green infrastructure and biodiversity policies (e.g. through green roofs / green walls or other urban greening approaches).
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	

Conclusion: The site has scored positive or neutral against most SA objectives, in part due to its good PTAL and town centre location. However, the site is in close proximity to heritage assets; any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. It is also in proximity to a locally protected view, so future proposals should seek to demonstrate that it will not have an impact on the protected view.

Site No: 27 - Edgware town centre (Edgware Growth Area)	Site Address: Station Rd, Edgware, HA8 7AA
Site size: 7.83 ha	PTAL: 6A
PTAL projected 2031: 6A	Ward: Edgware
LSOA: Within the 30% least deprived	Ownership: Private and Council Public (TfL)
Existing or most recent site use/s: retail, commercial, residential and car parking.	Proposed use types/s: residential with 25% retail, commercial, office, entertainment and community.
Location type: Central	Indicative residential capacity: 2379
Site description: The site is within Edgware Town Centre and includes Primary and Secondary Retail Frontages. It encompasses the Broadwalk Shopping Centre (with roof car parking), a supermarket and associated car parking. To the north and west the sites faces onto Station Road and A5/ Edgware Road with retail frontages in mid-20 th Century buildings. The site also includes some commercial and residential uses. To the south is a mosque and a primary school, along with semi-detached housing. To the east are the bus and railway stations. Public transport accessibility is high	
Planning considerations: The high accessibility, potential for tall buildings and the town centre context support a high density of redevelopment. Proposals must consider existing site uses, including retail, commercial operations, and residents. Car parking requirements must be assessed and re-provided as needed. Proposals must take account of the Grade II listed Railway Hotel which is adjacent to the north. Edgware Town Centre Framework (2013) provides further guidance.	

Applicable Draft Local Plan policies: GSS05, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW05				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% least deprived	○	The site is located within Edgware Growth area which will be a focus for regeneration and delivering sustainable economic growth, which in turn will contribute positively to this objective and help create more equal balanced community. Housing as part of an appropriate mix and choice would also be supported by the proximity to local schools and other social
	Proximity to employment land	Grenville Place and Granard Business Centre within 1200m.	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Edgware Jewish Girls – Beis Chinuch • Edgware Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Beit Shvidler Primary School • Deansbrook Infant School • Deansbrook Junior School • Menorah Foundation School • Menorah Grammar School • Tashbar of Edgware • Northgate School • Watling Park School <p>Schools outside 1000m</p> <ul style="list-style-type: none"> • St James’ Catholic High School 	++	<p>infrastructure within the town centre, supporting local needs. The site also provides access to local employment opportunities and transport links ensure access to opportunities further afield.</p>
2. Ensure efficient use of land and infrastructure	Density range	650–1100 hr/hab	N/A	<p>The sites excellent PTAL rating and location within Edgware town centre and Growth Area means that there is potential to increase development density that optimises land. In addition, the site will make more</p>

	Existing mix of uses	Transport operations	N/A	efficient use of land currently used for car parking. Overall, the development of this site is likely to have a positive impact on this objective
	Proximity to Town Centre	Site is partly within Edgware Town Centre	++	
	Proximity to Growth Area	Within Edgware Growth Area	++	
	Use of derelict and brownfield land	No	++	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Number of Statutory Grade II listed buildings within 250m (Inc. Railway hotel and St. Margaret's Church) and locally listed buildings within close vicinity of the site (Inc. Edgware Station and buildings within the Watling Estate CA.	?	No designated heritage assets within the sites boundaries, however, there is a conservation area and heritage assets within close proximity (inc Grade II listed Railway Hotel) that must be considered as part of any future proposal. Any future proposals that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. Any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Site is within close proximity to locally protected view (Mill Field towards Harrow on the Hill)	-	

	Proximity to CA	Watling Estate CA within 250m.	?	
	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m.	+	Town centre location excellent PTAL rating offers opportunities for housing and employment and the opportunity to positively support SA objective 4. In addition, the site is located within a ward which has higher than average crime rates so will benefit from redevelopment.
	Proximity to town centres	Site is partly within Edgware Town Centre	++	
	Crime rate (per 1,000 head)	71.4	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings.	++	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	6B	++	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • West Way open space • Stonegrove Park • Penhurst Gardens open space • Deansbrook Recreation Ground • Pavilion Way open space • Highview Gardens open space 	+	The site is located in an area of open space deficiency. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good access to walking and cycling facilities	+	
	Air quality	Below EU limit value	O	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Lane End Medical Group • Penshurst Gardens Surgery • Zain Medical Centre • Bacon Lane Surgery • Oak Lodge Medical Centre • Jai Medical Centre 	+	
	Access to leisure facilities	Burnt Oak Leisure Centre within 3000m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	6B	++	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>Unknown</p>	<p>-</p>	<p>The sites excellent PTAL rating and town centre location is likely to have a positive impact on this objective and mean a reduction in car travel to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure.</p> <p>The sites propose to use car parking for development which would seek to intensity land use and better utilise sustainable modes of transport. However, car parking requirements must be assessed and re-provided as needed.</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • West Way open space • Stonegrove Park • Penhurst Gardens open space • Deansbrook Recreation Ground • Pavilion Way open space • Highview Gardens open space 	<p>+/-</p>	<p>Site is within an area of open space deficiency but has reasonable access to open spaces within the vicinity of the site. However, there is scope within the context of the site to address deficiencies and its high public transport access means that it can access spaces elsewhere in the borough and beyond.</p> <p>In addition, proposals which includes residential development would need to be in compliance with draft policy ECC04 and ensure that the relevant provisions for open space are provided.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 250m.</p>	<p>○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and reduce waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positive or neutral against many objectives. Its excellent PTAL, town centre location and location within a growth areas means that the site has potential to deliver a range of positive impacts on social objectives and meet key sustainability criteria. However, the site is in proximity to heritage assets so any future development proposals will need to be mindful of this. In addition. Development on this site would likely result in the loss of car parking spaces, therefore, any proposals would need to ensure that they are in accordance with draft policy GSS12.</p>				

Site No: 28 - Edgware underground & bus stations (Edgware Growth Area)		Site Address: Station Rd, Edgware, HA8 7AW		
Site size: 8.17 ha		PTAL: 6B		
PTAL projected 2031: 6B		Ward: Edgware		
LSOA: Within the 50% least deprived		Ownership: Public (TfL)		
Existing or most recent site use/s: Transport operations		Proposed use types/s: Residential with 40% mixed uses (transport, retail/ commercial, office and community).		
Location type: Central		Indicative residential capacity: 2,317		
Site description: The northern part is within Edgware Town Centre, facing onto the main shopping street, including Primary Shopping Frontage. The site encompasses Edgware Station, platforms and tracks, the bus garage with parking and access, along with areas of open land to the south and east. To the west is the Broadwalk Shopping Centre, classified as Primary Retail Frontage, with associated car parking. To the south and east is 2-storey housing. Public transport accessibility is high.				
Planning considerations: The high accessibility, potential for tall buildings and the town centre context support a high density of redevelopment. The Edgware Town Centre Framework (2013) provides guidance, including upgrading the transport infrastructure and improving pedestrian connectivity. Proposals must consider the area of Borough Importance for Nature Conservation which covers areas of open space and sidings, along with the adjacent Watling Estate Conservation Area and housing to the south.				
Applicable Draft Local Plan policies: GSS01, GSS05, GSS08, GSS09, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% least deprived	○	The site is located within Edgware Growth area which will be a focus for regeneration and delivering sustainable economic growth, which in turn will

	Proximity to employment land	Grenville Place and Granard Business Centre within 1200m.	+	contribute positively to this objective and help create more equal balanced community. Housing as part of an appropriate mix and choice would also be supported by the proximity to local schools and other social infrastructure within the town centre, supporting local needs. The site also provides access to local employment opportunities and transport links ensure access to opportunities further afield.
	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> - Beit Shvidler Primary School - Deansbrook Infant School - Deansbrook Junior School - Edgware Jewish Girls – Beis Chinuch - Edgware Primary School - Northgate School - Holland House School - Watling Park School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> - Menorah Foundation School - Menorah Grammar School - Tashbar of Edgware - The Annunciation RC Junior School <p>Schools outside 1000m</p> <p style="padding-left: 40px;">St James' Catholic High School</p>	++	

2. Ensure efficient use of land and infrastructure	Density range	650–1100 hr/hab	N/A	Given the sites context, it has potential to provide high density development which is supported by its excellent PTAL rating, town centre location and designation as a Growth area.
	Existing mix of uses	Transport operations	N/A	
	Proximity to Town Centre	Site is partly within Edgeware Town Centre	++	
	Proximity to Growth Area	Within Edgeware Growth Area	++	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Number of Statutory Grade II listed buildings within 250m (Inc. Railway hotel and St. Margarets Church) and locally listed buildings within close vicinity of the site (Inc. Edgeware Station and buildings within the Watling Estate CA.	?	The site lies within a SAS and is in close proximity to the Watling Conservation area which could potentially lead to negative effects on this objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. In addition, any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.

	Impact on Locally Important Views – 4 Corridors	Site is within close proximity to locally protected view (Mill Field towards Harrow on the Hill)	-	
	Proximity to CA	Watling Estate CA within 250m.	?	
	Site of Archaeological Significance	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m.	++	Town centre location and high PTAL offers opportunities for housing, employment and community and the opportunity to positively support SA objective 4. In addition, the site is located within a ward which has higher than average crime rates so will benefit from redevelopment.
	Proximity to town centres	Site is partly within Edgware Town Centre	++	
	Crime rate (per 1,000 head)	71.4	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings.	++	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	6B	++	

6. Improve the health and well-being of the population and reduce inequalities.	Access to walking and cycling routes	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • West Way open space • Penhurst Gardens open space • Stonegrove Park • Deansbrook Rec • Deansbrook playground • Pavilion Way open space • Highview Gardens open space 	+	The site is located in an area of open space deficiency. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good access to walking and cycling routes	+	
	Air quality	Above EU value limit	-	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Lane End Medical Group • Peshurst Gardens Surgery • Zain Medical Centre • Bacon Lane Surgery • Jai Medical Centre • Mulberry Medical Practice - Sefton Ave • Medical Centre • Oak Lodge Medical Centre 	+	
	Access to leisure centre	Burnt Oak leisure centre within 2700m	○	
7. Foster sustainable economic growth and increase employment	Net increase in provision of commercial floorspace	No	+	The site proposal includes provision for commercial floorspace which will have a positive impact on this objective.

opportunities across a range of sectors and business sizes	Night Time Economy Location	No	○	Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential, hotel and retail use may support the local economy through increased expenditure and adding to the pool of labour
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	6B	++	The sites town centre location and excellent PTAL will be likely to reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective The sites development of car parking for development would seek to intensity land use and better utilise sustainable modes of transport. However, car parking requirements must be assessed and re-provided as needed.
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • West Way open space • Penhurst Gardens open space • Stonegrove Park • Deansbrook Rec • Deansbrook playground • Pavilion Way open space • Highview Gardens open space 	<p>-/+</p>	<p>Site is within an area of open space deficiency but it has reasonable access to open spaces within the vicinity of the site. However, there is scope within the context of the site to address deficiencies and its high public transport access means that it can access spaces elsewhere in the borough and beyond.</p> <p>In addition, proposals which includes residential development would need to be in compliance with draft policy ECC04 and ensure that the relevant provisions for open space are provided.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>There is a SINC within the sites boundaries therefore, any future development proposals would need to ensure that there is no major impact on the SINC. An development would provide the opportunity to improve the sites biodiversity offer through the activation of green infrastructure and biodiversity policies (e.g. through green roofs / green walls or other urban greening approaches).</p>
<p>Proximity to SINC</p>	<p>SINC within sites boundaries</p>	<p>○</p>		

<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p>○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.</p>
<p>12.. Maximise protection and enhancement of natural resources including water, land and air</p>	<p>Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment</p>	<p>N/A</p>	<p>N/A</p>	<p>An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.</p>
<p>14. To minimise and manage the risk of flooding</p>	<p>Food zone</p>	<p>1</p>	<p>++</p>	<p>Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS. However, the site is located within a CDA and therefore surface water will need to be managed to a higher standard to ensure that any new development will contribute to a reduction in flooding risks.</p>
	<p>CDA</p>	<p>Yes</p>	<p>-</p>	<p>the site is located within a CDA and therefore surface water will need to be managed to a higher standard to ensure that any new development will contribute to a reduction in flooding risks.</p>
<p>Conclusion: The site has scored positive or neutral against many objectives. Its excellent PTAL, town centre location and location within a growth areas means that the site has potential to deliver a range of positive impacts on social objectives and meet key sustainability criteria. However, there are a number of negative scores that will need to be addressed to mitigate and/or avoid potentially negative effects in relation to heritage assets, biodiversity and the sites location within a CDA.</p>				

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Site No: 29		Site Address: Scratchwood Quarry, NW7 3JA		
Site size: 3.1 ha		PTAL: 0		
PTAL projected 2031: 0		Ward: Edgware		
LSOA: Within the 30% most deprived		Ownership: C.F Cronin (London) Limited		
Existing or most recent site use/s: waste handling		Proposed use types/s: waste handling		
Location type: Urban		Indicative residential capacity: n/a		
<p>Site description: The site lies within a former quarry which is now used for waste processing. There is recycling of concretes and aggregates materials for highways maintenance and utilities industries. The site is leased over three plots, with current operational use on all three leased plots, although some of the site is underused/ part vacant.</p> <p>The site is located to the north of the raised M1 carriageway and adjacent to the Midland Main Line railway. Woodland surrounds the site on the other sides. Access is via a long service road which links to roads serving the M1.</p> <p>Green belt designation covers the site which is also adjacent to Metropolitan SINC and a Local Nature Reserve.</p>				
<p>Planning considerations: There is potential to increase the volume of waste processed through the site by more efficient and intensive use. Any proposal must preserve the openness of the green belts and avoid harm to the SINC and Local Nature Reserve.</p>				
Applicable Draft Local Plan policies: ECC01, ECC02, ECC03, ECC05, ECC06				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
	LSAO	Within the 30% most deprived	+	

1. To reduce poverty and promote equality of opportunity	Proximity to employment land	Grenville Business Centre and Granard Business Centre within 2500m	O	
	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • None • Schools within 500-1000m • Broadfields Primary School <p>Schools outside 1000m</p> <ul style="list-style-type: none"> ○ Mill Hill County High School 	+	
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha	N/A	
	Existing mix of uses	Waste handling	N/A	
	Proximity to Town Centre	Edgeware within 2200m	-	
	Proximity to Growth Area	Edgeware within 2200m	O	
	Use of derelict and brownfield land	No	++	

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3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	No listed buildings within 1200m	O	
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Mill Hill CA within 1200m	O	
	Site of Archaeological Significance	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 1000m – 1500m	O	
	Proximity to town centres	Edgware within 2200m	-	
	Crime rate (per 1000 head)	71	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	N/A	O	
	PTAL	0	--	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: <ul style="list-style-type: none"> • Boysland open space • Scratchwood open space • Harcourt Avenue open space • Fairway playground • Stoneyfields Park • Mount Grove open space 	+	
	Access to walking and cycling routes	Poor	-	
	Air Quality	Below EU limit value	○	
	Access to health facilities	No health facilities within 1200m radius.	-	
	Access to leisure Centre	Burnt Oak leisure centre within 4200m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	
	Night Time Economy Location	No	○	

8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	0	--	
	Number of car parking spaces provided	N/A	N/A	
9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	Access to public open space on basis of quality and value	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Boysland open space • Scratchwood open space • Harcourt Avenue open space • Fairway playground • Stoneyfields Park • Mount Grove open space 	+	
10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of a nationally/internationally designated site Y/N	No -	○	
	Proximity to SINC	SINC within 300m	○	

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11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	N/A
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	

Site No: 30 - Finchley Central Station (Finchley Central/ Church End Town Centre)	Site Address: Squires Lane/ Nether St/ Crescent St, Finchley N12 (railway verges and airspace above tracks and Finchley Central station)
Site size: 6.74 ha	PTAL: 6A
PTAL projected 2031: 6A	Ward: Finchley Church End and West Finchley

LSOA: Within the 40% least deprived	Ownership: Public (TfL)
Existing or most recent site use/s: Station, retail	Proposed use types/s: Residential-led with mixed uses (30% transport, retail, offices, car parking).
Location type: Urban	Indicative residential capacity: 557
<p>Site description: Comprises land at Finchley Central station located either side of Regents Park Road (A598) and either side of the railway tracks. The site extends beyond the town centre and includes Secondary Frontage at Station Road. Site uses include the station and car park, retail and commercial units on Nether Street and Station Road and vacant, incidental land adjacent to rail tracks. The Town Centre Strategy highlights 3 specific parcels of land -</p> <ul style="list-style-type: none"> • Site 4: 290-298 Nether Street: - poor quality buildings, numerous advertisements and cluttered nature has a negative impact on town centre townscape. • Site 5: Finchley Central Station car park (and land to the east): pedestrian environment between Ballards Lane and station has limited pavement space, lack of natural surveillance and generally poor-quality public realm. Part of the site is currently used as a commuter car park (267 surface parking spaces). • Site 6: Station Road: point of arrival for significant number of users of town centre. Buildings of a generally poor quality and fail to make effective use of the land. Builders' yard creates noise, disturbance and vehicle movements which impact on residential amenity. <p>The surrounding context is mixed, with a 9-storey office building (Central House) to the north of station. Ballards Lane/ Regents Park Road is lined with 3-4 storey buildings in retail and commercial uses. The north-western and south-eastern parts of the site are adjacent to 2-3 storey terraced housing. The Town Centre Strategy makes reference to a distinctive character within Church End known as the 'Finchley vernacular'. There is a Grade II listed cattle trough at junction of Ballards Lane/ Nether Street. Finchley Church End Conservation Area is located a short distance to the south west of the site.</p>	

<p>Planning considerations: Comprehensive residential led development with a new station interchange and improved access from Regent’s Park Road. Development should enhance visual and functional connection between station and town centre.</p> <p>There is potential to deck over railway tracks, particularly at Regent’s Park Road overbridge, to optimise development potential and provide a continuous active frontage and strong visual link between Ballards Lane and Regent’s Park Road town centre frontages.</p> <p>There is potential for meanwhile’ commercial uses on parts of the site at the early stages of development to help create an identity and attraction. Development should create active and attractive frontages particularly along Regents Park Road / Ballards Lane, Station Road and Nether Street.</p> <p>Commercial floorspace could take the form of flexible and affordable workspace, small / affordable shop units suitable for SMEs.</p> <p>Development should take into account of the proximity of Finchley Church End Conservation Area and respond to the ‘Finchley vernacular’ in a positive manner, including incorporation of design features and elements as appropriate.</p> <p>For any loss of car parking spaces an assessment must be undertaken and replacement spaces may be required. The development should reflect the ‘Healthy Streets Approach’ with improved interchange facilities for pedestrians and cyclists.</p> <p>Finchley Church End Town Centre is a strategic location for tall buildings of 8 storey or more. Tall buildings may be appropriate within the boundaries of the Town Centre.</p>				
<p>Applicable Draft Local Plan policies: GSS01, GSS08, GSS09, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	O	This site is located within a town centre environment with excellent PTAL which provides access to local services and employment opportunities. A mixed-use scheme would be supported by the site's close proximity to schools and other social infrastructure. Overall, an development for development provides the opportunity to
	Proximity to employment land	Regents Park Road and Squires Lane within 1000m	++	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> - Akiva School - Manorside Primary School - Pardes House Grammar School - Pardes House Primary School - St Mary's CofE Primary School - St Theresa's Catholic Primary School - Tudor Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> - Bishop Douglass School Finchley - Brookland Infant and Nursery School - Brookland Junior School - Christ's College Finchley - Finchley and Acton Yochien School - Millbrook Park Primary School - Our Lady of Lourdes RC School 	++	reduce poverty and promote further equality of opportunity
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2. Ensure efficient use of land and infrastructure	Density range	650–1100 hr/ha	N/A	The sites excellent PTAL rating and location within Finchley Central/ Church End Town Centre means that there is potential to increase development density that optimises land. In addition, the site will make more efficient use of land uses and land used for car parking. Overall, the development of this site is likely to have a positive impact on this objective.
	Existing mix of uses	Station and retail	N/A	
	Proximity to Town Centre	Site lies partly within Finchley Church End town centre	++	
	Proximity to Growth Area	Mill hill (approx. 3 miles)	○	
	Use of derelict and brownfield land	Part of the site is on brownfield land	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	There are a number of statutory and locally listed buildings within and surrounding the site.	-	The site has a number of heritage assets within and around the site and is also in close proximity to Finchley Church End CA and therefore has the potential to have negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. In addition, the site is within a tall building location so any proposals would need to be mindful of the local historical and cultural context.
	Impact on Locally Important Views – 4 Corridors	No Tall building location	○	
	Proximity to CA	Finchley Church End Conservation Area within 500m	?	

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	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	Town centre location high PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4.
	Proximity to town centres	Site lies partly within Finchley Church End town centre	++	
	Crime rate (per 1,000 head)	55.2	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the potential to deliver 10 or more dwellings	++	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	6A	++	

6. Improve the health and well-being of the population and reduce inequalities	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Woodside Park • Percy Road playground • Swan Lane open space • Chiddingfold • Friary Park • Riverside Gardens • Riverside Walk (Woodside park) 	+	<p>The site is located in an area of open space deficiency. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network). Ideally, green infrastructure and mature trees could be incorporated into the site to address air quality issues.</p>
	Access to walking and cycling routes	Good access to walking and cycling network	+	
	Air quality	Above EU limit values	-	

	Access to health facilities:	Health facilities within 1200m: <ul style="list-style-type: none"> • The Speedwell Practice • Torrington Park Group Practice • Derwent Crescent Medical Centre • St Andrews Medical Practice 	+	
	Access to leisure centre	New Barnet Leisure Centre within 5000m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	Yes	+	The site proposal includes provision for commercial floorspace which will have a positive impact on this objective.
	Night Time Economy Location	No	○	Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential, hotel and retail use may support the local economy through increased expenditure and adding to the pool of labour.
	PTAL	6A	++	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>267</p>	<p>-</p>	<p>Development at this location will likely have a positive impact given its town centre location and excellent PTAL, and will therefore reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure.</p> <p>The sites propose to use car parking for development which would seek to intensity land use and better utilise sustainable modes of transport. However, car parking requirements must be assessed and re-provided as needed.</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Woodside Park • Percy Road playground • Swan Lane open space • Chiddingfold • Friary Park • Riverside Gardens • Riverside Walk (Woodside park) 	<p>+/-</p>	<p>Site is within an area of open space deficiency but has reasonably good access to open spaces within the vicinity of the site. There is scope within the context of the site to address deficiencies and its good public transport access means that it can access spaces elsewhere in the borough and beyond.</p>

10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N	No	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
	Proximity to SINC	SINC within 1200	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS. The site is located within a CDA and therefore surface water will need to be managed to a higher standard to ensure that any new development will contribute to a reduction in flooding risks.
	CDA	Yes	-	

Conclusion: The site has scored positively or neutral against most objectives, however, the site is in proximity to heritage assets so any future development proposals will need to be mindful of this. In addition. Development on this site would likely result in the loss of car parking spaces, therefore, any proposals would need to ensure that they are in accordance with draft policy GSS12.

Site No: 31 - Brentmead Place (Major Thoroughfare)		Site Address: 1-6 Brentmead Place (North Circular Road), Golder's Green, NW11 9JG	
Site size: 0.27 ha		PTAL: 3	
PTAL projected 2031: 3		Ward: Golders Green	
LSOA: Within the 40% least deprived		Ownership: Public (TfL)	
Existing or most recent site use/s: mostly an open site with two buildings of uncertain previous use.		Proposed use types/s: None	
Location type: Urban		Indicative residential capacity: 46	
Site description: Adjacent to the North Circular Road (A406) the site is mostly open with two buildings of uncertain previous use. Surrounding buildings are mostly large houses of 2-3 storeys. Site access is difficult.			
Planning considerations: High levels of air and noise pollution must be mitigated. Site accessibility issues must be resolved			
Applicable Draft Local Plan policies: GSS01, HOU01, HOU03, HOU04, CDH01, CDH02, CDH03, CDH07			
SA objective	Basis for appraising sites	Score	Commentary/ Mitigation

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1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	○	The site is along a major thoroughfare which are identified as areas capable of delivering growth. Development at this site, in whichever form, could be supported by the sites proximity to Brent Street District centre and other social infrastructure. Any development would need to ensure that noise and air quality issues were addressed. Overall, an development for
	Proximity to employment land	Connaught Business Park and Garrick Industrial estate within a 2500m radius.	○	

	<p>Proximity to state schools</p>	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Hasmorean Primary School • Peninim • Wentworth Tutorial College <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Bell Lane Primary School • Beth Jacob Grammar School for Girls • Hendon School • Independent Jewish Day School • Lubavitvh Yeshiva Ketanah of London • Mapledown School • Menorah Primary School • Talmud Torah Tiferes Shlomoh • Tiferes High School • Wessex Gardens Primary School • Whitefield School 	<p>++</p>	<p>development provides the opportunity to reduce poverty and promote further equality of opportunity</p>
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2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	Development of this site would encourage the redevelopment of an underused and largely open site. Development in whatever form should seek to improve access to sustainable modes to improve connectivity.
	Existing mix of uses	mostly an open site with two buildings of uncertain previous use.	N/A	
	Proximity to Town Centre	Brent Street District Centre within 500m	+	
	Proximity to Growth Area	Brent Cross and Brent Cross West within 1000m	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	One Statutory Grade II listed building within 350m (1 – 10 Shirehall Lane) and one locally listed building within 600m.	?	No identified designated heritage assets on site so unlikely to have any effect on this objective however, the site is located within a SAS and is in close proximity to a number of statutory listed buildings. In line with local policy, development must have regard to local historic context. Any proposals within or affecting the setting of heritage assets must provide a site

	Impact on Locally Important Views – 4 Corridors	Site is within close proximity to locally protected view (Golders Hill Park towards Harrow on the Hill)	-	assessment demonstrating how the site will respect and enhance the asset. Any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Proximity to CA	Hampstead Garden Suburb CA within 1000m	O	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 250m.	+	Site is located within 500m of Brent Street District town centre and has excellent PTAL which offers opportunities for housing and employment and the opportunity to positively support SA objective 4. In addition, the site is located within a ward associated with higher than average crime levels, therefore, it will benefit from development.
	Proximity to town centres	Brent Street District Centre within 500m	+	
	Crime rate (per 1000 head)	61.3	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the capacity to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Princes Park • Brent Park • Brookside Walk • Sturges Park • Clitterhouse Playing Field 	+	<p>The site is located in an area of open space deficiency. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network). Ideally, urban greening and mature trees could be planted to address air quality issues.</p>
	Access to walking and cycling routes	Walking and cycling facilities within proximity to site are poor.	+	
	Air quality	Above EU limit value	-	

	Access to health facilities	<p>Health facilities within 1200m:</p> <ul style="list-style-type: none"> • The Practice @ 188 • Ravenscroft Medical Centre • Dr Azim and partners • Temple Fortune Medical Group • PHGH Doctors • The Phoenix Practice • Hillview Surgery 	+	
	Access to leisure Centre	Hendon Leisure Centre within 2200m.	○	
7. Foster sustainable economic growth and increase employment	Net increase in provision of commercial floorspace	No	○	Access to the site is difficult, however it is located adjacent to the North Circular road which could potentially make it a viable employment/ business location.

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opportunities across a range of sectors and business sizes	Night Time Economy Location	No	○	Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	3	+	Site accessibility is poor; however, it has a good PTAL which will reduce the need to travel by car. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: Within 500m:</p> <ul style="list-style-type: none"> • Princes Park • Brent Park • Brookside Walk • Sturges Park ▪ Clitterhouse Playing Field 	<p>-/+</p>	<p>Site is within an area of open space deficiency but has access to open spaces within 1200m. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>Brent Park is a designated SINC and within 200m of the site.</p>	<p>○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
13. Maximise protection and enhancement of natural resources including water and air and reduce waste.	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	

Site No: 32 - Manor Park Road carpark	Site Address: 72-76 Manor Park Rd, East Finchley, N2 0SJ
Site size: 0.08 ha	PTAL: 1A
PTAL projected 2031: 1A	Ward: East Finchley
LSOA: Within 30% least deprived	Ownership: Council

Existing or most recent site use/s: Public carpark and small park		Proposed use types/s: Residential with 25% for retained replacement car parking		
Location type: Urban		Indicative residential capacity: 7		
Site description: An area formerly occupied by three terrace houses and surrounded by low-rise housing. The front part of the site is a public car park. The rear part of the site is occupied by a small public park with benches, lighting and fencing. The High Barnet Northern Line runs to the rear of the site.				
Planning considerations: The scale of redevelopment should be no higher than the adjoining terrace dwellings of 2-3 storeys. Proposals for residential use must undertake an assessment of car parking needs and provide replacement spaces as required. Any loss of public open space will require robust justification.				
Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% least deprived	○	The site is located outside the town centres and has low PTAL, however, the site has reasonably good access to a range of community facilities and social infrastructure. It is also located approximately 1800m from both Finchley Central Station and East Finchley Station which will
	Proximity to employment land	Regents Park Road within 1500m.	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Bishop Douglass School Finchley • Oak Lodge School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Akiva School • Brookland Infant and Nursery School • Brookland Junior School • Christ’s College Finchley • Holy Trinity CofE Primary School • Manorside Primary School • Martin Primary School • St Theresa’s Catholic Primary School • The Archer Academy • Tudor Primary School 	++	<p>provide access to local job opportunities and those further afield. Improving walkability across the site to better connect with opportunities will be important to address the sites low PTAL. Investment more generally would benefit the area through multiplier and ripple effects. Overall, an development for development provides the opportunity to contribute positively towards this objective, provided that mitigation strategies are in place.</p>
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha	N/A	The site is currently used for car parking so redevelopment for housing would make more efficient use

	Existing mix of uses	Public carpark and small park	N/A	of this land to meet future needs of Barnet’s increasing population.
	Proximity to Town Centre	Golders Green town centre within 2000m.	-	
	Proximity to Growth Area	Cricklewood (approx. 4 miles)	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Statutory Grade II listed building (at East End Road) within 500m and a number of locally listed buildings within 500m (at Church Lane and within Hampstead Garden Suburb)	?	The site lies within a SAS and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Hampstead Garden Suburb within 500m.	?	
	Site of Archaeological Significance (SAS)	Yes	○	
4. Promote liveable, safe neighbourhoods	Proximity to community facilities	Community facilities within 500m	+	The site is located outside the town centre and has poor PTAL. Despite this, the site is approximately five – ten

which support good quality accessible services and sustainable lifestyles	Proximity to town centres	Golders Green town centre within 2000m.	-	minutes walking distance from both Finchley Central Station and East Finchley Station and has access to a range of community facilities and infrastructure. Any future development proposals would need to ensure that walkability is designed in to improve connectivity through the site and carry out a car parking assessment to ensure that the loss of car parking spaces is appropriately mitigated to avoid any adverse impacts on residents/ businesses.
	Crime rate (per 1,000 head)	47.5	○	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site is small scale – unlikely that affordable housing threshold will be able to be applied to this site.	+	Due to the sites size, location and PTAL, it is unlikely that the Local Plan affordable housing threshold will apply. Nonetheless, the provision of new housing at this site will positively support this objective.
	PTAL	1A	--	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Oak Lane open space • Ossulton Way open space • Market Place playground • Lyttelton playing field • Fletchers Gardens • Vivian Way open space 	+	The site is located in an area of open space deficiency. However, development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	○	

	Health facilities	The following health facilities are located within a 1200m radius: <ul style="list-style-type: none"> • Woodlands Medical Practice • Rosemary Surgery • Heathfield Medical Centre • Squires Lane Medical Practice • East Finchley Medical Practice 	+	
	Access to leisure facilities	Finchley Lido Leisure centre within 2700m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	Development would have immediate positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential, development and from people using educational facilities may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	1A	--	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>Unknown</p>		<p>Given the site’s poor accessibility, there is a high risk that residential development would trip generation by car and have an adverse impact on this objective. Redevelopment of this site would need to seek opportunities to improve the sites access to public transport and promote sustainable modes through the activation of sustainable transport policies as scoped (TRC01, TRC02 and TRC03). In addition, the loss of car parking may have adverse impacts on car users and local businesses would need to demonstrate that development on this site is in compliance with draft policy GSS12.</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Oak Lane open space • Ossulton Way open space • Market Place playground • Lyttelton playing field • Fletchers Gardens • Vivian Way open space 	<p>+/-</p>	<p>Redevelopment of this site is likely to result in the loss of existing open space. As the site is already in an area of open space deficiency, redevelopment is likely to have an adverse impact on this objective. As the proposal includes residential development which will lead to additional demand for open spaces, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Redevelopment of this site may result in the loss of open space which could have a knock-on effect on habitats and biodiversity. However, an development and redevelopment also provides the opportunity to improve sites biodiversity offer through activation of green infrastructure and biodiversity policies as scoped.</p>
	<p>Proximity to SINC</p>	<p>SINC within 500m.</p>	<p>○</p>	

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11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, land and air	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
12. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: This site has scored positive or neutral against many of the SA objectives. However, the site has poor PTAL and will result in the loss of a public park to the rear of the site which may have potential negative effects against some of the SA objectives, primarily SA objective 8 and 9.</p>				

<p>Site No: 33 - Bunns Lane Carpark (Mill Hill Town Centre)</p>	<p>Site Address: Bunns Lane, Mill Hill, NW7 2AA</p>
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Site size: 0.33ha		PTAL: 4		
PTAL projected 2031: 5		Ward: Hale		
LSOA: Within the 40% most deprived		Ownership: Council		
Existing or most recent site use/s: carpark (adjacent to Mill Hill station)		Proposed use types/s: Mixed use development comprising hotel, re-provision of car parking and residential.		
Location type: Urban		Indicative residential capacity: 43		
Site description: Comprising the car park (184 spaces) for Mill Hill Broadway Station, the site is immediately adjacent to the Midland Main Railway on the eastern boundary, with the raised M1 carriageway immediately beyond. To the west is low-rise housing				
Planning considerations: While the site is highly accessible and close to local services, any development must carefully consider and mitigate the air and noise pollution caused by the proximity to the raised motorway and mainline railway. Proposals must take into account existing residential areas to the west and south. Site characteristics, including connectivity, offer the potential for visitor accommodation, such as a hotel. Public car parking provision should also be assessed and retained as required				
Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH07				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% most deprived	+	This site is located within a town centre and has high PTAL which provides good access to local services. Housing, as part of mixed use development, would be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to ensure access to opportunities further afield. . Investment more generally would benefit the area through multiplier and ripple effects. Overall, an
	Proximity to employment land	Greenville Place, Granard Business Centre, Mill Hill industrial Estate and Bunn Lane are all within 600m of the site	++	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Mathilda Marks-Kennedy Jewish Primary School • St Martin's School • Woodcroft Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Deansbrook Infant School • Deansbrook Junior School • Etz Chaim Jewish Primary School • The Annunciation RC Junior Primary School • The Orion Primary School 	+	development for development provides the opportunity to reduce poverty and promote further equality of opportunity.
2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	The sites high PTAL rating and location within Mill Hill town centre means that there is potential to increase development density that optimises land use but is sensitive to the surrounding area.
	Existing mix of uses	Car park	N/A	

	Proximity to Town Centre	Mill hill district centre	++	
	Proximity to Growth Area	Within Mill Hill Growth area	++	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Proximity to Listed building	Two statutory Grade II listed buildings within 500m (inc, Lawrence House and 133 Hale Lane).	?	No designated heritage assets within the site boundary, however, the site is within a SAS and therefore has the potential to have negative effects on this objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout and materials. Any proposal that comes forward will need to adequately demonstrate that they are consistent with general policies in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	0	
	Proximity to CA	The Walting Estate CA is within 200m.	?	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible	Proximity to community facilities	Community facilities within 250m.	+	The town centre location and high PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4.
	Proximity to town centres	Mill hill district centre	++	

services and sustainable lifestyles	Crime rate (per 1000 head)	39.7	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver over 10 dwellings.	+	The context of this site would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Lyndhurst Park • The Meads open space • Simmonds Mead • Mill Hill Park • Field Mead open space • Woodcroft Park • Watling Park/Cressingham Road • Lawrence Green 	+	The site is within an area of open space deficiency and is affected by poor air quality. Additional development could compound these issues however, it could also offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is enhanced (to connect with existing public transport network and network of existing open spaces). Furthermore, mature trees should be incorporated to mitigate against air and noise pollution caused by the proximity to the raised motorway and mainline railway.

	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Above EU limit value	-	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Dr D Frost and Partners • Mulberry Medical Practice - Sefton Ave • Medical Centre (Deans Lane) • Parkview Surgery 	+	
	Access to leisure centre	Burnt Oak Leisure Centre within 1300m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	Yes	+	<p>The site proposal includes provision for commercial floorspace which will have a positive impact on this objective.</p> <p>Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding</p>

	Night Time Economy Location	No	○	for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential, hotel and retail use may support the local economy through increased expenditure and adding to the pool of labour.
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	4	+	The sites town centre location and high PTAL will be likely to reduce the need to travel by car to key services including community facilities. In addition, the PTAL rating is projected to increase to level 5 by 2031. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective. However, the loss of car parking may have adverse impacts on car users and local businesses would need to demonstrate that development on this site is in compliance with draft policy GSS12.
	Number of car parking spaces provided	184	-	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: Within 500m:</p> <ul style="list-style-type: none"> • Lyndhurst Park • The Meads open space • Simmonds Mead • Mill Hill Park • Field Mead open space • Woodcroft Park • Watling Park/Cressingham Road • Lawrence Green ▪ 	<p style="text-align: center;">+</p>	<p>Site is within an area of open space deficiency but has good access to open spaces. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>The site is within 100m of a SINC; any future development proposals would need to ensure that there is no significant negative effects on the SINC. An development would provide the opportunity to improve the sites biodiversity offer through the activation of green infrastructure and biodiversity policies (e.g. through green roofs / green walls or other urban greening approaches).</p>
	<p>Proximity to SINC</p>	<p>SINC within 100m</p>	<p style="text-align: center;">-</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and reduce waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment		N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positively against many of the SA objectives which is in part due to the sites town centre location and high PTAL. However, the site has air quality issues and is within 100m of a SINC and has therefore scored negatively against health and biodiversity related objectives. It also lies within a SAS and is in proximity to a number of listed buildings which will need to be considered as part of any future development proposals.</p>				

Site No: 34 - Burroughs Gardens Carpark (Middlesex University and The Burroughs)	Site Address: The Burroughs, Hendon, NW4 4AU
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Site size: 0.06 ha		PTAL: 4		
PTAL projected 2031: 4		Ward: Hendon		
LSOA: Within the 40% least deprived		Ownership: Council		
Existing or most recent site use/s: public car park		Proposed use types/s: residential-only.		
Location type: Urban		Indicative residential capacity: 14		
Site description: A small car park (50 spaces) located in The Burroughs Conservation Area. Adjacent to 2-3 storey buildings in commercial and residential use. Public transport is provided by several bus routes which run along the Burroughs				
Planning considerations: The Burroughs Conservation Area, surrounding heritage assets and 2-3 storey buildings provide the design context for any proposal, with development to be of a suitable scale and style. An assessment of car parking spaces lost must be undertaken. Further planning guidance will be provided by the emerging Middlesex University and The Burroughs SPD.				
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU03, HOU04, CDH01, CDH02, CDH03, CDH07				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	○	This site is within 500m to Hendon town centre which provides access to local services and employment opportunities. A residential led scheme would be supported by the site's close proximity to schools and other social infrastructure. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.
	Proximity to employment land	Connaught Business Centre and Garrick industrial estate are within 1200m.	+	

	<p>Proximity to state schools</p>	<p>Schools within 500m</p> <ul style="list-style-type: none"> • St Joseph's Catholic Primary School • Sunnyfields Primary School • Tiferes High School <p>Schools within 500 - 1000m</p> <ul style="list-style-type: none"> • Ayesha Community School • Beis Soroh Schneirer • Bell Lane Primary School • Beth Jacob Grammar School for Girls • Brampton College • Hendon School • Nancy Reuben Primary School • North London Grammar School • St Mary's and St John's CofE School 	<p>++</p>	
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2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	The site is currently used for car parking so redevelopment for housing would make more efficient use of this land to meet future housing needs.
	Existing mix of uses	Car park	N/A	
	Proximity to Town Centre	Hendon district centre is within 500m	+	
	Proximity to Growth Area	Site is located between Brent Cross and Colindale Growth area	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Proximity to Listed building	The site is within close proximity to numerous statutory and locally listed buildings.	?	The site lies within the Burroughs CA and is proximity to numerous heritage asserts which gives rise to potential negative effects on heritage assets. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Located within the Burroughs CA	-	
	Site of Archaeological Significance	Yes	-	

4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 250m	+	Site within close proximity to town centre and has a high PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4. Any development must be sensitive to the surrounding area and its location within a conservation area. In addition, the site is located within a ward which has higher than average levels of crime and will therefore benefit from redevelopment.
	Proximity to town centres	Hendon district centre is within 500m	+	
	Crime rate (per 1000 head)	72.6	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The context of this site would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • The Grove • Greyhound Hill open space • Malcolm Park • Rushgrove Park • Hendon Park • Sunny Hill Park • Sturges Park • Mount Road Open Space • Sturgess Avenue open space 	+	<p>The site is within an area of open space deficiency and is affected by poor air quality. Additional development could compound these issues however, it could also offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is enhanced (to connect with existing public transport network and network of existing open spaces). Furthermore, mature trees should be incorporated to mitigate against air and noise pollution caused by the proximity to the raised motorway and mainline railway.</p>
	Access to walking and cycling routes	Walking and cycling networks within close proximity to the site	+	
	Air quality	Below EU value limit	○	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Middlesex University Medical Centre • The Phoenix Practice • St Georges Medical Practice • Dr S.A Patel • Dr Azim and partners • Jai Medical Centre (Hendon) • Hillview Surgery • Hendon Way Surgery 	+	
	Access to leisure centre	Hendon Leisure Centre within 3000m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential, hotel and retail use may support the local economy through increased expenditure and adding to the pool of labour
	Night Time Economy Location	No	○	
	PTAL	4	+	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>50</p>	<p>-</p>	<p>The sites proximity to Hendon town centre and high PTAL will be likely to reduce the need to travel by car to key services including community facilities. In addition, the PTAL rating is projected to increase to level 5 by 2031. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective. However, the loss of car parking may have adverse impacts on car users and local businesses would need to demonstrate that development on this site is in compliance with draft policy GSS12.</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: Within 500m:</p> <ul style="list-style-type: none"> • The Grove • Greyhound Hill open space • Malcolm Park • Rushgrove Park • Hendon Park • Sunny Hill Park • Sturges Park • Mount Road Open Space • Sturgess Avenue open space 	<p>+/-</p>	<p>Site is within an area of open space deficiency but has good access to open spaces. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>No significant effects identified. Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
<p>Proximity to SINC</p>	<p>Within 1900m</p>	<p>○</p>		

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and reduce waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positively against many of the SA objectives which is in part due to the sites proximity to Hendon town centre and high PTAL. However, the site lies within a conservation area and is in close proximity to a number of heritage assets which gives rise to potentially negative effects. Redevelopment would also result in the loss of car parking spaces, therefore, any proposals would need to ensure that they are in accordance with draft policy GSS12.</p>				

Site No: 35 - Egerton Gardens carpark (Middlesex University and The Burroughs)	Site Address: The Burroughs, Hendon, NW4 8BD
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Site size: 0.09ha		PTAL: 4		
PTAL projected 2031: 4		Ward: Hendon		
LSOA: Within the 40% least deprived		Ownership: Council		
Existing or most recent site use/s: Public carpark		Proposed use types/s: Residential only		
Location type: Urban		Indicative residential capacity: 23		
<p>Site description: A small surface car park (29 spaces) that is close to the Burroughs Conservation Area and opposite a range of Grade II listed buildings, including Hendon Town Hall, Library and Fire Station. Middlesex University occupies many buildings in the area. The site is also within the immediate setting of two churches on The Burroughs/ Egerton Gardens which have been nominated for locally listing (Hendon Methodist Church and Our Lady of Delours Roman Catholic Church). Buildings adjacent to the site are 3-storeys with retail uses on the ground floor, while to the rear is a residential suburban road. Bus routes run along The Burroughs.</p>				
<p>Planning considerations: Surrounding heritage assets and low-rise buildings provide the design context for any proposal, with development to be of a suitable scale and style. Car parking spaces lost must be assessed and re-provided as required. Further planning guidance will be provided by the Emerging Middlesex University and The Burroughs SPD.</p>				
<p>Applicable Draft Local Plan policies: HOU01, HOU03, HOU04, CDH01, CDH02, CDH03</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	○	Although not located within a town centre, this site still has good access to social infrastructure and is in proximity to local town centres which provide access to employment opportunities. Therefore, a residential led scheme could be supported.
	Proximity to employment land	Connaught Business Centre and Garrick industrial Estate within 2500m	○	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> - Brampton College - St Joseph’s Catholic Primary School - Sunnyfields Primary School - Tiferes High School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> - Bell Lane Primary School - Beth Jacob Grammar School for Girls - Hendon Preparatory School - Hendon School - Independent Jewish Day School - Nancy Reuben Primary School - North London Grammar School - Peninim - St Mary’s and St John’s CofE School 	++	
2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	Redevelopment of the car park would also provide the opportunity to intensify land use and make more

	Existing mix of uses	public carpark	N/A	efficient use of land and infrastructure that is commensurate with the sites good PTAL rating.
	Proximity to Town Centre	Located between Hendon West and Hendon Central	+	
	Proximity to Growth Area	Brent Cross within 1200m	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	There are a number of statutory Grade II listed buildings within 250m of the site (inc. Hendon Town Hall, Library and Fire Station). There are also a number of locally listed buildings within a 250m radius of the site within The Burroughs CA area.	?	No designated heritage assets within the sites boundaries, however, the Burroughs CA and a number of heritage assets are within close proximity that must be considered as part of any future proposal. Any future proposals that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Within 100m of The Burroughs CA	-	

	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m of the site	+	Although the site is located outside town centre, it is in close proximity to town centres and community facilities and has the potential to contribute positively to this objective provided walkability is designed in. In addition, the site is located within a ward that has higher than average crime rates so could therefore benefit from redevelopment and investment.
	Proximity to town centres	Located between Hendon West and Hendon Central	+	
	Crime rate (per 1,000 head)	72.6	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site is relatively small scale; however, it has capacity to deliver up to 20 new dwellings which should support high quality mix and choice of housing.
	PTAL	4	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • The Grove • Greyhound Hill open space • Hendon Park • Malcolm Park • Sunny Hill Park • Brookside Walk • Brent Park • Rushgrove Park 	+	The site is located in an area of open space deficiency. Nonetheless, development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Reasonably good access to walking and cycling facilities	+	
	Air quality	Below EU value limit	○	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • The Phoenix Practice • Middlesex University Medical Centre • St Georges Medical Centre • Hillview Surgery • Dr Azim and partners • Dr S.A Patel • Jai Medical Centre (Hendon) 	+	
	Access to leisure facilities	Burnt Oak within 400m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	

8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	4	+	<p>Development at this location will likely have a positive impact given its town centre location and will therefore reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure.</p> <p>The sites propose to use car parking for development which would seek to intensity land use and better utilise sustainable modes of transport. However, car parking requirements must be assessed and re-provided as needed.</p>
	Number of car parking spaces provided	29	-	
9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	Access to public open space on basis of quality and value	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • The Grove • Greyhound Hill open space • Hendon Park • Malcolm Park • Sunny Hill Park • Brookside Walk • Brent Park • Rushgrove Park 	+	<p>Site is within an area of open space deficiency but has reasonable access to open spaces within a 1200m radius. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>

10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N	No	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
	Proximity to SINC	SINC within 1200m	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment		N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	

Conclusion: The site has scored positively or neutral against most objectives, however, the site is in proximity to heritage assets so any future development proposals will need to be mindful of this. In addition. Development on this site would likely result in the loss of car parking spaces, therefore, any proposals would need to ensure that they are in accordance with draft policy GSS12.

Site No: 36: Fenella (Middlesex University and The Burroughs)	Site Address: The Burroughs, Hendon, NW4 4BS
Site size: 0.26 ha	PTAL: 4
PTAL projected 2031: 4	Ward: West Hendon
LSOA: Within the 50% most deprived	Ownership: Council
Existing or most recent site use/s: education	Proposed use types/s: Residential (halls of residence) with 30% mixed-use (educational).
Location type: Urban	Indicative residential capacity: 46
Site description: A modern 2-storey office building owned by Council but currently used by Middlesex University for administrative functions; the surrounding area contains Middlesex University's main campus. The site is opposite a range of Grade II listed buildings, including Hendon Town Hall, Library and Fire Station and is close to both the Burroughs and Hendon Church End Conservation Areas. Surrounding buildings are of 2-4 storeys, while to the rear is a residential suburban road. Bus routes run along The Burroughs.	
Planning considerations: Surrounding heritage assets and low-ruse storey buildings provide the design context, with development to be of a suitable scale and style. The University's needs should be determined to understand the future uses on this site. Further guidance will be provided by the Emerging Middlesex University and The Burroughs SPD.	

Applicable Draft Local Plan policies: GSS01, GSS11, HOU03, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites			Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% most deprived	+	Although not located within a town centre, this site still has good access to social infrastructure and is in proximity to local town centres which provide access to employment opportunities. Therefore, a residential led scheme could be supported. Investment more
	Proximity to employment land	Connaught Business Centre and Garrick industrial Estate within 2500m	○	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> - Brampton College - St Joseph’s Catholic Primary School - St Mary’s and St John’s CofE School - Sunnyfields Primary School - Tiferes High School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> - Bell Lane Primary School - Beth Jacob Grammar School for Girls - Hendon Preparatory School - Hendon School - Independent Jewish Day School - Nancy Reuben Primary School - North London Grammar School - Peninim 	++	generally would benefit the area through multiplier and ripple effects
2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	Redevelopment of this site could provide the opportunity to intensify land use and make more

	Existing mix of uses	Education	N/A	efficient use of land and infrastructure that is commensurate with the sites good PTAL rating.
	Proximity to Town Centre	Hendon district centre is within 500m	+	
	Proximity to Growth Area	Site is located between Brent Cross and Colindale Growth area	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	There are numerous Statutory and locally listed buildings within 250m of the site (inc. including Hendon Town Hall, Library and Fire Station)	?	No designated heritage assets within the site's boundaries, however, the Burroughs CA and a number of listed buildings are within close proximity that must be considered as part of any future proposal. Any future proposals that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Hendon the Burroughs and Church End CA within 500m	?	
	Site of Archaeological Significance (SAS)	Yes	-	

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4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	Proximity to town centre location and good PTAL rating offers opportunities for housing and education facilities and the opportunity to positively support SA objective 4. In addition, the site is located within a ward that has higher than average crime rates and could therefore benefit from investment and redevelopment.
	Proximity to town centres	Hendon district centre is within 500m	+	
	Crime rate (per 1,000 head)	72.6	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing that supports the student population within the area.
	PTAL	4	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • The Grove • Greyhound Hill open space • Malcolm Park • Hendon Park • Rushgrove Park • Sunny Hill Park • Sturgess Park • Mount Road open space • Sturgess Avenue open space 	+	<p>The site is within an area of open space deficiency. Additional development could compound these issues however, it could also offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in to connect with existing network of open spaces. Ideally mature green infrastructure and mature trees could be incorporated to address air quality issues.</p>
	Access to walking and cycling routes	Good access	+	
	Air quality	Above EU limit value	-	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Middlesex University Medical Centre • The Phoenix Practice • St Georges Medical Centre • Dr Azim and partners • Dr S.A Patel • Jai Medical Centre (Hendon) • Hillview Surgery 	+	
	Access to leisure centre	Hendon Leisure Centre within 3000m	○	
7. Foster sustainable economic growth and increase employment	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing

opportunities across a range of sectors and business sizes	Night Time Economy Location	No	○	construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	4	+	The sites high PTAL will be likely to reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective.
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • The Grove • Greyhound Hill open space • Malcolm Park • Hendon Park • Rushgrove Park • Sunny Hill Park • Sturgess Park • Mount Road open space • Sturgess Avenue open space 	<p>+/-</p>	<p>Site is within an area of open space deficiency but has reasonably good access to open spaces within the vicinity of the site. There is scope within the context of the site to address deficiencies and its good public transport access means that it can access spaces elsewhere in the borough and beyond.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 200m</p>	<p>○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positively or neutral against most objectives, however, the site is in proximity to heritage assets so any future development proposals will need to be mindful of this. In addition. The site is in an area where air quality exceeds EU limits, therefore, mitigation measure should be put in place to help address this.</p>				

Site No: 37 - Middlesex University Carpark (Middlesex University and The Burroughs)	Site Address: Greyhound Hill, Hendon, NW4 4BT
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Site size: 0.55ha		PTAL: 2		
PTAL projected 2031: 2		Ward: Hendon		
LSOA: Within the 50% most deprived		Ownership: Public (Middlesex University)		
Existing or most recent site use/s: Private carpark for the university		Proposed use types/s: Residential with 25% for retained replacement car parking		
Location type: Urban		Indicative residential capacity: 70		
Site description: An on-campus surface car park for Middlesex University staff and students. To the south and east are modern university buildings. To west is an area of trees and a school. Opposite are 2-3 storey houses. Public transport is provided by nearby bus routes. The site will be part of the emerging Middlesex University and The Burroughs SPD.				
Planning considerations: Proposals must be of a suitable scale and style. An assessment of car parking spaces lost must be undertaken and re-provided as required. Further planning guidance will be provided by the Emerging Middlesex University and The Burroughs SPD.				
Applicable Draft Local Plan policies: GSS01, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% most deprived	+	The site is located within close proximity to Hendon district town centre which provides access to local services and employment sites. It is approximately 1800m from Hendon Central Station which provides access to employment opportunities within the borough
	Proximity to employment land	Garrick Industrial Centre within 1500m.	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> - St Joseph’s Catholic Primary School - St Mary’s and St John’s CofE School - Sunnyfields Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> - Beth Jacob Grammar School for Girls - Brampton College - Hendon Preparatory School - Hendon School - Nancy Reuben Primary School - North London Grammar School - Tiferes High School 	++	and further afield. Improving walkability across the site to better connect with opportunities will be important to address the sites low PTAL. Investment more generally would benefit the area through multiplier and ripple effects. Overall, an development for development provides the opportunity to contribute positively towards this objective, provided that mitigation strategies are in place.
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	The site is currently used for car parking so redevelopment for housing would make more efficient use of this land to meet future needs of Barnet’s increasing population.
	Existing mix of uses	private carpark	N/A	
	Proximity to Town Centre	Hendon district town centre within 500m.	+	

	Proximity to Growth Area	Site is situated between Colindale (Approx. 1500m) and Brent Cross (1600m).	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Statutory and listed buildings within 150m	?	The site lies within a SAS and is in close proximity Hendon Church End CA. Therefore, has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Hendon Church End within 100m	-	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible	Proximity to community facilities	Community facilities within 500m	+	The site is located outside the town centre and has poor PTAL. Despite this, the site is approximately five – ten minutes walking distance from both Hendon Central Station and has a number of bus routes which operate in the area. It also has reasonably good access to
	Proximity to town centres	Hendon district town centre within 500m.	+	

services and sustainable lifestyles	Crime rate (per 1,000 head)	72.6	+	community facilities and infrastructure. Any future development proposals would need to ensure that walkability is designed in to improve connectivity through the site and carry out a car parking assessment to ensure that the loss of car parking spaces is appropriately mitigated to avoid any adverse impacts on residents/ businesses.
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	2	-	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Greyhound Hill open space • The Grove • Sunny Hill Park • Malcolm Park • Rushgrove Park • Hendon Park 	+	The site is located in an area of open space deficiency but has reasonably good access to a range of parks and open spaces. It also has good access to health facilities. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good - Moderate	+	

	Air quality	Below EU limit value	○	
	Access to health facilities	The following health facilities are located within a 1200m radius: <ul style="list-style-type: none"> • The phoenix Practice • Middlesex University Medical Centre • St Georges Medical Centre • Hillview Surgery • Dr Azim and Partners 	+	
	Access to leisure centre	Barnet Copthall Leisure Centre within 2900m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	Development would have immediate positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential, development and from people using educational facilities may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	

8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	2	-	The site's poor PTAL rating may lead to increased car usage at this location, however there are a number of bus routes nearby. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity. In addition, the loss of car parking may have adverse impacts on car users and local businesses would need to demonstrate that development on this site is in compliance with draft policy GSS12.
	Number of car parking spaces provided	Unknown	-	
9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	Access to public open space on basis of quality and value	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Greyhound Hill open space • The Grove • Sunny Hill Park • Malcolm Park • Rushgrove Park • Hendon Park 	-/+	The site is within an area of open space deficiency: however, it has good access to nearby open spaces, some of which are within 500m. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies
10. Create, protect and enhance suitable wildlife habitats	Site is within 500m of nationally / internationally designated site Y/N	No	O	

wherever possible and protect species and biodiversity	Proximity to SINC	SINC within 1200m	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
13. Maximise protection and enhancement of natural resources including water, air and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	Critical Drainage Area	No	○	
<p>Conclusion: The site has scored positive or neutral against most SA objectives. However, the site lies within a SAS and is in proximity to Hendon Church End CA which may give rise to potential negative effects on SA objective 3. Furthermore, the site has low PTAL which may have potential negative effects on some environmental objectives as it may lead to increased car use. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity.</p>				

Site No: 38 - Ravensfield House (Middlesex University and The Burroughs)		Site Address: The Burroughs, Hendon, NW4 4BT		
Site size: 0.36ha		PTAL: 3		
PTAL projected 2031: 4		Ward: Hendon		
LSOA: Within the 50% most deprived		Ownership: Council		
Existing or most recent site use/s: Community meeting facility		Proposed use types/s: Residential with 40% mixed uses (education and community).		
Location type: Urban		Indicative residential capacity: 56		
Site description: A modern 2-storey building owned by Council but currently being used by Middlesex University. The site is opposite a range of Grade II listed buildings, including Hendon Town Hall, Library and Fire Station and is close to both the Burroughs and Hendon Church End Conservation Areas. Surrounding buildings adjacent to the site are of 2-3 storeys, while to the rear is toward low-rise residential areas. Bus routes run along the Burroughs.				
Planning considerations: Surrounding heritage assets and 2-4 storey buildings provide the design context for any proposal, with development to be of a suitable scale and style. The University's needs should be determined to understand the future uses on this site. Further planning guidance will be provided by the emerging Middlesex University and The Burroughs SPD.				
Applicable Draft Local Plan policies: : GSS01, GSS11, HOU03, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
	LSAO	Within the 50% most deprived	+	The site's proximity to the town centre provides local access to employment opportunities within the borough and beyond.

1. To reduce poverty and promote equality of opportunity	Proximity to employment land	Regents Park Road, Connaught business centre and Garrick industrial Estate within 2000m.	+	Investment more generally would benefit the area through multiplier and ripple effects. Furthermore, Residential development as part of an appropriate mix and choice would also be supported by the proximity to local schools and other social infrastructure close by, supporting local needs. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity compared to the present situation.
	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Brampton College • St Joseph’s Catholic Primary School • St Mary’s and St John’s CofE School • Sunnyfields Primary School • Tiferes High School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Bell Lane Primary School • Beth Jacob Grammar School for Girls • Hendon Preparatory School • Hendon School Nancy Independent Jewish Day School • North London Grammar School • Peninim • Reuben Primary School 	++	

2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	The site is within close proximity to Hendon town centre and has the potential to optimise land use that is fitting with the surrounding area and adjacent heritage assets.
	Existing mix of uses	community meeting facility	N/A	
	Proximity to Town Centre	Hendon Central district centre within 500m.	+	
	Proximity to Growth Area	Colindale and Brent Cross (approx. 1.5 miles)	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Number of Grade II listed buildings within 200m including Hendon Town Hall, Library and Fire Station.	?	The site lies within a SAS and is within close proximity to two conservation areas and a number of grade II listed buildings. Development at this site has the potential to have a negative effect on this objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Hendon Church End and the Burroughs CA within 250m.	?	

	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 1000m	+	Overall the site provides a good opportunity to promote liveable and safe neighbourhoods which support sustainable lifestyles, if community facilities are re-provided and walkability is designed in. The site is within walking distance to a range of facilities. The provision of housing on site would provide an increase in population that would support businesses in the nearby local centre which would make the viability of the neighbourhood sustainable. The site is also located within a ward that has higher than average crime levels, therefore, it could benefit from redevelopment and investment.
	Proximity to town centres	Hendon Central district centre within 500m.	+	
	Crime rate (per 1,000 head)	72.6	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and scale would support a development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Greyhound Hill open space • The Grove • Sunny Hill Park • Malcolm Park • Rushgrove Park • Hendon Park 	+	<p>The site is within an area of open space deficiency. Additional development could compound these issues however, it could also offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in and improved</p>
	Access to walking and cycling routes	Good access to walking / cycling networks	+	
	Air quality	Below EU limit values	○	
	Access to health facilities	<p>Health facilities within 1200m</p> <ul style="list-style-type: none"> • Middlesex University Medical Centre • St Georges Medical Centre • The Phoenix Practice • Hillview Surgery • Dr Azim and partners 	+	

	Access to leisure centre	Hendon Leisure Centre within 2700m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	3	+	Development at this location will likely have a positive impact given its close proximity to Hendon town centre which will hopefully reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure.
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Greyhound Hill open space • The Grove • Sunny Hill Park • Malcolm Park • Rushgrove Park • Hendon Park 	<p>+/-</p>	<p>Site is within an area of open space deficiency; however, it has good access to public open space within a 1200m radius. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 1000m</p>	<p>○</p>	
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p>○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.</p>

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13. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	O	
Conclusion: The site has scored positive against most of the SA objectives. However, the site is within close proximity to heritage assets and lies within an SAs. Future proposals that come forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.				

Site No: 39 - The Burroughs Car Park (Middlesex University and The Burroughs)	Site Address: The Burroughs, Hendon, NW4 4AR
Site size: 0.13ha	PTAL: 4
PTAL projected 2031: 4	Ward: Hendon
LSOA: Within the 40% least deprived	Ownership: Council
Existing or most recent site use/s: Car parking	Proposed use types/s: Residential-only
Location type: Urban	Indicative residential capacity: 33

Site description: A public car park (46 spaces) located in The Burroughs Conservation Area; adjacent to 2-3 storey buildings in commercial and residential use. Bus routes run along the Burroughs.				
Planning considerations: The Burroughs Conservation Area, surrounding heritage assets and 2-3 storey buildings provide the design context for any proposal, with development to be of a suitable scale and style. Public car parking spaces requirements must be assessed and re-provided as needed. Further guidance will be provided by the Emerging Middlesex University and The Burroughs SPD.				
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU03, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	O	Housing would be supported by the site's close proximity to local schools and other social infrastructure to support local needs. In addition, the site has good PTAL provides access to local employment opportunities and those further afield. Investment more generally would benefit the area through
	Proximity to employment land	Regents Park Road within 2000m.	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • St Joseph’s Catholic Primary School • Tiferes High School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Ayesha Community School • Beis Soroh Schneirer • Nancy Reuben Primary School • Beth Jacob Grammar School for Girls • Brampton College • Hendon School • North London Grammar School • St Mary’s and St John’s CofE School • Sunnyfields Primary School 	++	multiplier and ripple effects. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	This site is predominately used for car parking and therefore, redevelopment of this site would make more efficient use of land in meeting the need for housing and other uses.
	Existing mix of uses	Car parking	N/A	

	Proximity to Town Centre	Hendon District Centre within 500m.	+	
	Proximity to Growth Area	Colindale and Brent Cross (approx. 1000m)	+	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	The site is surrounded by a number of statutory and locally listed buildings.	-	The site lies within The Burroughs CA which contains a number of heritage assets and therefore gives rise to potential negative effects on heritage assets. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Site is located within the Burroughs CA	-	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good	Proximity to community facilities	Community facilities within 1000m	+	Urban location close to town centre and high PTAL offers opportunities for housing development, however, the site is within a CA so any future development should be sensitive to the surrounding area.

quality accessible services and sustainable lifestyles	Proximity to town centres	Colindale and Brent Cross (approx. 1000m)	+	
	Crime rate (per 1,000 head)	72.6	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: <ul style="list-style-type: none"> • The Grove • Greyhound hill open space • Malcolm park • Hendon park • Rushgrove park • Sturgess Park 	+	The site is within an area of open space deficiency; however, it has good access to health facilities and offers the opportunity to contribute to health and well-being in a positive way provided that d walkability is appropriately designed in and improved. Ideally urban greening and mature trees should be incorporated to address air quality issues.
	Access to walking and cycling routes	Good access to walking and cycling	+	
	Air quality	Above EU limit value	-	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Middlesex University Medical Centre • The Phoenix Practice • St Georges Medical Centre • Dr S.A Patel • Dr Azim and partners • Jai Medical Centre (Hendon) • Hendon Way Surgery 	+	
	Access to leisure centre	Hendon Leisure Centre within 2500m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour
	Night Time Economy Location	No	○	
	PTAL	4	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>46 spaces</p>	<p>-</p>	<p>Development at this location will likely have a positive impact given its town centre location and high PTAL which could reduce the need to travel by car. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure. However, the loss of car parking may have adverse impacts on car users and local businesses; therefore, development proposals would need to demonstrate they are in compliance with draft policy GSS12</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • The Grove • Greyhound hill open space • Malcolm park • Hendon park • Rushgrove park • Sturgess Park 	<p>-/+</p>	<p>Site is within an area of open space deficiency; however, it has access to surrounding open spaces. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 900m</p>	<p>○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: This site has scored positive or neutral against many of the SA objectives, however, it is located within a CA and is in proximity to a number of heritage assets. Future development proposals will need to be mindful of this and demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. The site is also result in the loss of car parking so proposals would need to demonstrate that they are in compliance with draft policy GSS12.</p>				

Site No: 40 - Meritage Centre		Site Address: Meritage Centre, 28-46 Meritage Centre, Church End Hendon NW4 4JT	
Site size: 0.33 ha		PTAL: 2	
PTAL projected 2031: 2		Ward: West Hendon	
LSOA: Within the 50% least deprived		Ownership: Council	
Existing or most recent site use/s: Office/ Community Space with associated car parking		Proposed use types/s: Residential and 50% community	
Location type: Urban		Indicative residential capacity: 24	
<p>Site description: The site contains a modern, low-rise building providing a community service for elderly people. Within the curtilage are areas of landscaping, including mature trees, and a car park. The site is within the Church End Conservation Area and is within the immediate setting of the Grade II* listed St Mary's Parish Church.</p>			
<p>Planning considerations: The Meritage Centre is community infrastructure and must be re-provided either on site or at a suitable alternative location, or shown to be no longer required.</p> <p>The Hendon Conservation Area Character Appraisal acknowledges that the Meritage Centre is a possible future site for redevelopment. Any proposals need to be sensitive in relation to the heritage assets and should reinforce local distinctiveness, with consideration given to the location within the conservation area and directly adjoining the Grade II* listed St Mary's Parish Church. Proposals should also seek to retain the two mature birch trees located in the courtyard area.</p> <p>Middlesex University is located close by and the site could be used for university purposes. Further planning guidance will be provided by the emerging Middlesex University and The Burroughs SPD.</p>			
Applicable Draft Local Plan policies: GSS01, HOU01, HOU02, HOU04, CDH01, ECC02, CHW01, CDH08			
SA objective	Basis for appraising sites		Commentary/ Mitigation

1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% least deprived	O	<p>Redevelopment would entail some displacement/disruption to community facilities on site which may have an adverse impact on this objective, as it could have an impact the most vulnerable residents (e.g. the elderly who use this facility). Redevelopment will need to replace existing facilities to avoid this. The site is located outside the town centre and has low PTAL but is within proximity to a local schools and other social infrastructure to support local needs. Improving walkability across the site (to surrounding areas) to connect with opportunities, will be important to address the low PTAL. Overall, development provides the opportunity to reduce poverty and promote further equality of opportunity.</p>
	Proximity to employment land	Connaught Business Centre and Garrick Industrial Estate within 1800m	+	
Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Brampton College • St Mary’s and St John’s CofE School • Sunnyfields Primary School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Bell Lane Primary School • Beth Jacob Grammar School for Girls • Hendon Preparatory School • Hendon School • Nancy Reuben Primary School • North London Grammar School • St Joseph’s Catholic Primary School • Tiferes High School 	++		
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	Redevelopment / intensification would comprise a more efficient use of land.

	Existing mix of uses	Office/ Community Space with associated car parking	N/A	
	Proximity to Town Centre	West Hendon within 1000m	+	
	Proximity to Growth Area	Brent Cross within 1500m	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Numerous statutory and locally listed buildings within 150m	?	The site lies within Church End CA and has a number of listed buildings within close proximity. Therefore development gives rise to potential negative effects on heritage assets. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Located within Church End CA	-	
	Site of Archaeological Significance (SAS)	No	○	
4. Promote liveable, safe neighbourhoods which support good quality accessible	Proximity to community facilities	Community facilities within 500 – 1000m	+	The site is located outside the town centre, and has low PTAL so any development would need to ensure that walkability is designed to ensure connectivity to local services and support sustainable lifestyles. The
	Proximity to town centres	West Hendon within 1000m	+	

services and sustainable lifestyles	Crime rate (per 1000 head)	99.9	+	redevelopment will include new community facilities to replace what is currently on site.
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The site's context and scale would support development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	2	-	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: <ul style="list-style-type: none"> • Greyhound Hill Open Space • The Grove • Sunny Hill Park • Cophall playing field • Rushgrove Park • Malcolm park 	+	The site is located in an area of open space deficiency and has limited access to open spaces. Nonetheless, development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and well-being as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network). In addition, mature trees should ideally be provided given local air quality concerns.
	Access to walking and cycling routes	Reasonably good access to walking and cycling routes	+	
	Air quality	Below EU limit value	O	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • St Georges Medical Centre • Middlesex University Medical Centre • The Phoenix Practice • Hillview Surgery 	+	
	Access to leisure centre	Barnet Copthall Leisure Centre within 1800m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	Yes	-	Additional population in the area through residential development is likely to support the local economy and local businesses through expenditure and adding to the pool of local labour. As such, development would have a positive impact on economic sustainability.
	Night Time Economy Location	No	0	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	2	-	The site has low PTAL which may lead to increase vehicle dependence and have an adverse impact on this objective. Redevelopment of this site should seek to maximise the uptake of sustainable modes of transport (e.g. through cycling infrastructure and walkability throughout the site as far as practicable, alongside opportunities for improved access and connectivity.
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Greyhound Hill Open Space • The Grove • Sunny Hill Park • Cophall playing field • Rushgrove Park • Malcolm park 	<p>+/-</p>	<p>Site is within an area of open space deficiency and has limited access to open spaces. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of a nationally/internationally designated site. Y/N</p>	<p>No</p>	<p>○</p>	<p>The site has two mature trees present on site which have significant green infrastructure and biodiversity value and should be protected as part of the redevelopment of the site. The locally designated site also be protected and enhanced where possible.</p>
	<p>Proximity to SINC</p>	<p>SINC within 100m</p>	<p>-</p>	
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p>○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy</p>

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13. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No – within 50m of CDA	O	
<p>Conclusion: The site has scored positively against many of the SA objectives, however, the site has low PTAL which has resulted in a negative score in some assessment areas. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity. It is also within proximity to Church End CA and a number of heritage assets, therefore, any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.</p>				

Site No: 41	Site Address: PDSA and Fuller St car park, The Burroughs, Hendon, NW4 4BE
Site size: 0.32 ha	PTAL: 2
PTAL projected 2031: 2	Ward: West Hendon
LSOA: Within the 50% most deprived	Ownership: Council
Existing or most recent site use/s: Animal hospital, residential, garages and car parking	Proposed use types/s: Residential and 50% community uses and car parking

Location type: Urban		Indicative residential capacity: 23		
<p>Site description: The site includes an animal hospital (PSDA), four residential units, garages and a carpark that are associated with the surrounding residential units; it should be noted that on street parking in the area is very limited.</p> <p>The PSDA is located very close to the eastern boundary of the Hendon, Church End conservation area and is also in the vicinity of listed and locally listed buildings.</p> <p>Surrounding buildings to the south and east are mostly low-rise residential in character, while to the north is St Mary and St John’s Primary School.</p>				
<p>Planning considerations: The PSDA is a well-established use in the area and provides an important service to the community due to its charitable function. It is one of only three PSDA Hospitals in London. As such the use should either be re-provided on site, or at a suitable alternative location.</p> <p>Any proposal must consider the impact on the proximate heritage assets, including the Hendon, Church End Conservation Area and nationally and locally listed buildings.</p> <p>Middlesex University is located close by and the site could potentially be used for university purposes such as student accommodation. Further planning guidance will be provided by the emerging Middlesex University and The Burroughs SPD.</p>				
Applicable Draft Local Plan policies: GSS01, HOU01, HOU02, HOU04, CDH01, ECC02, CHW01, CDH08, ECY03				
SA objective	Basis for appraising sites			Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% most deprived	+	Redevelopment would entail some displacement/disruption to community facilities on site. Redevelopment will need to replace existing facilities. The site is located outside the town centre and has low
	Proximity to employment land	Garrick Industrial Estate within 2000m	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Brampton College • Nancy Reuben Primary School • St Mary’s and St John’s CofE School • Sunnyfields Primary School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Bell Lane Primary School • Beth Jacob Grammar School for Girls • Hasmonean High School • Hendon Preparatory School • Hendon School • Independent Jewish Day School • North London Grammar School • St Joseph’s Catholic Primary School • Tiferes High School 	++	<p>PTAL but is within proximity to a local schools and other social infrastructure to support local needs. Improving walkability across the site (to surrounding areas) to connect with opportunities, will be important to address the low PTAL. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.</p>
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	Redevelopment / intensification would comprise a more efficient use of the land.
	Existing mix of uses	Animal hospital, residential, garages and car parking	N/A	

	Proximity to Town Centre	Hendon Central within 500m	+	
	Proximity to Growth Area	Brent Cross and Brent Cross West within 500m	+	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Number of listed buildings within 150m	?	The site lies within close proximity to Church End CA and has a number of listed buildings within close proximity. Therefore, development gives rise to potential negative effects on heritage assets. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Church End CA within 250m m	?	
	Site of Archaeological Significance	No	○	
4. Promote liveable, safe neighbourhoods which support good quality accessible	Proximity to community facilities	Community facilities within 500m	+	The site is located outside the town centre, and has low PTAL so any development would need to ensure that walkability is designed to ensure connectivity to local services and support sustainable lifestyles. The redevelopment will include new community facilities to
	Proximity to town centres	Hendon Central within 500m	+	

services and sustainable lifestyles	Crime rate (per 1000 head)	99.9	+	replace what is currently on site. The site is located within a ward that has higher than average crime levels and could benefit from investment and redevelopment.
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the capacity to deliver 10 or more dwellings	+	The site's context and scale would support development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	2	-	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Greyhound Hill Open space • The Grove • Sunny Hill Park • Copthall playing field • Brookside Walk • Rushgrove park 	+	The site is located in an area of open space deficiency but has some access to open spaces within a 1200m radius. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any potential adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network). In addition, mature trees should ideally be provided given local air quality concerns.
	Access to walking and cycling routes	Poor access to walking / cycling routes	-	
	Air quality	Below EU limit values	O	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Middlesex University Medical Centre • The Phoenix Practice • St Georges Medical Centre • Hill view surgery • Dr Azim and partners • Dr S.A Patel • Jai Medical Centre (Hendon) 	+	
	Access to leisure centre	Hendon Leisure Centre within 3300m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour
	Night Time Economy Location	No	○	
	PTAL	2	-	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The site has a low PTAL and is likely to require parking facilities for residents, increasing associated traffic and congestion problems in an area that already has limited on street parking. Overall, development at this location is likely to have a negative effect on this this objective.</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Greyhound Hill Open space • The Grove • Sunny Hill Park • Copthall playing field • Brookside Walk • Rushgrove park 	<p>+ /-</p>	<p>Site is within an area of open space deficiency but has some access to open spaces within a 1200m radius. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of a nationally/internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>The site has a locally designated site within 100m which should be protected and enhanced where possible.</p>
	<p>Proximity to SINC</p>	<p>SINC within 100M</p>	<p>-</p>	<p>Development has the potential to improve the site's offer through activation of GI and biodiversity policies</p>

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy
13. Maximise protection and enhancement of natural resources including water and air, and waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positively against many of the SA objectives, however, the site has low PTAL. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity. It is also in proximity to a CA and heritage assets so future proposals that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.</p>				

Site No: 42 - Usher Hall (Middlesex University and The Burroughs)	Site Address: The Burroughs, Hendon, NW4 4HE
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Site size: 0.44ha		PTAL: 3	
PTAL projected 2031: 4		Ward: Hendon	
LSOA: Within the 50% least deprived		Ownership: Council	
Existing or most recent site use/s: Student housing		Proposed use types/s: Residential (student accommodation) and education	
Location type: Urban		Indicative residential capacity: 200 (student accommodation)	
Site description: Purpose-built 4-storey student accommodation with car parking to the rear. On the opposite side of The Burroughs is a range of Grade II listed buildings including the Middlesex University main building, along with Hendon Library, Fire Station and Town Hall. Hendon Church End Conservation Area lies immediately to the north of the site. Public transport is provided by several bus routes which run along the Burroughs.			
Planning considerations: The surrounding heritage assets and low-rise buildings provide the design context for any proposal, with development to be of a suitable scale and style. Retention of student housing must be considered for this site. Further guidance will be provided by the Emerging Middlesex University and The Burroughs SPD.			
Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04			
SA objective	Basis for appraising sites		Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% least deprived	○
	Proximity to employment land	Regents Park Road within 200m	++
This site is located within 500m of Hendon District town centre and has good PTAL, which provides access to job opportunities and educational facilities. Investment in the area would be beneficial through multiplier and ripple effects. Student accommodation would be supported on			

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Brampton College • St Joseph’s Catholic Primary School • St Mary’s and St John’s CofE School • Sunnyfields Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Bell Lane Primary School • Beth Jacob Grammar School for Girls • Hendon Preparatory School • Hendon School Tiferes High School • Independent Jewish Day School • Nancy Reuben Primary School • North London Grammar School 	++	<p>site due to the site’s close proximity to social infrastructure. Walkability across the site will be important to ensure that the site links in with the surrounding area and public transport network. Overall, this site provides an opportunity to reduce poverty and promote equality of opportunity.</p>
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	<p>This site lies on the edge of Chipping Barnet town centre which enables it to achieve an appropriate development density that optimises land use but is sensitive to the sites local character and amenity.</p>
	Existing mix of uses	student housing	N/A	

	Proximity to Town Centre	Hendon District town centre within 500m	+	
	Proximity to Growth Area	Colindale and Brent Cross (approx. 1000m)	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Numerous statutory and locally listed buildings within 100m	-	The site lies within Hendon Church End CA and therefore gives rise to potential negative effects on heritage assets. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Part of the site lies within Hendon Church End Conservation Area	-	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good	Proximity to community facilities	Community facilities within 1000m	+	The site is located within 500m of Hendon District town centre and has good PTAL which offers the opportunity to provide student accommodation with access to local services and job opportunities. However, an increase in

quality accessible services and sustainable lifestyles	Proximity to town centres	Hendon District town centre within 500m	+	student accommodation may have mean a more transient population, which could potentially have adverse impacts on this objective (e.g. reduced sense of place, increased noise levels). Adverse impacts would need to be effectively managed via polices within the Local Plan. The inclusion of an educational facility would contribute positively towards this objective. In addition, the site is within a ward which has higher than average crime rate so could therefore benefit from investment and development.
	Crime rate (per 1,000 head)	72.6	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the capacity to deliver 10 or more dwellings	+	The site's context and location would ensure that there is provision for student accommodation, supporting this group meet their housing needs.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Greyhound hill open space • The Grove • Sunny Hill Park • Malcolm Park • Rushgrove Park • Brookside Park 	+	The site is within an area of open space deficiency; however, it has good access to health facilities and offers the opportunity to contribute to health and well-being in a positive way provided that greening is provided on site, and walkability is appropriately designed in and improved.
	Access to walking and cycling routes	Good	+	
	Air quality	Below EU limit value	○	
	Access to health facilities	<p>Health facilities within 1200m:</p> <ul style="list-style-type: none"> • Middlesex University Medical Centre • The Phoenix Practice • St Georges Medical Centre • Dr Azim and partners • Dr S.A Patel 	+	
	Access to leisure centre	Burnt Oak Leisure Centre within 2700m	○	

7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	Development would have immediate positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential, development and from people using educational facilities may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	3	+	Development at this location will likely have a positive impact given its town centre location and high PTAL which could reduce the need to travel by car. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure. However, the loss of car parking may have adverse impacts on car users and local businesses; therefore, development proposals would need to demonstrate they are in compliance with draft policy GSS12
	Number of car parking spaces provided	N/A	-	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Greyhound hill open space • The Grove • Sunny Hill Park • Malcolm Park • Rushgrove Park • Brookside Park 	<p>+/-</p>	<p>Site is within an area of open space deficiency; however, it has access to surrounding open spaces. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 1100m</p>	<p>○</p>	
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p>○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.</p>

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12. Maximise protection and enhancement of natural resources including water and air and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: This site has scored positive or neutral against many of the SA objectives, however, it is located within a CA and is in proximity to a number of heritage assets. Future development proposals will need to be mindful of this and demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. The site is also result in the loss of car parking so proposals would need to demonstrate that they are in compliance with draft policy GSS12.</p>				

Site No: 43 - Army Reserve Depot (Chipping Barnet Town Centre)	Site Address: St Alban's Rd, Chipping Barnet, EN5 4JX
Site size: 1.26	PTAL: 3
PTAL projected 2031: 3	Ward: High Barnet
LSOA: Within the 30% least deprived	Ownership: Public (MoD)

Existing or most recent site use/s: Territorial Army drill hall, ancillary buildings and yard.		Proposed use types/s: residential-led with 10% mixed uses (community and non-retail commercial).		
Location type: Urban		Indicative residential capacity: 193		
<p>Site description: The current site is impermeable and does not link or relate to the surrounding residential area. It is predominantly surrounded by small scale residential and retail units. Due to security issues relating to its present use the site has a ‘closed’ appearance and is out of character with the street scene and surrounding uses. The site is only accessible from St Albans Road. Pedestrian connections to Chipping Barnet Town Centre are poor. Mature trees help define the site’s character. The site is adjacent to Chipping Barnet Town Centre and the Monken Hadley Conservation Area, and is close to the Grade II listed Christ Church and Locally listed White Lion Pub and 39-41 St Albans Road.</p>				
<p>Planning considerations: New residential development with potential for community or leisure elements will strengthen the vitality and viability of the town centre and should reflect the surrounding residential grain. This is an opportunity to provide family housing in an accessible location. Improvements to key road junctions, including Stapylton Road/ St Albans Road and St Albans Road/ A1000, should be investigated. Enhancements should be sought for pedestrian connectivity between residential areas and the town centre through enhancing existing and reopening footpaths to recreate historical connectivity.</p>				
Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% least deprived	+	This site is located within a town centre environment, providing good access to local services and employment opportunities. Housing as part of an appropriate mix would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall, an development for development provides the
	Proximity to employment land	Two employment sites within 1200m (inc. Queens Road Industrial Estate and Hadley Manor Industrial Estate)	+	

	Proximity to state schools	<p>School within 500 – 1000m</p> <ul style="list-style-type: none"> • Christ Church Primary School • Foulds School • Queen Elizabeth Girls' School • Queen Elizabeth's School 	+	opportunity to reduce poverty and promote further equality of opportunity.
2. Ensure efficient use of land and infrastructure	Existing residential density	200–450 hr/ha	N/A	This site lies on the edge of Chipping Barnet town centre which enables it to achieve an appropriate development density that optimises land use but is sensitive to the sites local character and amenity.
	Existing mix of uses	Territorial Army drill hall, ancillary buildings and yard.	N/A	
	Proximity to Town Centre	Located on the edge of Chipping Barnet town centre	+	
	Proximity to Growth Area	Mill Hill (approx. 5 miles)	O	
	Use of derelict and brownfield land	No	+	

3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Two statutory listed buildings within 250m (inc. Pennefather Hall and building on 151 High Street). Five locally listed buildings within 250m of the site (inc. 41 and 39 St Albans Road, 210 High Street and the White Lion public house)	?	The site lies within an SAS and is adjacent to Monken Hadley CA and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. The site is also within proximity to a local viewing corridor so any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Within proximity to local viewing corridor (King George Playing Fields, Hadley Green towards central London and Canary Wharf)	-	
	Proximity to CA	Site is adjacent to Monken Hadley CA	-	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods	Proximity to community facilities	Community facilities within 250m	+	The redevelopment of this site offers the opportunity to better integrate with the surrounding neighbourhood

which support good quality accessible services and sustainable lifestyles	Proximity to town centres	Site is on the edge of Chipping Barnet town centre.	+	and enhance the local street scape and character. The site also includes provision for community uses which would contribute positively towards this SA objective. Furthermore, mixed use development would be supported by the site's close proximity to the town centre and existing social infrastructure however, walkability across the site would need to be designed in to better connect with the surrounding areas and address poor connectivity.
	Crime rate (per 1000 head)	56.3	0	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Development has potential to deliver more than 10 units	+	The site's context and proximity to Chipping Barnet town centre would support an development that allows for the provision of a choice of new quality housing. Opportunities exist to increase permeability to the surrounding residential area and also better integrate the site into surrounding area.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Hadley Ride • Hadley Common • Hadley Green • Within 1200m: • Old Courthouse recreation ground • Jubilee Gardens • Ravenscroft Gardens • King George field • Monken Hadley common • Medway Open space • Hadley High Stone 	+	The site has access to health facilities and has a good provision of open spaces. It provides a good opportunity to contribute to a healthier neighbourhood, provided walkability is designed in to improve connectivity to the existing public transport network and surrounding area.
	Access to walking and cycling routes	Local walking and cycling network provision in relation to the site is poor	-	
	Air quality	Below EU value limits	O	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Longrove Surgery • The Old Court House surgery • Vale Drive Medical Practice 	+	
	Access to Leisure Centre	New Barnet Leisure Centre within 3500m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	The site is located within an area that is capable of supporting night time economy uses which will help boost the local economy and also includes provision for non-retail commercial floorspace which will have a positive impact on this objective. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	Yes	+	
	PTAL	3	+	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>○</p>	<p>Development of this site would present an opportunity to reduce the dominance of car-based travel activity and better promote sustainable modes of transport. The challenges presented with this site include a lack of permeability to the surrounding residential area and a lack of connectivity to Chipping Barnet town centre. The site has the 626-bus stop located along St Albans Road and is within 800m of high Barnet Station. Overall the development presents opportunities to have a positive impact on this objective.</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius: Within 500m:</p> <ul style="list-style-type: none"> ▪ Hadley Ride ▪ Hadley Common ▪ Hadley Green ▪ Within 1200m: ▪ Old Courthouse recreation ground ▪ Jubilee Gardens ▪ Ravenscroft Gardens ▪ King George field ▪ Monken Hadley common ▪ Medway Open space ▪ Hadley High Stone ▪ 	<p style="text-align: center;">+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and there is potential within the scope of the site to enhance this further.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">O</p>	<p>The site has a number of mature trees present on site which have significant green infrastructure and biodiversity value and should be protected as part of the redevelopment of the site.</p>

	Site within 500m of site of Importance for Nature conservation	SINC within 500m	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water -and air and, minimises waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positively against many of the social objectives and economic objectives based on the sites town centre location and its potential to deliver additional commercial floorspace. It has scored negatively against some areas due to its poor connectivity and the sites location within a SAS and its proximity to a conservation area and locally protected view.</p>				

Site No: 44 - High Barnet Station (Chipping Barnet Town Centre)	Site Address: Great North Rd, Chipping Barnet, EN5 5P
Site size: 1.50 ha	PTAL: 6
PTAL projected 2031: 6	Ward: High Barnet
LSOA: Within the 50% least deprived	Ownership: Public (TfL)
Existing or most recent site use/s: Public car parking and commercial	Proposed use types/s: Residential with 25% mixed uses (public car parking and employment). Designated within UDP (2006) as Site 26 supporting B1 uses, hotel and leisure.
Location type: Urban	Indicative residential capacity: 292
<p>Site description: This is land to south west of High Barnet station and tracks, fronting the A1000 Barnet Hill / Great North Road. It is currently used as a commuter car park (157 spaces), a range of low-density commercial uses including vehicle hire, scaffolding and self-storage facilities in temporary structures and vacant, incidental land around the railway. Levels change significantly across the site and in the surrounding area, rising (quite steeply in places) to the northwest. The site is within 400m of Chipping Barnet Town Centre. It is located on one of the highest points (134 metres above sea level) of the Barnet Plateau. There are no statutorily or locally listed buildings close to the site, and it is not within a conservation area or its setting. There is a wooded area to the west (containing Tree Preservation Orders), provides opportunities for placemaking and maximising residential amenity</p>	

Planning considerations: Comprehensive residential led development which will improve the sense of arrival and of place at entrances to High Barnet station, creating a new public space and improving visual connectivity. Seek opportunities for public realm improvements from station entrances up the hill to Chipping Barnet Town Centre and pedestrian connections to Great North Road Local Centre.

There is potential for meanwhile commercial uses on parts of the site at the early stages of development to help create an identity and attraction. The development should create active and attractive frontages along Barnet Hill.

This is not in a Tall Buildings location - 8 storeys or more would not be appropriate.

Commercial floorspace could take the form of flexible and affordable workspace, small / affordable shop units suitable for SMEs.

An assessment must be undertaken of public car parking spaces lost and replacement spaces may be required. Development must reflect the 'Healthy Streets Approach' with improved interchange facilities for pedestrians and cyclists.

Applicable Draft Local Plan policies: GSS01, GSS11, HNA01, HNA04, CDH01, CDH02, CDH03, CDH04

SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% least deprived	+	The site's proximity to the town centre provides local access to employment opportunities within the borough and beyond. Investment more generally would benefit the area through multiplier and ripple effects. Furthermore, Residential led development as part of an appropriate mix and choice would also be supported by the proximity to local schools and other social infrastructure close by, supporting local needs.
	Proximity to employment land	Hadley Manor Trading Centre within 1500m	+	
	Proximity to state schools	Schools within 500m - Queen Elizabeth's Girls' School St Catherine's RC School Schools within 500 – 1000m - Grasvenor Avenue Infant School - Lyonsdown School	++	

2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	A large portion of this site is used for car parking and therefore, redevelopment of this site would make more efficient use of land in meeting the need for housing and other uses. In addition, the site is within close proximity to a town centre and has high PTAL rating which will enable it to optimise land use that is fitting with its surrounding character.
	Existing mix of uses	public car parking and commercial	N/A	
	Proximity to Town Centre	Within Chipping Barnet town centre (approx. 400m)	++	
	Proximity to Growth Area	Mill Hill (approx. 5 miles)	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Grade II statutory listed building within 250m	?	The site lies within a SAS and is in proximity to heritage assets, therefore redevelopment has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Monken Hadley CA within 500m	?	
	Site of Archaeological Significance (SAS)	Yes	-	

4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	The sites proximity to the town centre location high PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4. However, mitigations should be in place to deal with noise issues resulting from the nearby road and rail tracks.
	Proximity to town centres	Within Chipping Barnet town centre (approx. 400m)	++	
	Crime rate (per 1,000 head)	56.3	○	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	6	++	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Meadway open space • Barnet Hill open space • Highlands Gardens • Old Courthouse Rec Ground • King Georges Field • Hadley Ridge • Jubilee Gardens • King George V playing field • Ravenscroft Gardens • Greenhill Gardens • Barnet playing field • Cromer Road open space 	+	The site is located within an area where the air quality is below EU value limits and has good provision of open spaces. It provides a good opportunity to contribute to a healthier neighbourhood, provided walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good access to walking and cycling	+	
	Air quality	Below EU limit value	○	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Vale Drive Medical Practice • The Old Court House Surgery • Gloucester Road Surgery • Longrove surgery 	+	
	Access to leisure centre	New Barnet Leisure Centre within 2600m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	6	++	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>157 spaces</p>	<p>-</p>	<p>The sites proximity to the town centre and its excellent PTAL will be likely to reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective. The loss of car parking may have adverse impacts on car users and local businesses would need to demonstrate that development on this site is in compliance with draft policy GSS12.</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Meadway open space • Barnet Hill open space • Highlands Gardens • Old Courthouse Rec Ground • King Georges Field • Hadley Ridge • Jubilee Gardens • King George V playing field • Ravenscroft Gardens • Greenhill Gardens • Barnet playing field • Cromer Road open space 	<p style="text-align: center;">+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.</p>
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10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N.	No	○	Development would need to ensure no harm to and enhancement of wooded area to the west of the site containing tree preservation orders. Overall, redevelopment has the potential to improve links to GI through effective design and master planning.
	Proximity to SINC	SINC within 500m	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positive or neutral against most objectives, however, it lies within a site of Archaeological Significance which give rise to potential negative impacts. In addition, development on this site would likely result in the loss of car parking spaces, therefore, any proposals would need to ensure that they are in accordance with draft policy GSS12.</p>				

Site No: 45 - Whalebones Park		Site Address: Wood St, Chipping Barnet, EN5 4BZ	
Site size: 2.20ha		PTAL: 2	
PTAL projected 2031: 2		Ward: High Barnet	
LSOA: Within the 20% least deprived		Ownership: Private	
Existing or most recent site use/s: Agriculture, community facilities		Proposed use types/s: Residential with 20% mixed uses (community facilities and local green space).	
Location type: Suburban		Indicative residential capacity: 149	
<p>Site description: The site forms part of Wood Street Conservation area and comprises a largely green and undeveloped area, consisting in the west and north of open fields with some tree cover, and in the east of a more heavily-treed field. Whalebones House itself and the extensive surrounding garden are in private ownership and are not part of the site. The surrounding area consists of large suburban houses. To the west there has been recent residential development at Elmbank of 114 units. Barnet Hospital lies to the south. There is access to bus routes serving Barnet Hospital and Wood Street.</p>			
<p>Planning considerations: There must be retention of trees and other natural features, with the introduction of new pedestrian access points and woodland walks which benefit the local community and users of Barnet Hospital. Residential development to west of Whalebones House, adjacent to the Elmbank development, will help to integrate the site into the surrounding suburbs. There should be provision of a new Local Green Space and a community facility, subject to legal agreement with developer on continuing management and maintenance. The design must consider the site location in the Wood Street Conservation area and the surrounding suburban and historic character.</p>			
Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, CHW01, CHW02			
SA objective	Basis for appraising sites	Score	Commentary/ Mitigation

1. To reduce poverty and promote equality of opportunity	LSAO	Within the 20% least deprived	O	This site is located out of the town centre however, the scale of the site could potentially offer opportunities to incorporate a mix of uses to meet social infrastructure needs, including a community facility and green space. Investment more generally would benefit the area through multiplier and ripple effects. Residential development would help meet local housing needs and widen housing choice.
	Proximity to employment land	Queens Road Industrial Estate within 300m.	++	
	Proximity to state schools	Schools within 500m <ul style="list-style-type: none"> • Foulds School • Queen Elizabeth’s School • Whittings Hill Primary School Schools within 500 – 1000m <ul style="list-style-type: none"> • Christ Church Primary School • Underhill School 	++	
2. Ensure efficient use of land and infrastructure	Density range	200–350 hr/ha	N/A	The site is located outside the town centre and has a low PTAL and proposes development on undeveloped land, therefore, it is unlikely that it will contribute positively to this objective.
	Existing mix of uses	agriculture, community facilities	N/A	
	Proximity to Town Centre	Chipping Barnet town centre within 1000m.	+	

	Proximity to Growth Area	Mill hill (approx. 4 miles)	O	
	Use of derelict and brownfield land	No	-	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Grade II Listed Building within 100m.	-	The site lies within Wood Street CA and therefore gives rise to potential negative effects on heritage assets. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Site is within the Wood Street CA	-	
	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible	Proximity to community facilities	Community facilities within 1000m	+	The site has low PTAL, however there a number of bus routes along Wood Street. The scale of the site provides opportunities to create high-quality mixed-use development, that would include community facilities and that links in with surrounding areas.
	Proximity to town centres	Chipping Barnet town centre within 1000m.	+	

services and sustainable lifestyles	Crime rate (per 1,000 head)	56.3	○	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	2	-	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Ravenscroft Gardens • Jubilee Gardens • Quinta Open Space • Stanhope Road • Riverside Walk / Ducks Island • Whittings Hill open space/Community Forest • Old Courthouse Rec Ground • Grange playing fields 	+	Overall the site provides an opportunity to contribute to a health and well-being, provided walkability is designed in (connecting with bus access). The opportunity to improve local housing mix and choice will be beneficial.

	Access to walking and cycling routes	Poor	-	
		Below EU limit value	○	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Lonegrove Surgery • The Old Court House Surgery 	+	
	Access to leisure Centre	New Barnet Leisure Centre within 40000m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	2	-	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The site's poor PTAL rating may lead to increased car usage at this location, however the context of the site offers the potential to design in walkability across the site linking it with surrounding areas and local bus access. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Ravenscroft Gardens • Jubilee Gardens • Quinta Open Space • Stanhope Road • Riverside Walk / Ducks Island • Whittings Hill open space/Community Forest • Old Courthouse Rec Ground • Grange playing fields 	<p style="text-align: center;">+</p>	<p>Site is within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>The site has a number of mature trees present on site which have significant green infrastructure and biodiversity value; development should seek to protect these. Development on this site should also seek to enhance and improve GI links where possible.</p>
	<p>Proximity to SINC</p>	<p>SINC within 500m</p>	<p style="text-align: center;">○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
13. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has access to a range of social infrastructure such as schools and health facilities. However, the site is on undeveloped land and within a CA, therefore, any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. It has a low PTAL which may lead to increased car use; Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity.</p>				

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Site No: 46 - IBSA House (Mill Hill Growth Area)		Site Address: The Ridgeway, Mill Hill, NW7 1RN		
Site size: 2.08 ha		PTAL: 1B		
PTAL projected 2031: 1B		Ward: Mill Hill		
LSOA: Within the 50% least deprived		Ownership: Private		
Existing or most recent site use/s: Office / light industrial / storage and distribution		Proposed use types/s: Residential-led mixed uses with 20% employment.		
Location type: Suburban		Indicative residential capacity: 125		
Site description: Print works and offices for International Bible Students Association within modern building of 5 storeys on the Finchley Ridge. Adjacent to residential areas of the Millbrook Park development. There is an area of Green Belt north of Partingdale Lane.				
Planning considerations: Development must be of appropriate scale that responds to the setting. Delivery of high quality residential-led mixed used development comprising a range of housing types and tenures, including family homes. Providing opportunities for employment creation, ensuring the continued contribution to innovation and growth through provision of workspace for small to medium enterprises.				
Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% least deprived	O	The site is located within close proximity to Mill Hill Growth area which will be a focus for regeneration and delivering sustainable economic growth which in turn will contribute positively to this objective and help create more equal balanced community. However, the site has a low PTAL,
	Proximity to employment land	Squlres Lane and regents Park Road within 2000m	+	

	Proximity to state schools	<p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Dollis Infant School • Dollis Junior School • Frith Manor Primary School • Millbrook Park Primary School • St Vincent's Catholic Primary School <p>Schools outside 1000m</p> <ul style="list-style-type: none"> • Copthall School 	+	therefore, walkability across the site to connect with employment opportunities and other social infrastructure will be important to help address this
2. Ensure efficient use of land and infrastructure	Density range	150–200 hr/ha	N/A	Redevelopment of this site would provide the opportunity to intensify land use and make more efficient use of land and infrastructure.
	Existing mix of uses	office / light industrial / storage and distribution	N/A	
	Proximity to Town Centre	Finchley Church End town centre within 1200m and Mill hill district centre within 500m	+	

	Proximity to Growth Area	Located within Mill Hill growth area	++	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	One locally listed building within 150m.	?	The site lies within a SAS and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Mill Hill within 700m.	○	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	The site provides a good opportunity to create a successful neighbourhood provided that walkability is designed in to help address the sites low PTAL rating. The site is within a five-minute walk of Mill Hill district centre so has access to a range of facilities. The introduction of housing on this site, would improving local housing mix and provide an increase in population that would support the businesses located in the nearby local centre. This would enhance the viability and sustainability of the local centre and the wider neighbourhood.
	Proximity to town centres	Finchley Church End town centre within 1200m and Mill hill district centre within 500m	+	
	Crime rate (per 1,000 head)	62.8	+	

5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix. However, walkability should be designed in to help overcome some of the accessibility issues.
	PTAL	1B	--	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Bittacy Hill Park • Sanders Lane open space • Mill Hill Old Railway • Arrandene Open Space • Thornfield Avenue open space 	+	The site is located within an area where the air quality is below EU value limits and has good provision of open spaces. It provides a good opportunity to contribute to a healthier neighbourhood, provided walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Poor	-	
	Air quality	Below EU limit value	O	

	Access to health facilities	Health centres within 1200m: <ul style="list-style-type: none"> Langstone Way Surgery 	+	
	Access to leisure centre	Barnet Copthall Leisure Centre within 1700m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	Yes	+	The site proposal includes provision for commercial floorspace which will have a positive impact on this objective. In addition, development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	1B	--	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The site's poor PTAL rating may lead to increased car usage at this location, however, the site does benefits from bus stops along the Ridgeway and is within walking distance to Mill Hill East station. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Bittacy Hill Park • Sanders Lane open space • Mill Hill Old Railway • Arrandene Open Space • Thornfield Avenue open space 	<p>+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.</p>

10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N.	No	○	Although the site is not located within proximity to any designated sites, it is on green belt land which often includes significant biodiversity value. Any future development proposals should seek to enhance and improve the biodiversity offer where possible through the activation of the relevant biodiversity policies.
	Proximity to SINC	SINC within 500m	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste.	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment		N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
	Food zone	1	++	

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13. To minimise and manage the risk of flooding	CDA	No	O	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
<p>Conclusion: The site located within proximity to the town centre and is within Mill Hill Growth area, however the site has a poor PTAL which could have potentially significant negative effects on some of the SA objectives. In addition, the site is within a SAS therefore, any future development proposals will need to ensure that they are fitting with the surrounding context.</p>				

Site No: 47 - Mill Hill East Station (Mill Hill Growth Area)	Site Address: Bittacy Hill, Mill Hill, NW7 1BS – airspace above and land adjoining station
Site size: 1.24ha	PTAL: 3
PTAL projected 2031: 3	Ward: Mill Hill
LSOA: Within the 30% most deprived	Ownership: Public (non-council)
Existing or most recent site use/s: Railway station, platforms and lines, with public car parking and unused bordering land	Proposed use types/s: Residential with 40% mixed uses (retained rail infrastructure, car parking).
Location type: Urban	Indicative residential capacity: 127

<p>Site description: The site includes Mill Hill East Station building, platform and tracks, along with the public car park (42 spaces) and overgrown adjacent strip of land. The large, partially completed Mill Brook Park development is across Bittacy Hill road to the north east of the site. To the north is low-density two-storey housing, while to the south is a supermarket and gym surrounded by large areas of surface car parking.</p>				
<p>Planning considerations: The station building and associated platforms and tracks must be retained and/ or re-provided. An assessment of public car parking requirements must be undertaken and re-provided as required. The varied surroundings to the site mean that the design must be sensitive in terms intensification; for example, the southern boundary towards the supermarket provides greater scope for building height than towards the low-rise housing to the west. Preservation of mature trees may be required.</p>				
<p>Applicable Draft Local Plan policies: GSS01, GSS07, GSS09, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04</p>				
SA objective	Basis for appraising sites			Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% most deprived	+	The site is located within Mill Hill Growth area which will be a focus for regeneration and delivering sustainable economic growth, which in turn will contribute positively to this objective and help create more equal balanced community. Housing would also be supported by the proximity to local schools and
	Proximity to employment land	Regents Park Road within 1500m.	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Millbrook Park Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Dollis Infant School • Dollis Junior School • Frith Manor Primary School • St Mary’s CofE Primary School <p>Schools outside 1000m</p> <ul style="list-style-type: none"> • Hasmorean High School 	+	other social infrastructure within the town centre, supporting local needs. The site also provides access to local employment opportunities and transport links ensure access to opportunities further afield.
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	This site is within Mill Hill town centre and growth area. This provides an opportunity to achieve development density that optimises land use but that is sensitive to the surrounding context.
	Existing mix of uses	Railway station, platforms and lines, with public car parking and unused bordering land	N/A	
	Proximity to Town Centre	Within Mill Hill district town centre.	++	

	Proximity to Growth Area	Within Mill Hill Growth Area	++	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Locally listed building within 600m	○	No identified designated heritage assets within the site boundary. However, the site does lie within a SAS and has the potential to have a negative effect on the objective. The actual effect will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Mill Hill CA within 900m	○	
	Site of Archaeological Significance	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible	Proximity to community facilities	Community facilities within 500m	+	The site is located within Mill hill district town centre and has a good PTAL which offers opportunities to include residential development. Redevelopment of this site would include land
	Proximity to town centres	Within Mill Hill district town centre.	++	

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services and sustainable lifestyles	Crimes rate (per 1,000 head)	62.8	+	which is currently overgrown and unused which would significantly improve the character and appearance of the area. Additional housing would also improve local housing mix and provide an increase in population that would support local businesses, enhancing the overall viability and sustainability of the district centre and wider neighbourhood. Overall, the development of this site has the potential to positively contribute to this objective. In addition, the site is located within a ward that has slightly higher than average crime rates so would benefit from investment and redevelopment.
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> ▪ Sanders Lane open space ▪ Bittacy Hill Park ▪ Thornfield Avenue open space ▪ Oakdene Park ▪ Mill Hill Old Railway 	+	The site is located within an area where the air quality is below EU value limits and has good provision of open spaces. It provides a good opportunity to contribute to a healthier neighbourhood, provided walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	○	
	Access to health facilities	<p>Health facilities within 1200m:</p> <ul style="list-style-type: none"> • Langstone Way Surgery 	+	
	Access to Leisure Centre	Finchley Lido Leisure Centre within 4000m	○	

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7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	3	+	Development at this location will likely have a positive impact given its town centre location and will therefore reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure. The loss of car parking may have adverse impacts on car users and local businesses would need to demonstrate that development on this site is in compliance with draft policy GSS12.
	Number of car parking spaces provided	42 spaces	-	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> ▪ Sanders Lane open space ▪ Bittacy Hill Park ▪ Thornfield Avenue open space ▪ Oakdene Park ▪ Mill Hill Old Railway 	<p style="text-align: center;">+</p>	<p>The site has above average levels of open space provision and there is potential within the scope of the site to enhance and improve this further.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>The site also has a number of mature trees present on site which have significant green infrastructure and biodiversity value and should be maintained as part of the redevelopment of the site.</p>
	<p>Proximity to SINC</p>	<p>SINC within 350m</p>	<p style="text-align: center;">○</p>	
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>Application of sustainable design and construction technologies</p>	<p style="text-align: center;">○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy</p>

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13. Maximise protection and enhancement of natural resources including water-and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment		N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	O	
<p>Conclusion: The site has scored positive or neutral against most SA objectives, in part due to the sites location within Mill Hill Growth area, town centre and good PTAL. However, redevelopment of the site may result in the loss of car parking which may have some potential negative effects so development proposals would need to comply with draft policy GSS12. In addition, the site is within a SAS which may give rise to potential negative effects on heritage assets which future development proposals would need to be mindful of.</p>				

Site No: 48	Site Address: Mill Hill Library, Hartley Avenue, NW7 2HX
Site size: 0.17 ha	PTAL: 4
PTAL projected 2031: 4	Ward: Mill Hill
LSOA: Within the 40% least deprived	Ownership: Council
Existing or most recent site use/s: public library and associated car parking	Proposed use types/s: Residential 50% with community uses
Location type: Urban	Indicative residential capacity: 19

<p>Site description: The library building is single storey and in mid-20th Century architectural style. The curtilage includes a border of landscaping, along with an access road to a rear car park.</p> <p>Opposite is the fire station built in a similar civic style. To the west of the site is a car park while to the east is a three-storey officer building. The location is close to Mill Hill district centre and lies close to the A1 arterial road. Mill Hill station is within approximately half a kilometre</p>				
<p>Planning considerations: The library is community infrastructure and must be re-provided either on site or at a suitable alternative location. The existing building is a good design and of architectural interest which proposals should seek to retain and integrate. Good accessibility to transport and the Mill Hill district centre supports the intensification of this site.</p>				
<p>Applicable Draft Local Plan policies: : GSS01, HOU01, HOU02, HOU04, CDH01, ECC02, CHW01</p>				
SA objective	Basis for appraising sites			Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	○	Housing and community facilities as part of an appropriate mix would and choice would be supported through the sites proximity to Mill Hill district town Centre and proximity to schools and other social infrastructure.
	Proximity to employment land	Finchley Industrial Estate and Bunns Lane within 500m	++	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Etz Chaim Jewish Primary School • Goodwyn School • St Martin’s School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Ellern Mede School • Mathilda Marks-Kennedy Jewish Primary School • Mill Hill School Foundation • St Paul’s CofE Primary School • The Orion Primary School <p>Schools outside 1000m</p> <ul style="list-style-type: none"> • Cophthall School 	+	The site has a high PTAL which provides access to local job opportunities and those further afield. In addition, the site is located within close proximity to Mill Hill Growth area which will be a focus for regeneration and delivering sustainable economic growth which in turn will contribute positively to this objective and help create more equal balanced community.
2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	Redevelopment/intensification would comprise a more efficient use of land that is commensurate with the sites high PTAL.
	Existing mix of uses	Public library and associated car parking	N/A	
	Proximity to Town Centre	Mill Hill district town centre within 500m	+	

	Proximity to Growth Area	Within Mill Hill Growth area	++	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Site is a locally Listed Building. Statutory Listed Building within 250m.	?	The site lies within a SAS and has locally listed buildings within proximity. Therefore, has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	0	
	Proximity to CA	Mill Hill CA within 200m	?	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Mill Hill district town centre within 500m	+	The sites proximity to the town centre and high PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4. The redevelopment will include new community facilities to replace what is currently on site.
	Proximity to town centres	Community facilities within 500m	+	
	Crime rate (per 1000 head)	62.8	+	
5. Ensure that all residents have access to good quality, well-	Application of Local Plan affordable housing threshold	Site has the capacity to deliver 10 or more dwellings	+	The site's context and scale would support development that allows for the provision of a choice of new quality housing within the mix.

located, affordable housing	PTAL	4	+	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Simmonds Mead • Mill Hill Park • Lawrence Green • The Mill Field • Field Mead open space • The Meads open space • Arrandene open space • Marsh Lane open space • Woodcroft Park 	+	The site provides a good opportunity to contribute to health and well-being of the local population, provided walkability is designed in (connecting with the existing network and bus access).
	Access to walking and cycling routes	Good access to walking/ cycling routes	+	
	Air quality	Below EU limit value	0	
	Access to health facilities	<p>Health facilities within 1200m:</p> <ul style="list-style-type: none"> • Dr D Frost And Partners • Mulberry Medical Practice - Sefton Ave • Medical Centre – Deans Lane 	+	

	Access to leisure facilities	Burnt Oak Leisure Centre within 2000m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	4	+	Development at this location will likely have a positive impact given its proximity to Mill Hill District town centre and high PTAL. These factors combined may reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure.
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Simmonds Mead • Mill Hill Park • Lawrence Green • The Mill Field • Field Mead open space • The Meads open space • Arrandene open space • Marsh Lane open space • Woodcroft Park 	<p style="text-align: center;">+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 800m</p>	<p style="text-align: center;">○</p>	
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p style="text-align: center;">○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.</p>

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13. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	O	
<p>Conclusion: The site has scored positively against most of the SA objectives, in part due to its proximity to the town centre and good PTAL. The site is within a SAS therefore, future development proposals will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.</p>				

Site No: 49 - Watchtower House & Kingdom Hall (Mill Hill Growth Area)	Site Address: The Ridgeway, Mill Hill, NW7 1RS/ 1RL
Site size: 7.31ha	PTAL: 1B
PTAL projected 2031: 1B	Ward: Mill Hill
LSOA: Within the 50% least deprived	Ownership: Private
Existing or most recent site use/s: Sui generis religious community; Major Developed Site in the Green Belt – UDP 2006	Proposed use types/s: Residential with 10% community uses
Location type: Urban	Indicative residential capacity: 493

<p>Site description: A large site with extensive open spaces that is within designated Green Belt and the Mill Hill Conservation Area, previously classified as a Major Development Site within the Green Belt. There is a broad west/ east split, with the eastern half of the site containing a sprawling complex, largely over three storeys, which provides 85 self-contained residential units and ancillary services for staff of the International Bible Students Association (IBSA), at nearby IBSA House. There are also extensive gardens and car parking. The western half of the site comprises a Kingdom Hall with a large, open field. The site has numerous mature trees and is subject to an Area Tree Preservation Order. A public footpath bisects the site north-south. The land falls sharply from north to south, providing good views towards London. Suburban roads of semi-detached housing surround the site to the south, east and west, with The Ridgeway Road to the north</p>				
<p>Planning considerations: The quantum and design of redevelopment are significantly constrained by numerous factors, including the low level of public transport access, the suburban semi-rural character, the Green Belt and Conservation Area status, and trees subject to TPOs. The public footpath traversing the site must be retained.</p>				
<p>Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, ECC05</p>				
SA objective	Basis for appraising sites			Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within 50% least deprived	○	The site has a low PTAL, however, it is within close proximity to employment sites and local schools. Walkability across the site will need to be designed in to help connect with employment opportunities and other social infrastructure. In addition, the site is located within Mill Hill Growth area which
	Proximity to employment land	Squlres Road and Regents Park Road within 1500m.	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • St Vincent’s Catholic Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Copthall School Mill Hill School Foundation • Dollis Infant School • Dollis Junior School • Firth Manor Primary School • Millbrook Park Primary School 	++	will be a focus for regeneration and delivering sustainable economic growth, this in turn will contribute positively to this objective and help create more equal balanced community.
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha	N/A	Redevelopment of this site would provide the opportunity to intensify land use and make more efficient use of land and infrastructure.
	Existing mix of uses	sui generis religious community; Major Developed Site in the Green Belt – UDP 2006	N/A	
	Proximity to Town Centre	Mill Hill district centre within 2000m	-	
	Proximity to Growth Area	Within Mill Hill growth area	+	

	Use of derelict and brownfield land	No	++	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Local Listed Building within 200m	?	There are no designated heritage assets within the site boundary however, it is located within proximity to Mill Hill CA and is within a SAS which gives rise to potential negative effects on this objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout and materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Within Mill Hill CA	-	
	Site of Archaeological Significance	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 1000m	+	The site provides offers the opportunity to create a successful neighbourhood provided that walkability is designed in to help address the sites low PTAL rating. The site is within a five-minute walk of Mill Hill district centre which provides access to a range of community facilities and social infrastructure. The introduction of housing on this site, would improving local housing mix. In addition, the site is located in a ward that has a higher than average crime rate so could benefit from investment and redevelopment.
	Proximity to town centres	Mill hill district centre within 1000m	+	
	Crime rate (per 1,000 head)	62.8	+	

5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	1B	--	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius: <ul style="list-style-type: none"> • Bittacy Hill Park • Sanders Lane open space • Mill hill Old Ridgeway • Arrandene open space 	+	The site has access to health facilities and has a good provision of open spaces. It provides a good opportunity to contribute to a healthier neighbourhood, provided walkability is designed in to improve the sites low PTAL (connecting with the existing public transport network).
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	O	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Langstone Way Surgery 	+	
	Access to leisure centre	Barnet Copthall Leisure centre within 2000m	++	

7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	Development would have immediate positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential, development and from people using educational facilities may support the local economy through increased expenditure and adding to the pool of labour
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	1B	--	The site has a low PTAL and is likely to require parking facilities for residents, potentially increasing traffic and congestion problems within the borough and associated carbon emissions, reducing air quality within the area.
	Number of car parking spaces provided	Unknown	?	
9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	Access to public open space on the basis of quality and value	The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius: <ul style="list-style-type: none"> • Bittacy Hill Park • Sanders Lane open space • Mill Hill Old Ridgeway • Arrandene open space 	+	Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.

10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N	No	○	Although the site is not in proximity to any designated sites, it has a number of mature trees present which have significant green infrastructure and biodiversity value and should be protected as part of the redevelopment of the site.
	Proximity to SINC	Yes – SINC within 300m	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
	Food zone	1	++	

13. To minimise and manage the risk of flooding	CDA	No	○	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
<p>Conclusion: This site scores positively in relation to social objectives. Positive impacts are anticipated due to the delivery of housing in an area that is in proximity to a range of essential infrastructure. The site scores negatively against some objectives, which is mainly due to the sites location within a SAS and Conservation Area. In addition, the site has a low PTAL which is anticipated to increase vehicle dependence and associated traffic and pollution.</p>				

Site No: 50 - Watford Way & Bunns Lane (Major Thoroughfare)	Site Address: Adjacent to Watford Way, Mill Hill, NW7 2EX
Site size: 0.86ha	PTAL: 1B
PTAL projected 2031: 2	Ward: Mill Hill
LSOA: Within the 40% least deprived	Ownership: GLA (TFL)
Existing or most recent site use/s: Vacant (former motorway ramp & verges)	Proposed use types/s: Residential-only
Location type: Urban	Indicative residential capacity: 105
<p>Site description: An overgrown site on a disused road connection. The site's eastern boundary is along the raised Watford Way (A1), with the remainder of the boundary running to the rear of 2-3 storey residential properties along Bunns Lane and other local streets. The site does not have direct access to the public highway, other than the A1 which would not be suitable due to safety issues of vehicles joining a busy, raised three-carriageway road.</p>	
<p>Planning considerations: Securing adequate access to site is crucial for any proposal. The design must manage and mitigate air pollution and noise from the adjoining A1 road. Preservation of mature trees may be required.</p>	

Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	○	Housing could be supported by the site's close proximity to local schools and other social infrastructure nearby, supporting local needs. However, the site has poor accessibility and is bounded by a major piece of road infrastructure to the east which may act as barrier to poverty reduction and equality of opportunity. Securing adequate access to the site will be imperative. Walkability across the site to connect with opportunities will also be important to address the low PTAL. Investment more generally would benefit the area through multiplier and ripple effects.
	Proximity to employment land	Regents Park Road and Squires Lane within 2500m.	○	
Proximity to state schools	Schools within 500 – 1000m <ul style="list-style-type: none"> • Blessed Dominic Catholic Primary School • Copthall School • Etz Chaim Jewish Primary School • St James' Catholic High School • The Orion Primary School • Woodcroft Primary School 	++		
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha	N/A	This site is now vacant; therefore, residential development would bring this site back into use and help increase housing supply and meet identified housing needs.
	Existing mix of uses	vacant (former motorway ramp & verges)	N/A	

	Proximity to Town Centre	Mill hill district centre within 1000m.	+	
	Proximity to Growth Area	Mill hill (approx. 500m)	+	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	One statutory listed building within 600m.	○	No identified designated heritage assets within the site boundary or in close proximity. However, the site lies within a SAS and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. Any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	In close proximity to locally protected view (Mill Field towards Harrow on the Hill)	-	
	Proximity to CA	Watling Estate CA within 500m	?	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good	Proximity to community facilities	Community facilities within 1000m.	+	Scale of site offers the opportunity to create a liveable neighbourhood on a disused site, however, this would be on the basis that the physical constraints of the site are

quality accessible services and sustainable lifestyles	Proximity to town centres	Mill hill district centre within 1000m.	+	addressed and mitigated including safe access to and from the site, noise and air quality issues and ensuring the walkability is designed in to address the low PTAL.
	Crime rate (per 1,000 head)	62.8	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	1B	--	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius: <ul style="list-style-type: none"> • Field Mead open space • Mill Hill Park • Woodcroft Park • Simmonds Mead • Haybourne Park • Arrandene open space • Lyndhurst Park • Copthall Playing Field 	+	Overall the site provides an opportunity to contribute to a health and well-being, provided walkability is designed in (connecting with bus access) and noise and air quality issues are mitigated as much as possible. The opportunity to improve local housing mix and choice will be beneficial.
	Access to walking and cycling routes	Poor	-	
	Air quality	Above EU limit value	-	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • The Everglade Medical Practice • Parkview Surgery • Dr D Frost and Partners 	+	
	Access to leisure centre	Barnet Copthall Leisure Centre within 2200m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	1B	--	This site is located outside the town centre and has poor accessibility to and from the site. It is therefore unlikely that it will minimise the need to travel and increase overall car use. Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Field Mead open space • Mill Hill Park • Woodcroft Park • Simmonds Mead • Haybourne Park • Arrandene open space • Lyndhurst Park • Copthall Playing Field 	<p style="text-align: center;">+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>The site has a number of mature trees present on site which have significant green infrastructure and biodiversity value; development should seek to protect these.</p>
	<p>Proximity to SINC</p>	<p>SINC within 900m</p>	<p style="text-align: center;">○</p>	
<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p style="text-align: center;">○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayor's energy hierarchy.</p>

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12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: Although the site is located outside the town centre, it has access to social infrastructure such as schools and health facilities. However, the site has a number of constraints, mainly accessibility which will need to be addressed in order to bring development forward. In addition, the site has low PTAL and any development coming forward should seek to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity. The site also within a SAS so development proposals should seek to demonstrate that it will not have an impact on the locally protected view.</p>				

Site No: 51 - Great North Road Local Centre (Major Thoroughfare)	Site Address: Great North Rd, New Barnet, EN5 1AB
Site size: 0.81 ha	PTAL: 4

PTAL projected 2031: 5		Ward: Oakleigh		
LSOA: Within the 50% most deprived		Ownership: Private		
Existing or most recent site use/s: cinema, public house and service station		Proposed use types/s: Residential with 60% mixed uses (cinema and public house).		
Location type: Urban		Indicative residential capacity: 84		
Site description: This site is part of the Great North Road Local Centre which includes the recently refurbished Grade II listed cinema, public house and petrol station. The site is next to a junction of the Great North Road. To the rear is a railway line embankment, along which is a Site of Borough Importance for Nature Conservation. High Barnet Station is within ½ km				
Planning considerations: Proposals must retain the Grade II listed cinema building and should consider retaining the public house. Noise and air pollution from the Great North Road must be mitigated. Development needs to take account of the Site of Borough Importance for Nature Conservation to the rear. A site masterplan will be required				
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% most deprived	+	This site has a good PTAL and is in proximity to social infrastructure including local schools which would support residential development. Overall, an development for
	Proximity to employment land	Finchley Industrial Estate within 2500m.	○	

	Proximity to state schools	<p>Schools Within 500m</p> <ul style="list-style-type: none"> • Grasvenor Avenue Infant School • St Catherine’s RC School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Lyonsdown School • Queen Elizabeth’s Girl’s School 	++	development provides the opportunity to reduce poverty and promote further equality of opportunity.
2. Ensure efficient use of land and infrastructure	Density range	200–700 hr/ha	N/A	Redevelopment of this site would also provide the opportunity to intensify land use and make more efficient use of land and infrastructure.
	Existing mix of uses	cinema, public house and service station	N/A	
	Proximity to Town Centre	High Barnet within 500m	+	
	Proximity to Growth Area	Mill hill (approx. 5 miles)	○	
	Use of derelict and brownfield land	No	+	

3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Grade II statutory listed building within 100m	-	There sites include a Grade II listed building which gives rise to potential negative effects on heritage assets. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage. Any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Site is within close proximity to locally protected view (Mill Field towards Harrow on the Hill)	-	
	Proximity to CA	Wood Street CA within 1000m	-	
	Site of Archaeological Significance	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	The site is within close proximity to High Barnet town centre and has a good PTAL which will offer opportunities to positively support SA objective 4. However, mitigations should be in place to deal with noise and air quality issues resulting from the nearby road and rail tracks.
	Proximity to town centres	High Barnet within 500m	+	
	Crime rate (per 1,000 head)	49.7	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site’s context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	

<p>6. Improve the health and well-being of the population and reduce inequalities.</p>	<p>Access to public open space</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Highlands Gardens • Barnet Hill open space • Greenhill Gardens • Meadway open space • King George V playing field • Barnet playing field • Lyonsdown Rd open space • Brook Farm/Wyatts Farm • Cromer Road open space • King Georges Field • Shaftsbury Ave Open Space • York Road open space <p>Old Courthouse</p>	<p>+</p>	<p>The site is located in an area of open space deficiency. However, development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).</p>
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	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU limit value	○	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Gloucester Road Surgery • Vale Drive Medical Practice • Addington Medical Centre The Old Court House Surgery	+	
	Access to leisure centre	New Barnet Leisure centre within 1100m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	4	+	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>Development at this location will likely have a positive impact given its proximity to the town centre location and its good PTAL which could reduce the need to travel by car. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective.</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Highlands Gardens • Barnet Hill open space • Greenhill Gardens • Meadway open space • King George V playing field • Barnet playing field • Lyonsdown Rd open space • Brook Farm/Wyatts Farm • Cromer Road open space • King Georges Field • Shaftsbury Ave Open Space • York Road open space 	<p>-/+</p>	<p>The site is within an area of open space deficiency: however, it has good access to nearby open spaces within a 1200m radius, some of which are within 500m. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
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10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N	No	○	The site is within 20m of a SINC; any future development proposals would need to ensure that there is no major impact on the SINC. An development would provide the opportunity to improve the sites biodiversity offer through the activation of green infrastructure and biodiversity policies (e.g. through green roofs / green walls or other urban greening approaches).
	Proximity to SINC	SINC within 20m	-	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
13. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	

Conclusion: The site is located along a major thoroughfare but has good PTAL and access to social infrastructure such as schools and is within 500m of High Barnet town centre. However, the site has also received some negative scores as it is located within close proximity to a SINC, heritage assets and a locally protected view. Future development proposals will need to be mindful of these issues and seek to address them where possible.

Site No: 52 - Kingmaker House (New Barnet Town Centre)	Site Address: 15 Station Rd, New Barnet, EN5 1NW
Site size: 0.26 ha	PTAL: 3
PTAL projected 2031: 4	Ward: Oakleigh
LSOA: Within the 50% most deprived	Ownership: Private
Existing or most recent site use/s: Commercial	Proposed use types/s: Residential-led with 10% mixed use (office).
Location type: Urban	Indicative residential capacity: 61
Site description: Located in New Barnet Town Centre, the site consists of a 7-storey 1960s office building with parking to the front and rear. Similar adjacent buildings have been converted to residential use. The site is close to New Barnet Station	
Planning considerations: High public transport access and proximity to town centre functions support a relatively high density of development. Prior approval (16/0517/PNO) has been given for (70 units. Proposals must take into consideration the Grade II listed New Barnet War Memorial and locally listed East Barnet Town Hall which are opposite the site	
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04	

SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% most deprived	+	The site's proximity to the town centre provides local access to employment opportunities within the borough and beyond. Investment more generally would benefit the area through multiplier and ripple effects. Furthermore, Residential led development as part of an appropriate mix and choice would also be supported by the proximity to local schools and other social infrastructure close by, supporting local needs.
	Proximity to employment land	Oakleigh Road South within 3000m	○	
Proximity to state schools	Schools within 500m <ul style="list-style-type: none"> • Cromer Road Primary School • Lyonsdown School Schools within 500 – 1000m <ul style="list-style-type: none"> • Brookhill Nursery School • Livingstone Primary and Nursery School • JCoSS • St Margaret's Nursery School 	+		
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	This site is brownfield land and therefore makes effective use of land in meeting the need for housing and other uses. In addition, the site is within a town centre and is potentially capable of delivering a higher density development.
	Existing mix of uses	commercial	N/A	

	Proximity to Town Centre	Located within New Barnet Town Centre.	++	
	Proximity to Growth Area	Mill Hill (approx 5 miles)	O	
	Use of derelict and brownfield land	Yes	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Two statutory Grade II listed buildings within 100m (Inc. New Barnet war memorial and 36A Station Road) and two locally listed buildings within 100m (along Station Road)	-	No identified designated heritage assets within the site however, the site is in close proximity to a number of listed buildings. In line with local policy, development must have regard to local historic context. Any proposals within or affecting the setting of heritage assets must provide a site assessment demonstrating how the site will respect and enhance the asset. In addition, any forthcoming application should seek to demonstrate that it will not have an impact on the locally protected view.
	Impact on Locally Important Views – 4 Corridors	Site is within close proximity to locally protected view (King George Playing Fields, Hadley Green towards Central London and Canary Wharf)	-	
	Proximity to CA	Monken Hadley CA within 1000m	O	
	Site of Archaeological Significance (SAS)	No	O	

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4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	Town centre location high PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4.
	Proximity to town centres	Located within New Barnet Town Centre	++	
	Crime rate (per 1,000 head)	49.7	○	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • York road open space • Shaftesbury Ave open space • Cromer Road open space • Victoria Rec Ground • Highlands Gardens • Lyonsdown Rd open space • Greenhill Gardens • Tudor Sports Ground • Cranbrook Road open space 	+	The site is within an area of open space deficiency; however, it has good access to open space. The site offers the opportunity to contribute positively to the health and wellbeing of the local population provided that walkability is designed in that connects with the existing public transport network.
	Access to walking and cycling routes	Good access to walking and cycling routes	+	
	Air quality	Below EU limit value	○	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Addington Medical Centre • Gloucester Road Surgery • The Village Surgery • East Barnet Health Centre 	+	
	Access to leisure centre	New Barnet Leisure centre within 1100m	+	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	3	+	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The sites town centre location will be likely to reduce the need to travel by car to key services including community facilities. In addition, the PTAL rating is projected to increase to level 4 by 2031. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • York road open space • Shaftesbury Ave open space • Cromer Road open space • Victoria Rec Ground • Highlands Gardens • Lyonsdown Rd open space • Greenhill Gardens • Tudor Sports Ground • Cranbrook Road open space 	<p>+/-</p>	<p>The site is within an area of open space deficiency but has good access to open spaces. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 1000m</p>	<p>○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	O	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, land and air	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	Yes	-	
<p>Conclusion: The site has scored positive or neutral in relation to most SA objectives due to its town centre location and good PTAL. However, the site is proximity to heritage assets and a locally protected view. Any future development proposals will need to ensure that they are fitting with the surrounding context.</p>				

Site No:53 - Allum Way (Whetstone Town Centre)	Site Address: Totteridge & Whetstone station/ High Rd/ Downland Close/ Allum Way, Whetstone, N20
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Site size: 4.27 ha		PTAL:4		
PTAL projected 2031: 4		Ward: Totteridge		
LSOA: Within 30% least deprived		Ownership: Mixed		
Existing or most recent site use/s: railway station with car parking, industry and storage		Proposed use types/s: Residential-led with 20% mixed uses (commercial, community and car parking).		
Location type: Urban		Indicative residential capacity: 888		
Site description: This site encompasses the station, car parking (101 spaces), storage and small industrial units. Parts of the site are heavily wooded. The north-east is adjacent to Whetstone Town Centre and fronts onto the High Road. The site slopes steeply from the High Road down to the railway line.				
Planning considerations: Good access to public transport and town centre functions could support higher densities. Station functions must be maintained and car parking requirements assessed and re-provided as needed. Restricting design factors include suburban 2-3 storey housing to the east, the need to protect mature trees within the site, and the adjoining Green Belt to the west and north and the Site of Borough Importance for Nature Conservation along the western site boundary.				
Applicable Draft Local Plan policies: GSS01, GSS09, GSS11, HOU01, HMA03, HOU04, CDH01, CDH02, CDH03, CDH04, ECY01, ECY02, ECY03, ECC03, ECC06, TRC03				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 30% least deprived	+	This site is located within a town centre environment, providing good access to local services and employment opportunities. Housing as part of an appropriate mix would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall,
	Proximity to employment land	One employment site within 1200m (Inc. Finchley industrial Estate approx. 900m).	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Pavilion Study Centre • St John’s CofE Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • All Saints’ CofE Primary School • Alma Primary • Finchley Catholic High School • Queenswell Infant & Nursery School • ueenswell Junior School • Sacred Heart Roman Catholic Primary School 	++	an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.
2. Ensure efficient use of land and infrastructure	Existing residential density	200–700 hr/ha	N/A	This site is within a town centre location and is potentially capable of achieving higher densities to optimise use of land. In addition, a portion of the site is used for car parking so the development of this site would seek to intensify land use and make more efficient use of land and infrastructure.
	Existing mix of uses	Railway station with car parking, industry and storage	N/A	

	Proximity to Town Centre	Adjacent to Whetstone Town Centre	++	
	Proximity to Growth Area	Mill hill (approx. 5 miles)	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Proximity to Listed building	Statutorily (two Grade II listed buildings at 545 and 1264 High Road) within 250m and locally listed (The Griffin at 1262 High Road) buildings within 350m.	?	The site lies within a SAS and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Totteridge CA approx. 700m.	O	
	Site of Archaeological Significance (SAS)	Yes	-	

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4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 250m radius	+	The town centre location with high PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4. In addition, community facilities are proposed as part of this development which would support this objective.
	Proximity to town centres	Adjacent to Whetstone Town Centre	++	
	Crime rate (per 1000 head)	39.7	○	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Development has potential to deliver more than 10 units	++	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Whetstone Strays • Swan Lane open space <p>Within 1200m:</p> <ul style="list-style-type: none"> • Dame Alice Owen Grounds • Oakleigh Park Avenue open space • Chiddingfold • Brook Farm / Wyatts Way • Oakleigh Road North • Totteridge Green • Holland close open space 	+	The site is located within an area that has good provision of open spaces. It provides a good opportunity to contribute to health and well-being of the local population and is provided walkability is designed in (connecting with the existing network and bus access). Ideally, urban greening and mature trees should be planted to address air quality issues.
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Above EU limit value limits.	-	

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	Access to health facilities	Health facilities within 1200m: - St Andrews Medical Practice - Derwent Crescent Medical Centre	+	
	Access to leisure Centre	Finchley Lido Leisure Centre within 4000m	○	
7. Foster sustainable economic growth and increase employment	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. However, the site is located within an

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<p>opportunities across a range of sectors and business sizes</p>	<p>Night Time Economy Location</p>	<p>Yes</p>	<p>+</p>	<p>area that is capable of supporting night time economy uses which will help boost the local economy. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.</p>
	<p>PTAL</p>	<p>4</p>	<p>+</p>	

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<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>94 including 7 disabled bays</p>	<p>-</p>	<p>The site is within a town centre location and will therefore reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure.</p> <p>A portion of the site is used for car parking, therefore the development would seek to intensify uses and better utilise sustainable modes of transport which would have a positive impact on this objective provided that any car parking requirements are assessed and re-provided as needed.</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Whetstone Strays • Swan Lane open space <p>Within 1200m:</p> <ul style="list-style-type: none"> • Dame Alice Owen Grounds • Oakleigh Park Avenue open space • Chiddingfold • Brook Farm / Wyatts Way • Oakleigh Road North • Totteridge Green ▪ Holland close open space 	<p style="text-align: center;">+</p>	<p>The site has good access to a range of open spaces and scope within the context of the site to improve and enhance this further.</p>
<p>10. Create, protect and enhance suitable wildlife habitats</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p style="text-align: center;">○</p>	<p>The site has a number of mature trees present on site which have significant green infrastructure and biodiversity value and should be protected as part of</p>

wherever possible and protect species and biodiversity	Proximity to SINC	Site is adjacent a site of Importance for Nature conservation (Brook Farm)	-	the redevelopment of the site. The adjacent SINC should also be adequately protected and enhanced where possible.
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	O	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air and, minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No. Sites lies adjacent to CDA.	O	

Conclusion: This site scores positively against many of the SA objectives due to its town centre location and high PTAL. The scale and context of this site also means that it has significant potential to deliver a high volume of new dwellings. However, the site has a number of constraints including low air quality, loss of car parking and its location within a SAS and proximity to a SINC. This has meant that the site has scored negatively against some assessment areas.

Site No: 54 - Barnet House (Whetstone Town Centre)		Site Address: 1255 High Rd, Whetstone, N20 0EJ	
Site size: 0.59 ha		PTAL: 4	
PTAL projected 2031: 4		Ward: Totteridge	
LSOA: Within the 50% most deprived		Ownership: Private	
Existing or most recent site use/s: Office		Proposed use types/s: Residential with 10% mixed uses (community and offices).	
Location type: Urban		Indicative residential capacity: 139	
Site description: A 10-storey 1960s office building and associated car parking spaces. The site is within the Whetstone Town Centre and fronts onto the Great North Road. Surrounding buildings vary from 2-storey to medium-rise. The site is close to Totteridge and Whetstone Station.			
Planning considerations: In addition to residential-led development, proposals should include community and office uses. The good public transport access and town centre location support a relatively intensive development. Prior approval (17/1313/PNO) granted for 254 units.			
Applicable Draft Local Plan policies: GSS01, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04			
SA objective	Basis for appraising sites	Score	Commentary/ Mitigation

1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% most deprived	+	This site is located within a town centre environment, providing good access to local services and employment opportunities. Housing as part of an appropriate mix would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.
	Proximity to employment land	Two employment sites within 1200m (inc. Queens Road Industrial Estate and Hadley Manor Industrial Estate)	+	
	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • All Saint's CofE Primary School • Alma Primary • Pavilion Study Centre • Queenswell Infant & Nursery School • Queenswell Junior School • St John's CofE Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Finchley Catholic High School • Sacred Heart Roman Catholic Primary School 	++	

2. Ensure efficient use of land and infrastructure	Density Range	200–700 hr/ha	N/A	This site is within Whetstone town centre which enables it to achieve an optimum development density that optimises land use.
	Existing mix of uses	Office	N/A	
	Proximity to Town Centre	Located within Whetstone Town Centre	++	
	Proximity to Growth Area	Mill Hill (approx. 5 miles)	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Proximity to Listed building	One Grade II statutory listed building and two locally listed buildings within 500m.	?	No designated heritage assets within the site boundary, however, the site is within a SAS and therefore has the potential to have negative effects on this objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout and materials. Any proposal that comes forward will need to adequately demonstrate that they are consistent with general policies in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Totteridge within 1000m.	○	

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	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 250m	+	Town centre location high PTAL offers opportunities for housing, community and employment land use and the opportunity to positively support SA objective 4.
	Proximity to town centres	Located within Whetstone Town Centre	++	
	Crime rate (per 1000 head)	39.7	0	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Development has potential to deliver more than 10 units	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Within 500: • Whetstone Strays • Swan Lane open space • Dame Alice Owens Grounds • Oakleigh Park Avenue • Raleigh Drive open space • Holland Close open space 	+	The site has access to health facilities and has a good provision of open spaces. It provides a good opportunity to contribute to a healthier neighbourhood, provided walkability is designed in to improve the sites low PTAL (connecting with the existing public transport network).
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Below EU value limit	O	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • St Andrews Medical Practice • Derwent Crescent Medical Centre 	+	
	Access to leisure centres	Finchley Lido leisure centre within 3200m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. However, the site is located within an area that is capable of supporting night time economy uses which will help boost the local economy. Development likely to have immediate indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour
	Night Time Economy Location	Yes	+	
	PTAL	4	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The sites town centre location and high PTAL will be likely to reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Within 500: • Whetstone Strays • Swan Lane open space • Dame Alice Owens Grounds • Oakleigh Park Avenue • Raleigh Drive open space • Holland Close open space 	<p>+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and there is potential within the scope of the site to enhance this further.</p>

10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N	No	○	Given the lack of habitat at present, development of this site has the potential to improve the site's offer through activation of GI and biodiversity policies.
	Proximity to SINC	Brook Farm/ Watts Farms within 500m	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy
12. Maximise protection and enhancement of natural resources including water and air and minimise waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positively against many of the SA objectives due to its town centre location and high PTAL. It has scored negatively against SA objective 3 as it lies within a SAS.</p>				

Site No: 55 - Woodside Park Station East (Existing Transport Infrastructure)		Site Address: Woodside Park Rd, Woodside Park, N12 8RT		
Site size: 0.46 ha		PTAL: 3		
PTAL projected 2031: 4		Ward: Totteridge		
LSOA: Within the 50% most deprived		Ownership: Public (TfL)		
Existing or most recent site use/s: Car park		Proposed use types/s: Residential with 20% re-provision of car parking.		
Location type: Urban		Indicative residential capacity: 95		
Site description: A commuter car park (148 spaces) serving Woodside Park Station. Surrounded on other sides by low-rise housing and a small private school				
Planning considerations: The design must avoid privacy issues with neighbouring housing and mitigate noise from the adjacent railway line. Assess the public car parking requirements and re-provide as needed.				
Applicable Draft Local Plan policies: GSS01, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TRC03				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and	LSAO	Within the 50% most deprived	+	The site's high PTAL and proximity to north Finchley town centre provides access to local job opportunities and those further afield. Investment more generally in whatever form would also benefit the area through multiplier and ripple
	Proximity to employment land	Finchley Industrial Centre within 2000m	+	

<p>promote equality of opportunity</p>	<p>Proximity to state schools</p>	<p>School within 500m</p> <ul style="list-style-type: none"> • Finchley Catholic High School • Northside Primary School • St Michael’s Catholic Grammar School • The Holmewood School <p>School within 500 – 1000m</p> <ul style="list-style-type: none"> • Moss Hall Infant School • Moss Hall Junior School • Moss Hall Nursery School • Sacks Morasha Jewish Primary School • St John’s CofE Primary School • Woodridge Primary School 	<p>++</p>	<p>effects. Housing would be supported given its proximity to local schools and other social infrastructure. Walkability throughout the site will be important to connect with surrounding areas and the public transport network. Overall, an development provides the opportunity to reduce poverty and promote further equality of opportunity in a number of ways compared to the present situation.</p>
<p>2. Ensure efficient use of land and infrastructure</p>	<p>Density range</p>	<p>200–450 hr/ha</p>	<p>N/A</p>	<p>The site is currently used for car parking so redevelopment of this site to include housing would make more efficient use of this land to meet future needs of Barnet’s increasing population.</p>
	<p>Existing mix of uses</p>	<p>Car Park</p>	<p>N/A</p>	
	<p>Proximity to Town Centre</p>	<p>North Finchley within 500m</p>	<p>+</p>	

	Proximity to Growth Area	Mill Hill (approx. 4 miles)	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment	Nearest Listed building	Number of locally Listed Buildings within 100m	-	The site lies within an SAS and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Mill Hill CA within 2500m	O	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality	Proximity to community facilities	Community facilities within 1000m.	+	The proximity to the town centre and high PTAL provides an opportunity to promote liveable and safe neighbourhoods which support sustainable lifestyles provide that walkability is designed in. The site is within walking distance to a range of facilities. The provision of
	Proximity to town centres	North Finchley within 500m	+	

accessible services and sustainable lifestyles	Crime rate (per 1,000 head)	39.7	○	housing on site would provide an increase in population that would support businesses in the nearby local centre which would make the viability of the neighbourhood sustainable. Issues around privacy and overlooking, as well as noise concerns would need to be addressed in order to fully contribute positively to this objective.
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road Playground • Woodside Park • Riverside Gardens • Riverside Walk (w. Finchley) • Riverside Walk (Woodside Park) • Swan Lane open space • Chiddingfold • Friary Park • Woodhouse open space 	+	Overall the site provides an opportunity to contribute to a health and well-being, provided walkability is designed in (connecting with bus access). The opportunity to improve local housing mix and choice will be beneficial.

	Access to walking and cycling routes	Good access to walking and cycling	+	
	Air quality	Below EU limit value	O	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • The speedwell Practice • Torrington Park Group Practice • Derwent Crescent Medical Centre 	+	
	Access to leisure centre	Finchley Lido Leisure Centre within 1800m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	O	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour
	Night Time Economy Location	No	O	
	PTAL	3	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>148 spaces</p>	<p>-</p>	<p>Development at this location will likely have a positive impact given its high PTAL which is projected to increase to 4 by 2031 and its proximity to the town centre. This may reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure. The loss of car parking may have adverse impacts on car users and local businesses; therefore, development proposals would need to demonstrate they are in compliance with draft policy GSS12</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road Playground • Woodside Park • Riverside Gardens • Riverside Walk (w. Finchley) • Riverside Walk (Woodside Park) • Swan Lane open space • Chiddingfold • Friary Park • Woodhouse open space 	<p>+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.</p>

10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N.	No	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
	Proximity to SINC	SINC within 1000m	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, and air, and minimise waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	

Conclusion: This site has scored positive or neutral against most of the SA objectives as it has PTAL and has access to a range of local services and facilities. The site is within an SAS and in proximity to a number of locally listed buildings, therefore, any proposals must demonstrate how development will respect and enhance heritage assets. The loss of car parking may have adverse impacts on car users and local businesses; therefore, development proposals would need to demonstrate they are in compliance with draft policy GSS12.

Site No: 56 - Woodside Park Station West (Existing Transport Infrastructure)	Site Address: Woodside Park Rd, Woodside Park, N12 8RT			
Site size: 0.46 ha	PTAL: 3			
PTAL projected 2031: 4	Ward: Totteridge			
LSOA: Within the 50% most deprived	Ownership: Public (TfL)			
Existing or most recent site use/s: Car park	Proposed use types/s: Residential with 20% re-provision of car parking.			
Location type: Urban	Indicative residential capacity: 95			
Site description: A commuter car park (148 spaces) serving Woodside Park Station. Surrounded on other sides by low-rise housing and a small private school				
Planning considerations: The design must avoid privacy issues with neighbouring housing and mitigate noise from the adjacent railway line. Assess the public car parking requirements and re-provide as needed.				
Applicable Draft Local Plan policies: GSS01, GSS09, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, ECC06				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
	LSAO	Within the 50% most deprived	+	

1. To reduce poverty and promote equality of opportunity	Proximity to employment land	Finchley Industrial Centre within 2000m	+	The site's high PTAL and proximity to north Finchley town centre provides access to local job opportunities and those further afield. Investment more generally in whatever form would also benefit the area through multiplier and ripple effects. Housing would be supported given its proximity to local schools and other social infrastructure. Walkability throughout the site will be important to connect with surrounding areas and the public transport network. Overall, an development provides the opportunity to reduce poverty and promote further equality of opportunity in a number of ways compared to the present situation.
	Proximity to state schools	<p>School within 500m</p> <ul style="list-style-type: none"> • Finchley Catholic High School • Northside Primary School • St Michael's Catholic Grammar School • The Holmewood School <p>School within 500 – 1000m</p> <ul style="list-style-type: none"> • Moss Hall Infant School • Moss Hall Junior School • Moss Hall Nursery School • Sacks Morasha Jewish Primary School • St John's CofE Primary School • Woodridge Primary School 	++	
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	The site is currently used for car parking so redevelopment of this site to include housing would make more efficient use of this land to meet future needs of Barnet's increasing population.
	Existing mix of uses	Car Park	N/A	

	Proximity to Town Centre	North Finchley within 500m	+	
	Proximity to Growth Area	Mill Hill (approx. 4 miles)	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment	Nearest Listed building	Number of locally Listed Buildings within 100m	-	The site lies within an SAS and therefore has the potential to have a negative effect on the objective. The actual effect on heritage assets will depend on a number of factors including scale, massing, layout, materials. Any proposal that comes forward will need to demonstrate that they are consistent with general policies in the Local Plan in relation to design and heritage.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Mill Hill CA within 2500m	○	
	Site of Archaeological Significance (SAS)	Yes	-	
4. Promote liveable, safe neighbourhoods which support good quality	Proximity to community facilities	Community facilities within 1000m.	+	The proximity to the town centre and high PTAL provides an opportunity to promote liveable and safe neighbourhoods which support sustainable lifestyles provide that walkability is designed in. The site is within walking distance to a range of facilities. The provision of
	Proximity to town centres	North Finchley within 500m	+	

accessible services and sustainable lifestyles	Crime rate (per 1,000 head)	39.7	○	housing on site would provide an increase in population that would support businesses in the nearby local centre which would make the viability of the neighbourhood sustainable. Issues around privacy and overlooking, as well as noise concerns would need to be addressed in order to fully contribute positively to this objective.
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has capacity to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road Playground • Woodside Park • Riverside Gardens • Riverside Walk (w. Finchley) • Riverside Walk (Woodside Park) • Swan Lane open space • Chiddingfold • Friary Park • Woodhouse open space 	+	Overall the site provides an opportunity to contribute to a health and well-being, provided walkability is designed in (connecting with bus access). The opportunity to improve local housing mix and choice will be beneficial.

	Access to walking and cycling routes	Good access to walking and cycling	+	
	Air quality	Below EU limit value	O	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • The speedwell Practice • Torrington Park Group Practice • Derwent Crescent Medical Centre 	+	
	Access to leisure centre	Finchley Lido Leisure Centre within 1800m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	O	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour
	Night Time Economy Location	No	O	
	PTAL	3	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>148 spaces</p>	<p>-</p>	<p>Development at this location will likely have a positive impact given its high PTAL which is projected to increase to 4 by 2031 and its proximity to the town centre. This may reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure. The loss of car parking may have adverse impacts on car users and local businesses; therefore, development proposals would need to demonstrate they are in compliance with draft policy GSS12</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is above the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road Playground • Woodside Park • Riverside Gardens • Riverside Walk (w. Finchley) • Riverside Walk (Woodside Park) • Swan Lane open space • Chiddingfold • Friary Park • Woodhouse open space 	<p>+</p>	<p>Site is located within an area that has above average provision of parks and open spaces and has scope within scale of site to enhance this.</p>

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10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N.	No	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
	Proximity to SINC	SINC within 1000m	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, and air, and minimise waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	

Conclusion: This site has scored positive or neutral against most of the SA objectives as it has PTAL and has access to a range of local services and facilities. The site is within an SAS and in proximity to a number of locally listed buildings, therefore, any proposals must demonstrate how development will respect and enhance heritage assets. The loss of car parking may have adverse impacts on car users and local businesses; therefore, development proposals would need to demonstrate they are in compliance with draft policy GSS12.

Site No: 57 - 309-319 Ballards Lane (North Finchley Town Centre)	Site Address: 309-319 Ballards Lane, North Finchley, N12 8LY
Site size: 0.40ha	PTAL:3
PTAL projected 2031: 4	Ward: West Finchley
LSOA: Within 50% most deprived	Ownership: Private
Existing or most recent site use/s: retail and commercial	Proposed use types/s: Residential with 20% mixed uses (retail, commercial and community)
Location type: Central	Indicative residential capacity: 130
Site description: The site is within North Finchley Town Centre and fronts onto Ballards Lane. The 4-5 storey buildings are set back from the highway boundary with car parking to the front and rear, and are largely in commercial use. Opposite is the Tally Ho Triangle site, which includes the Arts Deport and to 11 storey residential building. The West Finchley and Woodside Park stations are within 1km	
Planning considerations: Proposals should include town centre uses of retail, commercial and community, with residential above. The accessible location and surrounding townscape underpin a relatively high density of redevelopment, while being sensitive to the adjacent United Services Club and Finchley War Memorial, as well as the low-rise residential properties to the rear. Refer to the North Finchley SPD for further guidance.	
Applicable Draft Local Plan policies: : GSS01, GSS08, GSS11, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04	

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SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% most deprived	+	This site is located within a town centre environment, providing good access to local services and employment opportunities. Housing as part of an appropriate mix would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to
	Proximity to employment land	Finchley Industrial Centre within 1000m.	+	

	Proximity to state schools	<p>Primary schools within 500m:</p> <ul style="list-style-type: none"> - Moss Hall Infant School - Northside Primary School - St Michael's Catholic Grammar School - Sacks Morasha Jewish Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> - Moss Hall Junior School - Moss Hall Nursery School - Our Lady of Lourdes RC School - Summerside Primary School - The Holmewood School London - Wren Academy 	++	ensure access to opportunities further afield. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.
2. Ensure efficient use of land and infrastructure	Existing residential density	650–1100 hr/ha	N/A	This site is brownfield land and therefore makes effective use of land in meeting the need for housing and other uses. In addition, the site is within a town

	Existing mix of uses	Retail and commercial	N/A	centre and is potentially capable of delivering a higher density development.
	Proximity to Town Centre	Located within North Finchley Town Centre	++	
	Proximity to Growth Area	Mill hill (approx. 5 miles)	O	
	Use of derelict and brownfield land	Yes	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Proximity to Listed building	Statutorily (three Grade II listed buildings) within 300m.	?	No identified designated heritage assets on site, however, the site is in close proximity to statutory listed buildings. In line with local policy, development must have regard to local historic context. Any proposals within or affecting the setting of heritage assets must provide a site assessment demonstrating how the site will respect and enhance the asset.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Moss Hill Crescent approx. 500m.	O	
	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods	Proximity to community facilities	Community facilities within 400m radius	++	Town centre location within the town centre and with high PTAL offers the opportunity for high quality

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which support good quality accessible services and sustainable lifestyles	Proximity to town centres	Located within Finchley Church End Town Centre	++	mixed use development and improved connectivity to the surrounding area.
	Crime (per 1000 head	55.2	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Development has the potential to deliver more than 10 units	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	

<p>6. Improve the health and well-being of the population and reduce inequalities.</p>	<p>Access to public open space</p>	<p>The provision of parks is below the borough average. The following parks/open spaces are within a 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Percy Road playground (300m) <p>Within 1200m:</p> <ul style="list-style-type: none"> • Woodside Park • Riverside (600) Gardens (800m) • Riverside Walk (800m) • Woodhouse open space (800m) • Glebelands (1000m) • Victoria Park (1200m) 	<p>+</p>	<p>The site is located in an area where the provision of parks and open spaces is below the borough average. Nonetheless, the site has good access to health facilities and walking/cycling routes and has the potential to contribute to the health and well-being. Ideally, urban greening initiatives and mature trees could be planted to combat poor air quality.</p>
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	Access to walking and cycling routes	Local walking and cycling network located in close proximity to the site	+	
	Air quality	Exceeds WHO limits	-	
	Access to health facilities	<ul style="list-style-type: none"> • Speedwell Practice (500m) • Torrington Park Group Practice (500m) • Wentworth Medical Practice (1000m) • Derwent Crescent Medical Practice (1200m) • Squires Lane Medical Practice (1200m) 	+	
	Access to leisure Centre	Finchley Lido Leisure Centre within 1300m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace?	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions).

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	Night Time Economy Location	No	○	In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	3	+	The sites town centre location will be likely to reduce the need to travel by car to key services including community facilities. In addition, the PTAL rating is projected to increase to level 4 by 2031. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective.
	Number of car parking spaces provided	N/A	○	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks/open spaces are within a 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road playground • Woodside Park • Riverside Gardens • Riverside Walk • Woodhouse open space • Glebelands • Victoria Park 	<p>-/+</p>	<p>The site is within an area of open space deficiency: however, it has good access to nearby open spaces, some of which are within 500m. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>No significant effects identified. Given the lack of habitat at present, the proposed site has the potential to improve the site’s offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 1000m</p>	<p>○</p>	

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11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy
12. Maximise protection and enhancement of natural resources including water and air, and minimises waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	Within 200m of CDA	○	
Conclusion: The site has scored positively in relation to social objectives due to its high PTAL and town centre location. The site is within an area that exceeds EU limit values for air quality and therefore has received a negative score in relation to this sub-criterion.				

Site No: 58 - 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	Site Address: 811 High Rd & Lodge Lane, North Finchley, N12 8JT
Site size: 0.73ha	PTAL:4

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PTAL projected 2031: 4		Ward: West Finchley		
LSOA: Within the 50% most deprived		Ownership: Mixed Council and private		
Existing or most recent site use/s: public carpark retail and commercial		Proposed use types/s: residential with 30% mixed uses (retail, commercial and replacement public car parking)		
Location type: Urban		Indicative residential capacity: 132		
<p>Site description: The site is within North Finchley Town Centre and includes a Primary Shopping Frontage. To the front is a 3-storey 1960s building with retail and commercial use, while to the rear is a large Council-owned public car park (232 spaces). Surrounding 2-3 storey high street buildings include town centre uses. Beyond the rear of the site is a primary school with outdoor sports areas and 2-3 storey housing, including the locally listed 45-53 Lodge Lane terrace. Woodside Park Station is within 600m.</p>				
<p>Planning considerations: Proposals should include retail and commercial uses with residential above. The accessible location and surrounding townscape can underpin a relatively high density of redevelopment, although proposals must be sensitive to the context. Public car parking loss must be assessed and re-provided as required. The North Finchley SPD provides further guidance.</p>				
<p>Applicable Draft Local Plan policies: GSS01, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% most deprived	+	This site is located within a town centre environment, providing good access to local services and employment opportunities. Housing as part of an

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	Proximity to employment land	Three employment sites within 1200m (inc. Regents Park Road, Squires Lane and Finchley Industrial Estate).	+	appropriate mix would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.
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	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> - Northside Primary School - St Michael’s Catholic Grammar School - Sacks Morasha Jewish Primary School - The Holmewood School London <p>Schools within 500m – 1000m</p> <ul style="list-style-type: none"> - Finchley Catholic High School - Moss Hall Nursery School - Moss Hall Junior School - Moss Hall Infant School - Summerside Primary School - Wren Academy 	++	
2. Ensure efficient use of land and infrastructure	Existing residential density	650–1100 hr/ha	N/A	This site is brownfield land and used for car parking, therefore makes effective use of land in meeting the need for housing and other uses. In addition, the site is within a town centre and is potentially capable of delivering a higher density development.
	Existing mix of uses	Retail and commercial	N/A	

	Proximity to Town Centre	Located within North Finchley Town Centre	++	
	Proximity to Growth Area	Mill hill (approx. 5 miles)	O	
	Use of derelict and brownfield land	Yes	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Proximity to Listed building	Statutory (two Grade II listed Torrington Park) and locally listed (45/55 Lodge lane) buildings within 250m.	?	No identified designated heritage assets within the site boundary however, the site is in close proximity to a number of statutory and locally listed buildings. In line with local policy, development must have regard to local historic context. Any proposals within or affecting the setting of heritage assets must provide a site assessment demonstrating how the site will respect and enhance the asset.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Moss Hill Crescent approx. 750m.	O	
	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods	Proximity to community facilities	Community facilities within 250m radius	+	Town centre location within the town centre and with high PTAL offers the opportunity for high quality

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which support good quality accessible services and sustainable lifestyles	Proximity to town centres	Located within North Finchley Town Centre	++	mixed use development and improved connectivity to the surrounding area.
	Crime rate (per 1000 head)	55.2	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Development has potential to deliver more than 10 units	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> • Percy Road Playground (150m) • Woodhouse Park (300m) <p>Within 1200m:</p> <ul style="list-style-type: none"> • Riverside Gardens (800m) • Riverside Walk ((800m) • Woodhouse Open Space (800m) • Swan Lane Open Space (800m) • Friary Park (800m) 	+	The site is located in an area where the provision of parks and open spaces is below the borough average. Nonetheless, the site has good access to health facilities and walking/cycling routes and has the potential to contribute to the health and well-being. Ideally, urban greening initiatives and mature trees could be planted to combat poor air quality.
	Access to walking and cycling routes	Good – moderate	+	
	Air quality	Above EU limit value limits	-	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • The Speedwell Practice (150m) • Torrington Park Group Practice (150m) • Derwent Crescent Medical Centre (800m) • Wentworth Medical Practice (1000m) 	+	
	Access to leisure Centre	Finchley Lido Leisure Centre within 2250m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	4	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>232</p>	<p>-</p>	<p>Site is a town centre location and will therefore reduce the need to travel by car to key services, community facilities and employment opportunities. A portion of the site is used for car parking; therefore, the development would seek to intensify uses and better utilise sustainable modes of transport. However, the loss of lodge lane car park is likely to have adverse impacts on car users and local businesses. Although the centre is well served by other car parks in the area and a considerable level of pay and display on street parking, the North Finchley town centre strategy states that a number of car parking spaces would need to be re-provided at this site and a clear strategy on this issue will be required to ensure minimum disruption to town centre parking.</p>
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<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <p>Within 500m:</p> <ul style="list-style-type: none"> ▪ Percy Road Playground ▪ Woodhouse Park <p>Within 1200m:</p> <ul style="list-style-type: none"> ▪ Riverside Gardens ▪ Riverside Walk ▪ Woodhouse Open Space ▪ Swan Lane Open Space ▪ Friary Park ▪ 	<p>-/+</p>	<p>Site is within an area of open space deficiency but has reasonable access to open space facilities. However, the site has good transport access to other larger parks and open space within the borough and beyond. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>SINC within 800m</p>	<p>○</p>	<p>No significant effects identified. Given the lack of habitat at present, the proposed site has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 900m</p>	<p>○</p>	

<p>11. Reduce contribution to climate change and enhance community resilience to climate change impacts</p>	<p>Existing use of sustainable design and construction</p>	<p>N/A</p>	<p>○</p>	<p>At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.</p>
<p>13. Maximise protection and enhancement of natural resources including water, land and air and minimise waste</p>	<p>Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment</p>	<p>N/A</p>	<p>N/A</p>	<p>An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.</p>
<p>14. To minimise and manage the risk of flooding</p>	<p>Food zone</p>	<p>1</p>	<p>++</p>	<p>Given the policy framework as scoped, re-development would not worsen flood risk at this location which is outside a major flood zone, and has the potential to improve local drainage through incorporation of SUDS. The site is located within a CDA and therefore surface water will need to be managed to a higher standard to ensure that any new development will contribute to a reduction in flooding risks.</p>
	<p>CDA</p>	<p>Yes</p>	<p>-</p>	

Conclusion: This site has scored positive or neutral against more SA objectives, however, it is located in an area where air quality exceeds EU value limits therefore, urban greening initiatives and mature trees should be planted to combat poor air quality. In addition, any loss of car parking spaces should be in compliance with relevant policy and be re-provided where necessary following assessment. The site has received a mixed score as it is within an area that has below average provision of parks and open spaces, however, it is assumed at this stage that development should be in compliance with policy. Finally, the site is located within a CDA and therefore surface water will need to be managed to a higher standard to ensure that any new development will contribute to a reduction in flooding risks. area

Site No: 59 - Central House (Finchley/ Church End Town Centre)	Site Address: 1 Ballards Lane, Finchley N3 1UX
Site size: 0.15ha	PTAL: 5
PTAL projected 2031: 6	Ward: West Finchley
LSOA: Within the 40% least deprived	Ownership: Private
Existing or most recent site use/s: retail and office	Proposed use types/s: Residential-led with 20% mixed uses (retail and office).
Location type: Central	Indicative residential capacity: 48
Site description: The site is a nine-storey office building within Finchley Church End Town Centre with a Primary Frontage along Ballard's Lane. Surrounding buildings are largely retail and commercial and not more than 3-storeys. The site is close to Finchley Central Station.	
Planning considerations: High public transport accessibility and access to town centre services support a relatively high density of development. The Primary Retail Frontage should be retained, along with commercial uses. Prior approval (16/3722/PNO) has been granted for 48 units. Also refer to the Finchley Church End Town Centre Strategy.	
Applicable Draft Local Plan policies: GSS01, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04	

SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	○	This site is located within a town centre environment with excellent PTAL which provides access to local services and employment opportunities. A mixed-use scheme would be supported by the site's close proximity to schools and other social infrastructure. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity
	Proximity to employment land	Finchley industrial estate within 2000m.	+	
	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Pardes House Grammar School • Pardes House Primary School • St Mary's CofE Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Akiva School • Finchley and Acton Yochien School • Manorside Primary School • St Theresa's Catholic Primary School <p>Outside 1000m</p> <ul style="list-style-type: none"> • Bishop Douglass School 	++	

2. Ensure efficient use of land and infrastructure	Density range	650–1100 hr/ha	N/A	The sites high public transport accessibility and access to town centre services support a relatively high density of development.
	Existing mix of uses	Retail and office	N/A	
	Proximity to Town Centre	Located within Finchley Church End Town Centre	++	
	Proximity to Growth Area	Mill Hill Growth area (approx. 5 miles)	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Proximity to Listed building	Three locally listed buildings within 250m (18 Ballard’s Lane, 48 Ballard’s Lane and 235A Regents Park Road)	?	No designated heritage assets within the site boundary therefore there is likely to be little or no impact on this objective. However, future development proposals should be mindful of the sites proximity to a conservation area and heritage assets.
	Impact on Locally Important Views – 4 Corridors	No Tall building location	O	
	Proximity to CA	Finchley Church End within 250m	?	

	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 250m	+	Town centre location excellent PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4.
	Proximity to town centres	Located within Finchley Church End Town Centre	++	
	Crime Rate (per 1000 head)	55.2	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and potential to support a relatively high-density development would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	5	++	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: Within 1200m: <ul style="list-style-type: none"> ▪ Victoria Park ▪ Oakdene Park ▪ Thornfield Avenue open space 	+	The site is located in an area where the provision of parks and open spaces is below the borough average. Nonetheless, the site has good access to health facilities and walking/cycling routes and has the potential to contribute to the health and well-being. Ideally, urban greening initiatives and mature trees could be planted to combat poor air quality). In addition, urban greening initiatives and mature trees could be incorporated to address air quality issues.
	Access to walking and cycling routes	Good access to walking and cycling facilities	+	

	Air quality	Above EU limit value	-	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Lichfield Grove Surgery • Supreme Medical Centre • Cornwall House Surgery • Wentworth Medical Practice • The Mountfield Surgery • Rosemary Surgery 	+	
	Access to leisure centre	Finchley Lido Leisure Centre within 2200m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential, hotel and retail use may support the local economy through increased expenditure and adding to the pool of labour
	Night Time Economy Location	No	○	

8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	5	++	The sites town centre location will be likely to reduce the need to travel by car to key services including community facilities. In addition, the PTAL rating is projected to increase to level 6 by 2031. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective
	Number of car parking spaces provided	N/A	N/A	
9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	Access to public open space on basis of quality and value	The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: Within 1200m: <ul style="list-style-type: none"> ▪ Victoria Park ▪ Oakdene Park ▪ Thornfield Avenue open space 	-/+	Site is within an area of open space deficiency but has access to open spaces. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.
10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N	No	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
	Proximity to SINC	SINC within 650m	○	

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11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positive or neutral against all sub-criteria with the exception of SA objective 6. The site is within an area where pollution exceeds EU limit levels and therefore has received a negative score. Any future proposals will need to incorporate mitigation strategies to address this.</p>				

Site No: 60 - Finchley House (key site 3) (North Finchley Town Centre)	Site Address: High Road & Kingsway North Finchley N12 0BT
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Site size: 0.62ha		PTAL: 4		
PTAL projected 2031: 4		Ward: West Finchley		
LSOA: Within the 50% most deprived		Ownership: Private		
Existing or most recent site use/s: Offices and residential		Proposed use types/s: Residential with 20% mixed uses (commercial).		
Location type: Central		Indicative residential capacity: 202		
<p>Site description: A corner site within North Finchley Town Centre. A 9-storey 1970s office building fronts onto the Kingsway, while the frontage onto the Great North Road is a terrace of Victorian 2-storey buildings in commercial and residential use. The Tally Ho Triangle is opposite, which includes the Arts Deport and 11-storey residential. To the rear is 2-3 storey housing. West Finchley and Woodside Park Stations are within 1km.</p>				
<p>Planning considerations: Applicable Draft Local Plan policies: Proposals should include town centre uses of retail, commercial and community, with residential above. The ground floor frontage should accommodate active uses and be designed to create a pedestrian-friendly environment. The high accessibility to public transport and local services would support a relatively high density of redevelopment. Design must be sensitive to surrounding low-rise residential properties. Refer to the North Finchley SPD for further guidance.</p>				
<p>Applicable Draft Local Plan Policies: GSS01, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW0</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
	LSAO	Within the 50% most deprived	+	This site is located within a town centre environment with good PTAL which provides access to local services and

1. To reduce poverty and promote equality of opportunity	Proximity to employment land	Regents Park Road, Squires Lane and Finchley Industrial Estate within 1200m	+	employment opportunities. A mixed-use scheme would be supported by the site's close proximity to schools and other social infrastructure. Overall, an development provides the opportunity to reduce poverty and promote further equality of opportunity
	Proximity to state schools	<p>Within 500m</p> <ul style="list-style-type: none"> - Northside Primary School - Sacks Morasha Jewish Primary School - St Michael's Catholic Grammar School <p>500 – 1000m</p> <ul style="list-style-type: none"> - Moss Hall Infant School - Moss Hall Junior School - Moss Hall Nursery School - Our Lady of Lourdes RC School - Summerside Primary School - The Holmewood School London - Wren Academy 	++	
2. Ensure efficient use of land and infrastructure	Density range	650–1100 hr/ha	N/A	The site's good PTAL rating and location within North Finchley Town Centre provides an opportunity to optimise

	Existing mix of uses	Offices and residential	N/A	land use and achieve a higher density development which would positively support this objective.
	Proximity to Town Centre	Site within North Finchley town centre	++	
	Proximity to Growth Area	Mill Hill (approx. 4 miles)	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	One statutory Grade II listed building within 300m and a number of locally listed buildings along Christchurch Avenue and Nether Street within 500m.	?	There are no heritage assets within the site boundaries, however, the site is in close proximity to Moss Hill CA and a statutory listed building. In line with local policy, development must have regard to local historic context. Any proposals within or affecting the setting of heritage assets must provide a site assessment demonstrating how the site will respect and enhance the asset
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Moss Hill crescent CA within 500m	?	

	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m	+	Town centre location high PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4.
	Proximity to town centres	Site within North Finchley town centre	++	
	Crime rate (per 1,000 head)	55.2	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road playground • Woodhouse open space • Woodside Park • Glebelands • Riverside Gardens • Riverside Walk (West Finchley) • Riverside Walk (Woodside park) • Victoria Park • Friary Park 	+	<p>The site is located in an area of open space deficiency. Nonetheless, development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network. Ideally green infrastructure and mature trees could be incorporated into the redevelopment of the site to address air quality issues.</p>
	Access to walking and cycling routes	Good - moderate	+	
	Air quality	Above EU limit value	-	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • The Speedwell Practice • Torrington Park Group Practice • Wentworth Medical Practice • Squires Lane Medical Practice 	+	
	Access to leisure facilities	Finchley Lido Leisure Centre within 1100m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	4	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>Development at this location will likely have a positive impact given its town centre location and will therefore reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure.</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road playground • Woodhouse open space • Woodside Park • Glebelands • Riverside Gardens • Riverside Walk (West Finchley) • Riverside Walk (Woodside park) • Victoria Park • Friary Park 	<p>+/-</p>	<p>Site is within an area of open space deficiency but has reasonably good access to open spaces within the vicinity of the site. There is scope within the context of the site to address deficiencies and its good public transport access means that it can access spaces elsewhere in the borough and beyond.</p>

10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 100m of a locally designated site or protected species likely to be on site Y/N	No	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
	Proximity	SINC within 1200m	○	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, land and air	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS. The site is located within a CDA and therefore surface water will need to be managed to a higher standard to ensure that any new development will contribute to a reduction in flooding risks
	CDA	Yes	-	

Conclusion: The site has scored positively or neutral against most objectives, however, the site is in proximity to heritage assets so any future development proposals will need to be mindful of this. In addition, the site is in an area where air quality exceeds EU limits, therefore, mitigation measure should be put in place to help address this and

Site No: 61 - Tally Ho Triangle (key site 1) (North Finchley Town Centre)	Site Address: High Rd, Ballard's Lane & Kingsway, North Finchley, N12 0GA/ 0GP
Site size: 0.99ha	PTAL: 4
PTAL projected 2031: 4	Ward: West Finchley
LSOA: Within the 50% most deprived	Ownership: Mixed Council/ private
Existing or most recent site use/s: Retail, commercial, arts centre, bus station, public car parking, residential and community facilities	Proposed use types/s: Residential with 30% mixed uses (leisure, retail, commercial, transport, public car parking and community facilities).
Location type: Central	Indicative residential capacity: 281
<p>Site description: The site is within North Finchley Town Centre and includes a Secondary Retail Frontage. Nether Street splits the site, with the northern segment mostly in retail and commercial use within buildings of 3-4 storeys. The southern segment includes an arts centre, bus station, public car parking, and commercial and retail uses, with building heights from 3/4 storeys to a tower of 11 storeys of residential. The site is surrounded by main roads and town centre uses. Adjacent to the north is the locally listed Tally Ho public house. The West Finchley and Woodside Park Stations are within 1km.</p>	
<p>Planning considerations: The accessible location and townscape context support a high density of redevelopment. Town centre uses must be retained with ground floor frontages accommodating active uses. The northern segment of the site could increase its offering of uses such as cafes, restaurants and retail at ground level, with employment and residential above. Taller buildings should be focused on the southern part of the site. Public car parking requirements must be assessed and re-provided as needed. The North Finchley SPD identifies this as a key site.</p>	

Applicable Draft Local Plan policies: GSS01, GSS08, GSS09, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW01, CHW02				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 50% most deprived	+	This site is located within North Finchley town centre and has good PTAL which provides access to employment opportunities. The site presents the opportunity to improve employment densities and variety and investment more generally would also benefit the
	Proximity to employment land	Finchley industrial Estate within 500m.	++	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Northside Primary School • Sacks Morasha Jewish Primary School • St Michael’s Catholic Grammar School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Moss Hall Infant School • Moss Hall Junior School • Moss Hall Nursery School • Our Lady of Lourdes RC School • Summerside Primary School • The Holmewood School London • Wren Academy 	++	<p>area through multiplier and ripple effects, in turn reducing poverty. Housing as part of a mix of uses would be supported on the site, given its proximity to local schools and other social infrastructure. Walkability across the site will be important to ensure that the site links in with the surrounding area and public transport network. Overall, this site provides an opportunity to reduce poverty and promote equality of opportunity.</p>
2. Ensure efficient use of land and infrastructure	Density range	650–1100 hr/ha	N/A	<p>Current land use on site is low density, however, there is scope to increase densities which would be supported by the good PTAL, town centre location and tall building location.</p>
	Existing mix of uses	retail, commercial, arts centre, bus station, public car parking, residential and community facilities	N/A	

	Proximity to Town Centre	Within North Finchley town centre	++	
	Proximity to Growth Area	Mill Hill (approx. 3500m)	O	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	One grade II listed building within 250m. There are a number of locally listed buildings within 100 – 250m radius.	?	There are no heritage assets within the boundary of the site, however, there are a number of heritage assets within close so development will need to be mindful of this and respond to the local townscape.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Moss Hill Crescent CA within 300m	O	
	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good	Proximity to community facilities	Community facilities within 500m.	+	Central location within the town centre and with high PTAL offers the opportunity for high-quality mixed-use development and improved connectivity to the surrounding area.

quality accessible services and sustainable lifestyles	Proximity to town centres	Within North Finchley town centre	++	
	Crime rate (per 1,000 head)	55.2	O	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road playground • Woodside Park • Woodhouse open space • Glebelands • Riverside Gardens • Riverside Walk • Friary Park • Victoria Park 	+	The site is located in an area of open space deficiency. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network).
	Access to walking and cycling routes	Good access to walking and cycling networks	+	

	Air quality	Below EU limit value	O	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • The Speedwell Practice • Torrington Park Group Practice • Wentworth Medical Practice • Derwent Crescent Medical Centre • Squires Lane Medical Practice 	+	
	Access to leisure facilities	Finchley Lido Leisure Centre within 1200m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	O	No significant effects identified at this stage of the assessment, however, the e site presents the opportunity to improve employment densities. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	O	
	PTAL	4	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>Unknown</p>	<p>?</p>	<p>Development at this location will likely have a positive impact given its town centre location and high PTAL which will likely reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure.</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road playground • Woodside Park • Woodhouse open space • Glebelands • Riverside Gardens • Riverside Walk • Friary Park • Victoria Park 	<p>-/+</p>	<p>This site is within an area of open space deficiency; however, it has good access to open spaces within a 1200m radius. As the proposal includes residential development, it is assumed at Regulation 18 stage that the open space required to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and</p>	<p>Site is within 500m of nationally / internationally designated site Y/N.</p>	<p>No</p>	<p>O</p>	<p>Given the lack of wildlife habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>

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protect species and biodiversity	Proximity to SINC	SINC within 1000m	O	
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	O	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, land and air	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	O	
Conclusion: This site has scored positive or neutral against all SA objectives.				

Site No: 62 - Tesco Finchley (Central Finchley/ Church End Town Centre)	Site Address: 21-29 Ballards Lane, Finchley, N3 1XP
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Site size: 0.85 ha		PTAL: 4		
PTAL projected 2031: 5		Ward: West Finchley		
LSOA: Within 40% least deprived		Ownership: Private		
Existing or most recent site use/s: Supermarket with associated car parking and commercial uses.		Proposed use types/s: Residential with 25% mixed uses (retail, commercial and car parking).		
Location type: Urban		Indicative residential capacity: 170		
<p>Site description: A modern 3-storey building with a large supermarket on the ground floor and offices on the upper floors, with associated car parking to the rear. The street separating the main building from the car park is within the curtilage. The site is within Finchley Church End Town Centre and has a Primary Frontage along Ballard’s Lane. Surrounding buildings are largely retail and commercial and not more than 3-storeys. The site is close to Finchley Central Station</p>				
<p>Planning considerations: Primary Retail Frontage and commercial uses must be retained in this prominent town centre location. High accessibility to public transport and local services, and the tall buildings location, mean this site should support a relatively high density of development, while being mindful of the surrounding context, including low-rise residential properties to the north. Car parking requirements should be assessed and re-provision may be needed. For further information refer to the Finchley Church End Town Centre Strategy (2011).</p>				
<p>Applicable Draft Local Plan policies: GSS01, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04</p>				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% least deprived	○	This site is located within Church End town centre and has good PTAL which provides access to local job opportunities and those further afield. Housing as part of a mix if uses would be supported on the site, given its
	Proximity to employment land	Finchley Industrial Estate within 1500m.	+	

	Proximity to state schools	<p>Within 500m</p> <ul style="list-style-type: none"> • St Mary's CofE Primary School <p>500 – 1000m</p> <ul style="list-style-type: none"> • Akiva School • Finchley and Actor Yochien School • Manorside Primary School • Moss Hall Infant School • Moss Hall Junior School • Moss Hall Nursery School • Our Lady of Lourdes RC School • Pardes House Grammar School • Pardes House Primary School • St Theresa's Catholic Primary School • Tudor Primary School <p>Outside 1000m</p> <ul style="list-style-type: none"> • Bishop Douglass School Finchley 	++	<p>proximity to local schools and other social infrastructure. Walkability across the site will be important to ensure that the site links in with the surrounding area and public transport network. Overall, this site provides an opportunity to reduce poverty and promote equality of opportunity.</p>
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	<p>There is scope within this site to support relatively high density development based on the sites town centre location, high PTAL and tall building location. In addition, redevelopment of the car park would also</p>

	Existing mix of uses	Supermarket with associated car parking and commercial uses.	N/A	provide the opportunity to make more efficient use of land and infrastructure that is commensurate with its PTAL rating.
	Proximity to Town Centre	Within Finchley Church End Town Centre	++	
	Proximity to Growth Area	Mill Hill (approx. 3 miles)	O	
	Use of derelict and brownfield land	Yes	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Three locally listed buildings within 100m	O	This site does not have any heritage features within the site boundary and it is therefore unlikely that it will have any significant effects on this objective. However, future development proposals should be mindful that the site is within 350m of Finchley Church End.
	Impact on Locally Important Views – 4 Corridors	No	O	
	Proximity to CA	Finchley Church End CA within 350m	?	
	Site of Archaeological Significance (SAS)	No	O	

4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m.	+	Central location within the town centre and with high PTAL offers the opportunity for high quality mixed use development and improved connectivity to the surrounding area.
	Proximity to town centres	Within Finchley Church End Town Centre	++	
	Crime rate (per 1,000 head)	55.2	○	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings.	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	4	+	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: <ul style="list-style-type: none"> • Victoria park • Oakdene park • Thornfield Avenue open space 	+	The site is within an area of open space deficiency; however, it has good access to health facilities and it could offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in.
	Access to walking and cycling routes	Good access to walking and cycling networks	+	
	Air quality	Below EU limit value	○	

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	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Cornwall House Surgery • Lichfield Grove Surgery • Supreme Medical Centre • Wentworth Medical Practice • Rosemary Surgery 	+	
	Access to leisure centre	Finchley Lido within 1900m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	4	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>Unknown</p>	<p>-</p>	<p>Development at this location will likely have a positive impact given its town centre location and high PTAL which's predicted to increase to 5 by 2031. This is likely to reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed-use places supported by public transport infrastructure. However, the loss of car parking may have adverse impacts on car users and local businesses would need to demonstrate that development on this site is in compliance with draft policy GSS12.</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Victoria park • Oakdene park Thornfield Avenue open space 	<p>+/-</p>	<p>Site is within an area of open space deficiency; and has limited access to surrounding open soaces. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>O</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 800m</p>	<p>O</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/ negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
Conclusion: This site has scored positive or neutral against all SA objectives, with the exception of SA objective 8. Development may result in the loss of car parking therefore; development proposals would need to demonstrate they are in compliance with draft policy GSS12.				

Site No: 63 - Philex House (Major Thoroughfare)	Site Address: 110-124 West Hendon Broadway, West Hendon, NW9 7DW
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Site size: 0.28 ha		PTAL: 3	
PTAL projected 2031: 3		Ward: West Hendon	
LSOA: Within the 40% most deprived		Ownership: Private	
Existing or most recent site use/s: Commercial		Proposed use types/s: Residential	
Location type: Urban		Indicative residential capacity: 48	
<p>Site description: A disused commercial building on West Hendon Broadway/ A5. The building is set back and elevated from the street, with a driveway/ parking surrounding the building. The 3-storey building is of a Modernist style, although it is not listed. A mobile phone mast is on the roof. The site backs onto the Midland Railway, with the M1 immediately beyond. To the south are light industrial uses, with terraced housing to the north. Opposite are light industrial units and new residential blocks. Numerous bus routes run along the A5.</p>			
<p>Planning considerations: Suitable for residential redevelopment. Proposals must mitigate the air pollution and noise from surrounding major roads and railway. Preferably the current building with its architectural features should be preserved, with new development of a consistent style.</p>			
<p>Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, ECY02</p>			
SA objective	Basis for appraising sites		Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% most deprived	+
	Proximity to employment land	Connaught business centre and Garrick industrial Estate within 600m.	++
<p>This site is located along a major thoroughfare, however, a residential led scheme would be supported by the site's close proximity to schools, employment sites and other social infrastructure. Improving walkability across the site to surrounding areas and public transport network will be important. Mitigation strategies will also be needed to address air pollution and noise from</p>			

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Ayesha Community School • Parkfield Primary School • Toah Vodaas • Unity Girls High School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Beis Medrash Elyon • Beis Soroh Schneirer <p>Schools outside 1000m</p> <ul style="list-style-type: none"> • Whitefield School 	++	surrounding major roads and railway. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.
2. Ensure efficient use of land and infrastructure	Density range	200–450 hr/ha	N/A	The redevelopment of this site would encourage the redevelopment of an underused site to help meet housing needs and make more efficient use of the land and surrounding infrastructure.
	Existing mix of uses	Commercial	N/A	
	Proximity to Town Centre	Hendon district centre within 500m.	+	
	Proximity to Growth Area	Brent Cross (approx. 1500m)	O	

	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Grade II listed building (St Johns Church) within 550m and a number of locally listed buildings within 550m.	○	No identified designated heritage assets within the site boundary, therefore it is unlikely that this site will have significant effects on this objective.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	The Watling Estate CA within 2500m.	○	
	Site of Archaeological Significance	No	○	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 1000m.	+	Urban location close to Hendon district town centre with good PTAL offers the opportunity for housing use, provided that noise and air quality issues are addressed. In addition, the site is located within West Hendon which has one of the highest crime rates in the borough so it will benefit from redevelopment and investment.
	Proximity to town centres	Hendon district centre within 500m.	+	
	Crime rate (per, 1,000 head)	99.9	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • York Park • West Hendon playing field • Malcolm Park • Mount Road open space • Woodfield Park • Sturgess Avenue open space • Rushgrove Park • Sturgess Park 	+	<p>The site is within an area of open space deficiency. Additional development could compound these issues however, it could also offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in and improved. In addition, green infrastructure and mature trees should be incorporated to address air quality and noise issues.</p>
	Access to walking and cycling routes	Poor	-	
	Air quality	Above EU limit value	-	
	Access to health facilities	<p>Health facilities within 1200m:</p> <ul style="list-style-type: none"> • Hendon Way Surgery • Jai Medical Centre (Hendon) • Dr S.A Patel • Wakemans Hill Surgery 	+	

	Access to leisure centre	Hendon Leisure Centre within 3000m	○	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase/decrease in provision of commercial floorspace	Yes	-	<p>Redevelopment of this site would result in the loss of employment space, however, it is noted that the site is now disused and no longer in use. Development proposals would need to ensure compliance with draft policy ECY01.</p> <p>Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.</p>
	Night Time Economy Location	No	○	
8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	PTAL	3	+	<p>The sites good PTAL will be likely to reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective</p>
	Number of car parking spaces provided	N/A	N/A	

<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • York Park • West Hendon playing field • Malcolm Park • Mount Road open space • Woodfield Park • Sturgess Avenue open space • Rushgrove Park • Sturgess Park 	<p>+/-</p>	<p>Site is within an area of open space deficiency; however, it has access to open spaces within a 1200m radius. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies</p>
<p>10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.</p>
	<p>Proximity to SINC</p>	<p>SINC within 150m</p>	<p>○</p>	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water, land and air	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: The site has scored positive or neutral against most of the SA objectives. However, Redevelopment of this site would result in the loss of employment space, however, it is noted that the site is now disused and no longer in use. Development proposals would need to ensure compliance with draft policy ECY01. In addition, the site has poor walking and cycling links so redevelopment proposals should seek to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity. In addition, mitigation strategies will need to be put in place to address air quality and noise issues as a result of the nearby roads and railway.</p>				

Site No: 64 - 744-776 High Rd (North Finchley Town Centre)		Site Address: 744-776 High Rd, North Finchley, N12 9QG		
Site size: 0.54 ha		PTAL:4		
PTAL projected 2031: 4		Ward: Woodhouse		
LSOA: Within the 40% most deprived		Ownership: Mixed council and private		
Existing or most recent site use/s: retail, restaurants, residential and public car park		Proposed use types/s: Residential with 20% mixed uses (retail and commercial).		
Location type: Central		Indicative residential capacity: 175		
Site description: The site is central to North Finchley Town Centre and includes a Primary Shopping Frontage. The buildings are mostly 3-storeys ranging in age and style from late Victorian to 1950s. A small public car park is at the rear of the site. The context is of largely similar town centre uses and building types. To the rear of the site is a mix of commercial uses and 2-3 storey housing. Woodside Park Station is within approximately 800m.				
Planning considerations Proposals should include retail uses with residential above. The accessible location and surrounding townscape underpin a relatively high density of redevelopment, while proposals must be sensitive to the context of adjacent town centre buildings and residential properties. The loss of public car parking must be assessed. Refer to the North Finchley SPD for further guidance.				
Applicable Draft Local Plan policies: GSS01, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04, CHW05, ECY01, TRC03				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% most deprived	+	This site is located within a town centre environment, providing good access to local services and employment opportunities. Housing as part of an

	Proximity to employment land	Three employment sites within 1200m (inc. Regents Park Road, Squires Lane and Finchley Industrial Estate).	+	appropriate mix would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.
	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Northside Primary School • St Michael's Catholic Grammar School • Sacks Morasha Jewish Primary School <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Finchley Catholic High School • Moss Hall Infant School • Moss Hall Junior School • Moss Hall Nursery School • Summerside Primary School • The Holmewood School London • Wren Academy 	++	

2. Ensure efficient use of land and infrastructure	Existing residential density	650–1100 hr/ha	N/A	This site is brownfield land and therefore makes effective use of land in meeting the need for housing and other uses. In addition, the site is within a town centre and is potentially capable of delivering a higher density development.
	Existing mix of uses	Retail and commercial	N/A	
	Proximity to Town Centre	Located within North Finchley Town Centre	++	
	Proximity to Growth Area	Mill hill (approx. 5 miles)	O	
	Use of derelict and brownfield land	Yes	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Proximity to Listed building	One Grade II statutory listed building within 500m and three locally listed buildings (including 762 – 754 and 769 High Road) within 50m.	?	No identified designated heritage assets within the site boundary however, the site is in close proximity to a number of statutory and locally listed buildings. In line with local policy, development must have regard to local historic context. Any proposals within or affecting the setting of heritage assets must provide a site assessment demonstrating how the site will respect and enhance the asset.
	Impact on Locally Important Views – 4 Corridors	No	O	

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	Proximity to CA	Moss Hill Crescent approx. 500m.	O	
	Site of Archaeological Significance (SAS)	No	O	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 400m radius	+	Town centre location within the town centre and with high PTAL offers the opportunity for high quality mixed use development and improved connectivity to the surrounding area.
	Proximity to town centres	Located within Finchley Church End Town Centre	++	
	Crime rate (per 1000 head)	69.3	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Development has the potential to deliver more than 10 units	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	

6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks/ open spaces are within a 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road Playground • Woodside Park • Woodhouse open space • Riverside Gardens • Riverside Walk • Friary Park • Swan Lane Open Space • Glebelands 	+	The site is located in an area where the provision of parks and open spaces is below the borough average. Nonetheless, the site has good access to health facilities and walking/cycling routes and has the potential to contribute to the health and well-being. Ideally, urban greening initiatives and mature trees could be planted to combat poor air quality.
	Access to walking and cycling routes	Local walking and cycling network located in close proximity to the site.	+	
	Air quality	Exceeds WHO limits	-	

	Access to Health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • The Spedwell Practice • Torrington Park Group Practice • Derwent Crescent Medical Centre • Wentworth Medical Practice 	+	
	Access to leisure centre	Finchley Lido Leisure Centre within 2000m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	No net loss of commercial floorspace	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	4	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The sites town centre location will be likely to reduce the need to travel by car to key services including community facilities. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks/ open spaces are within a 1200m radius:</p> <ul style="list-style-type: none"> ▪ Percy Road Playground ▪ Woodside Park ▪ Woodhouse open space ▪ Riverside Gardens ▪ Riverside Walk ▪ Friary Park ▪ Swan Lane Open Space) ▪ Glebelands 	<p>-/+</p>	<p>The site is within an area of open space deficiency: however, it has access to nearby open spaces, some of which are within 500m. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies</p>
<p>10. Create, protect and enhance suitable wildlife habitats</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>No significant effects identified. Given the lack of habitat at present, the proposed site has the potential</p>

wherever possible and protect species and biodiversity	Proximity to SINC	SINC within 900m	○	to improve the site’s offer through activation of GI and biodiversity policies.
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy
12. Maximise protection and enhancement of natural resources including water and air, and minimises waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given the policy framework as scoped, re-development would not worsen flood risk at this location which is outside a major flood zone, and has the potential to improve local drainage through incorporation of SUDS. The site is located within a CDA and therefore surface water will need to be managed to a higher standard to ensure that any new development will contribute to a reduction in flooding risks.
	CDA	Yes	-	

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Site No: 65		Site Address: Barnet Mortuary (former), Dolman Close Finchley N3 2EU		
Site size:0.25ha		PTAL: 1B		
PTAL projected 2031:1B		Ward: Woodhouse		
LSOA: Within the 40% most deprived		Ownership: Council		
Existing or most recent site use/s: Storage		Proposed use types/s: Residential only		
Location type: Urban		Indicative residential capacity: 20		
Site description: A disused mortuary and grounds which is adjacent to the North Circular Road. To the north and west are low-rise semi-detached and terraced residences, while to the east are the grounds of Tudor Primary School.				
Planning considerations: Development must take into consideration the effect of noise and air pollution from the adjacent North Circular Road. Building height needs to be compatible with adjoining residential development, and there is potential for a range of heights across the site. Development should meet the requirements of GSS11 Major Thoroughfares.				
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU02, HOU04, CDH01, ECY03				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
1. To reduce poverty and promote equality of opportunity	LSAO	Within the 40% most deprived	+	The site is located outside the town centre, however, housing led development could be supported as it has reasonably good access to local schools and other social infrastructure. It is within 800m of Finchley Central Station which provides access to local job opportunities and those further afield.
	Proximity to employment land	Regents Park Road and Squires Lane within 2000m	+	

	Proximity to state schools	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Manorside Primary School • Tudor Primary School <p>Schools within 500-1000m</p> <ul style="list-style-type: none"> • Akiva School • Bishop Douglass School Finchley • Martin Primary School • Our Lady of Lourdes RC School • St Theresa’s Catholic Primary School 	+	<p>Improving walkability across the site to connect with opportunities will be important to address the sites low PTAL. Overall, redevelopment provides the opportunity to reduce poverty and promote further equality of opportunity provided appropriate mitigations strategies are in place to address some of the potentially negative impacts, to ensure that future residents are not exposed to detrimental levels of air and noise pollutions.</p>
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha	N/A	<p>The site is currently not in use. Redevelopment of this site for housing would bring it back into use and help meet the Council’s housing target/needs and make more efficient use of land than the situation at present.</p>
	Existing mix of uses	storage	N/A	
	Proximity to Town Centre	Finchley Church End within 1000m	+	
	Proximity to Growth Area	Brent Cross within 3600m	○	

	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Locally listed building within 150m (Manorside Primary School)	?	No identified designated heritage assets within the site however, the site is in close proximity to a locally listed building. In line with local policy, development must have regard to local historic context. Any proposals within or affecting the setting of heritage assets must provide an Impact assessment demonstrating how the site will respect and enhance the asset.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Glenhill Close CA within 900m	○	
	Site of Archaeological Significance (SAS)	No	○	
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 400m	+	The site is located outside the town centre; however, it is approximately a five-minute walk to Finchley Church End which offers access to a range of facilities and services. The site has low PTAL so any development would need to ensure that walkability is designed in that air and noise quality issues are addressed.
	Proximity to town centres	Finchley Church End within 1000m	+	
	Crime rate (per 1000 head)	69.3	+	

5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has the capacity to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	1B	--	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius: <ul style="list-style-type: none"> • Victoria Park • Oak Lane open space • Glebelands 	+	The site is within an area of open space deficiency; however, it is within proximity to a number of open spaces including Victoria Park, which could offer health and well-being benefits to local residents. Currently the site is below EU limit values, however, given its proximity to the North Circular road, mitigations must be put in place to ensure that air quality is not worsened by additional development as this would have an adverse impact on health and well-being. Overall, development at this site could contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in and improved.
	Access to walking and cycling routes	Poor	-	
	Air quality	Below EU limit values	O	

	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Squires Lane Medical Practice • Rosemary Surgery • Cornwall House Surgery • Woodlands Medical Practice • Lichfield Grove Surgery • Wentworth Medical Practice • Supreme Medical Centre • The Mountfield Surgery 	+	
	Access to leisure centre	Finchley Lido Leisure Centre within 1000m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in the provision of commercial floorspace	N/A	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	N/A	○	
	PTAL	1B	--	

8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	Number of car parking spaces provided	N/A	N/A	The site has low PTAL which may lead to increase vehicle dependence; however, it is located 800m from Finchley Central and there a number of bus routes which run along the North Circular Road. Nonetheless, redevelopment of this site should seek to maximise the uptake of sustainable modes of transport (e.g. through cycling infrastructure and walkability throughout the site as far as practicable, alongside opportunities for improved access and connectivity).
9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	Access to public open space on the basis of quality and value	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Victoria Park • Oak Lane open space • Glebelands 	+/-	The site is within an area of open space deficiency: however, it has good access to nearby open spaces including New Southgate Recreation Ground which is adjacent to the site. As the proposal includes residential development, it is assumed at Regulation 118 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.
10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity	Site is within 500m of nationally / internationally designated site Y/N.	No	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
	Proximity to SINC	SINC within 500m	○	

11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	
<p>Conclusion: Although the site is located outside the town centre, it still has access to a range of social infrastructure such as schools and health facilities. There are a number of areas where the scored has scored negatively. The site has low PTAL and poor walking and cycling links, therefore, Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity. Air quality levels exceed EU levels so mitigation strategies should be put in place to avoid and/or minimise.</p>				

Site No: 66 - East Wing (key site 4) (North Finchley Town Centre)		Site Address: 672-708 High Rd North Finchley N12 9PT/9QL		
Site size: 0.44 ha		PTAL: 3		
PTAL projected 2031: 4		Ward: Woodhouse		
LSOA: Within the 40% most deprived		Ownership: Private		
Existing or most recent site use/s: Retail, commercial and residential		Proposed use types/s: Residential with 30% mixed uses (retail, commercial and cultural).		
Location type: Central		Indicative residential capacity: 125		
Site description: The site is within the North Finchley Town Centre and includes Primary and Secondary Shopping Frontages. The buildings are mostly 3-storeys ranging from late Victorian to 1960s, with retail and commercial uses are on ground floor and residential above. Opposite is the Tally Ho Triangle site, which includes the Arts Depot and 11-storey residential building. Commercial uses and 2-3 storey housing adjoin to the rear. West Finchley and Woodside Park stations are within 1km.				
Planning considerations: Proposals should include town centre uses of retail, commercial and community, with residential above. The accessible location and town centre context underpin a relatively high density. Refer to the North Finchley SPD for further guidance				
Applicable Draft Local Plan policies: GSS01, GSS08, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04, TOW01, TOW02, TOW03, TOW04				
SA objective	Basis for appraising sites		Score	Commentary/ Mitigation
	LSAO	Within the 40% most deprived	+	This site is located within a town centre environment, providing good access to local services and employment

<p>1. To reduce poverty and promote equality of opportunity</p>	<p>Proximity to employment land</p>	<p>Finchley Industrial Estate, Squires Lane and Regent Park Road all within 1200m.</p>	<p style="text-align: center;">+</p>	<p>opportunities. A residential led scheme would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.</p>
	<p>Proximity to state schools</p>	<p>Schools within 500m</p> <ul style="list-style-type: none"> • Northside Primary School • Sacks Morasha Jewish Primary School • St Michael's Catholic Grammar School • Wren Academy <p>Schools within 500 – 1000m</p> <ul style="list-style-type: none"> • Moss Hall Infant School • Moss Hall Junior School • Moss Hall Nursery School • Our Lady of Lourdes RC School • Summerside Primary School • The Holmewood School 	<p style="text-align: center;">++</p>	<p>opportunities. A residential led scheme would also be supported by the site's close proximity to schools and other social infrastructure. The site also provides access to local employment opportunities and transport links to ensure access to opportunities further afield. Overall, an development for development provides the opportunity to reduce poverty and promote further equality of opportunity.</p>

2. Ensure efficient use of land and infrastructure	Density range	300–650 hr/ha	N/A	The site is brownfield land and located within the town centre and capable of achieving higher densities to optimise land use. It is likely that redevelopment of this site will contribute positively to this objective.
	Existing mix of uses	retail, commercial and residential	N/A	
	Proximity to Town Centre	Within the North Finchley Town Centre	++	
	Proximity to Growth Area	Mill hill (approx. 5 miles)	○	
	Use of derelict and brownfield land	Yes	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	Statutory Grade II listed building and a number of locally listed buildings within 250m.	?	No identified designated heritage assets within the site boundaries but there are heritage assets within proximity to the site which future development proposals will need to be mindful of.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Moss Hill crescent within 500m	○	
	Site of Archaeological Significance (SAS)	No	○	

4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	Proximity to community facilities	Community facilities within 500m.	+	Town centre location reasonably good PTAL offers opportunities for housing and employment and the opportunity to positively support SA objective 4.
	Proximity to town centres	Within the North Finchley Town Centre	++	
	Crime rate (per 100 head)	69.3	+	
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix.
	PTAL	3	+	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road playground • Woodside Park • Woodhouse open space • Glebelands • Riverside Gardens • Friary Park 	+	The site is located in an area of open space deficiency. Development of this site would provide an opportunity to contribute to health and well-being of the local population provided that any adverse impacts on health and wellbeing as a result of development are appropriately mitigated and walkability is designed in (connecting with the existing public transport network). Ideally, mature trees could be planted and urban greening incorporated within the site to address air quality issues.
	Access to walking and cycling routes	Good access to walking and cycling networks	+	

	Air quality	Above EU value limit	-	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • The Speedwell Practice • Torrington Park Group Practice • Wentworth Medical Practice • Derwent Crescent Medical Centre • Squires Lane Medical Practice 	+	
	Access to leisure centre	Finchley Lido Leisure Centre within 1700m	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	No significant effects identified at this stage of the assessment. Development likely to have indirect positive impacts on the local economy by providing construction related jobs, increased tax revenue and contributing funding for local infrastructure and communities (e.g. through S106/CIL contributions). In the long term, additional population to the area through residential development may support the local economy through increased expenditure and adding to the pool of labour.
	Night Time Economy Location	No	○	
	PTAL	3	+	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>N/A</p>	<p>N/A</p>	<p>The sites town centre location will be likely to reduce the need to travel by car to key services including community facilities. In addition, the PTAL rating is projected to increase to level 4 by 2031. This will contribute towards creating accessible mixed used communities and will have a positive impact on this objective</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Percy Road playground • Woodside Park • Woodhouse open space • Glebelands • Riverside Gardens • Friary Park 	<p>+/-</p>	<p>Site is within an area of open space deficiency and has reasonable access to open spaces. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats</p>	<p>Site is within 500m of nationally / internationally designated site Y/N.</p>	<p>No</p>	<p>○</p>	

wherever possible and protect species and biodiversity	Proximity to SINC	SINC within 1200m (Coppets Wood and Riverside Walk)	○	Given the lack of habitat at present, development has the potential to improve the site's offer through activation of GI and biodiversity policies.
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	N/A	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
12. Maximise protection and enhancement of natural resources including water and air, and minimise waste	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
13. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	Within 100m radius of CDA	○	
<p>Conclusion: The site has scored positively or neutral against most SA objectives. However, the site is within an area where the air quality exceeds EU limit values which has resulted in a negative score.</p>				

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Site No: 67 - Great North Leisure Park (Major Thoroughfare)		Site Address: High Rd, Friern Barnet, N12 0GL	
Site size: 3.45 ha		PTAL: 1B	
PTAL projected 2031: 2		Ward: Woodhouse	
LSOA: Within the 40% most deprived		Ownership: Mixed	
Existing or most recent site use/s: Cinema, bowling, leisure/ sports centre with lido, restaurants and extensive car parking		Proposed use types/s: Residential-led with 40% mixed uses (sports and leisure, community and replacement car parking).	
Location type: Urban		Indicative residential capacity: 352	
Site description: This is an out-of-town-centre, car-centric leisure park. This site includes a cinema, bowling alley and ancillary restaurants with extensive car parking, as well as Finchley Lido Leisure Centre. It is close to a major junction of the Great North Road and North Circular Road (A406) and is adjacent to Metropolitan Open Land, a Local Nature Reserve and Site of Importance for Nature Conservation			
Planning considerations: There is potential for comprehensive or infill development residential development through reduced car parking, driven by the need to better integrate this out of town centre location into the surrounding residential environment for more efficient and sustainable use of space. There should be no additional floorspace of leisure and A1 to A5 uses which should be located in town centres. Proposals must reflect the context of a major thoroughfare where buildings of 5 to 7 storeys may be appropriate, and respond to the adjacent MOL and. Further masterplanning may be required in the event of comprehensive redevelopment			
Applicable Draft Local Plan policies: GSS01, GSS11, HOU01, HOU04, CDH01, CDH02, CDH03, CDH04			
SA objective	Basis for appraising sites		Commentary/ Mitigation
	LSAO	Within the 40% most deprived	+
			As the current uses are not intensive, an opportunity exists to better integrate site into the surrounding area and

1. To reduce poverty and promote equality of opportunity	Proximity to employment land	Finchley Industrial Estate within 1100m	+	Investment more generally is likely to benefit the area through multiplier and ripple effects secured by policies. The site has a low PTAL rating, therefore, walkability across the site to connect with employment opportunities and other social infrastructure will be important to help address this. Overall, this site has the potential to provide opportunities to reduce poverty and promote further equality of opportunity provided that appropriate mitigation is in place.
	Proximity to state schools	Schools within 500m - Our Lady of Lourdes RC School - Tudor Primary School Schools within 500 – 1000m - Manorside Primary School - Moss Hall Infant School - Summerside Primary School - The Compton School - Wren Academy	+	
2. Ensure efficient use of land and infrastructure	Density range	150–250 hr/ha	N/A	Redevelopment of this site would also provide the opportunity to intensify land use and make more efficient use of land and infrastructure.
	Existing mix of uses	Leisure and car parking	N/A	
	Proximity to Town Centre	North Finchley town centre within 1000m	+	

	Proximity to Growth Area	Mill hill (approx. 5 miles)	○	
	Use of derelict and brownfield land	No	+	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	Nearest Listed building	One statutory Grade II listed building within 250 (Inc. Grandstand at Summers Lane Sports Ground). One locally listed building within 750m (Manorside P.S).	?	It is unlikely that this site will have any significant effects on this objective as there are no heritage assets within the sites boundaries, however, there are herniate assets within 250m which future development proposals should be mindful of.
	Impact on Locally Important Views – 4 Corridors	No	○	
	Proximity to CA	Finchley Church End CA within 1500m	○	
	Site of Archaeological Significance (SAS)	No	○	
4. Promote liveable, safe neighbourhoods which support good quality accessible	Proximity to community facilities	Community facilities within 500m	+	This site could provide a good opportunity to contribute to this objective if community/leisure facilities are provided and walkability is designed in to address the sites low PTAL rating. The site is within 500m of a range of facilities and 1000m of a town centre which is well served by Public
	Proximity to town centres	North Finchley town centre within 1000m	+	

services and sustainable lifestyles	Crime rate (per 1,000 head)	69.3	+	transport. The provision of housing on site would improve local housing mix, however, mitigations measures would need to be put in place to deal with any noise and air quality issues as the site is located on a major thoroughfare. Furthermore, the site is located within a ward that has higher than average crime levels so it could benefit from redevelopment and investment.
5. Ensure that all residents have access to good quality, well-located, affordable housing	Application of Local Plan affordable housing threshold	Site has potential to deliver 10 or more dwellings	+	The site's context and scale would support an development that allows for the provision of a choice of new quality housing within the mix. However, walkability should be designed in and any potentially negative effects as a result of being located close to major roads are mitigated.
	PTAL	1B	--	
6. Improve the health and well-being of the population and reduce inequalities.	Access to public open space	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> • Glebelands • Victoria Park • Woodhouse open space • Oak Lane open space • Coppetts Wood 	+	The site is within an area of open space deficiency and in an area with low PTAL. Additional development could compound these issues however, it could also offer an opportunity to contribute to health and well-being in a positive way provided that greening is provided on site and walkability is appropriately designed in to connect with existing network of open spaces

	Access to walking and cycling routes	Poor walking and cycling facilities within the vicinity of the site.	-	
	Air quality	Below EU limit value	-	
	Access to health facilities	Health facilities within 1200m: <ul style="list-style-type: none"> • Squires Lane Medical Practice • Wentworth Medical Practice • Cornwall House Surgery • Rosemary Surgery 	+	
	Access to leisure centre	Finchley Lido leisure Centre within the site boundary	++	
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Net increase in provision of commercial floorspace	No	○	Additional population to the area through residential, development is likely to support the local economy and local businesses through expenditure and adding to the pool of local labour. As such, development would have a positive impact on economic sustainability.
	Night Time Economy Location	No	○	
	PTAL	1B	--	

<p>8. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Number of car parking spaces provided</p>	<p>Unknown</p>	<p>-</p>	<p>The site's is located outside the town centre and has a poor PTAL rating which may lead to increased car usage at this location and have a negative effect on this objective.</p> <p>Redevelopment of the site should take care to maximise the uptake of sustainable modes e.g. through cycling infrastructure provision and walkability to and throughout the site as far as practicable, alongside opportunities for improved access and connectivity.</p>
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Access to public open space on the basis of quality and value</p>	<p>The provision of parks is below the borough average. The following parks and open spaces are located within 1200m radius:</p> <ul style="list-style-type: none"> ▪ Glebelands ▪ Victoria Park ▪ Woodhouse open space ▪ Oak Lane open space ▪ Coppetts Wood) 	<p>-/+</p>	<p>Site is within an area of open space deficiency but has reasonable access to open spaces. As the proposal includes residential development, it is assumed at Regulation 18 stage that open space to meet onsite need would be provided in accordance with relevant planning policies.</p>
<p>10. Create, protect and enhance suitable wildlife habitats</p>	<p>Site is within 500m of nationally / internationally designated site Y/N</p>	<p>No</p>	<p>○</p>	<p>The sites proximity to a SINC and MOL and local nature reserve means that there is potential to have a negative effect on this objective. Any development that takes place</p>

wherever possible and protect species and biodiversity	Proximity to SINC	SINC within 150m	-	would need that there is no harm to the nearby SINC and nature reserve and seek to enhance these assets where possible and improve GI links.
11. Reduce contribution to climate change and enhance community resilience to climate change impacts	Existing use of sustainable design and construction	Application of sustainable design and construction technologies	○	At this stage of the assessment, sites are considered to be neutral. There is no information available on what measures existing development incorporates to mitigate against climate change and all new development will have to comply with environmental standards set out within local plan policies and be in accordance with the Mayors energy hierarchy.
13. Maximise protection and enhancement of natural resources including water, land and air	Not used - evaluation of any positive/negative effects requires a level of detail absent at this stage of site appraisal and assessment	N/A	N/A	An assessment of any significant effects requires a level of detail absent at this stage of site appraisal and assessment.
14. To minimise and manage the risk of flooding	Food zone	1	++	Given policy framework as scoped, re-development would not worsen flood risk at this location outside a flood zone, and has the potential to improve local drainage through incorporation of SUDS.
	CDA	No	○	

Conclusion: The site is located along a major thoroughfare but has access to social infrastructure such as schools and is within 1000m of Finchley town centre. However, the site has a low PTAL and is also located within close proximity to a SINC which future development proposals will need to be mindful of.

