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# **Local Development Framework**

## **Development Management Policies Summary**

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May 2011

# Local Development Framework – Development Management Policies

## Summary Document – May 2011

### What are the LDF and Development Management Policies ?

The Local Development Framework (LDF) is one of the most important statutory plans that must be produced for Barnet.

The **Core Strategy** is the key document and sits at the heart of the LDF. It sets out where, when and how change will take place, providing a shared vision of what Barnet will be like as a place in 2026. All other LDF planning documents need to accord with its strategic direction and key planning policies.

The **Development Management Policies** document sits beneath the **Core Strategy** in the hierarchy of the Local Development Framework. It sets out the detailed borough-wide planning policies for implementing development and forms the basis for local planning authority decision making.

The **Development Management Policies** document is designed to be used alongside the **Core Strategy** and other more detailed guidance such as Supplementary Planning Documents.

The Submission draft provides the final opportunity for public consultation on the Development Management Policies.

### What has already happened ?

Engagement on the previous stage of the Development Management Policies – Preferred Approach which ran from September until November 2010 generated 229 comments from 31 respondents including residents, community and amenity groups, landowners and developers, as well as the GLA and national agencies including English Heritage and the Environment Agency.

These comments helped to inform the development of this final stage of the Development Management Policies known as the Submission draft.

### What happens next ?

This is the last opportunity for you to have your say in developing Barnet's Development Management Policies. Following consultation this document will be submitted to the Planning Inspectorate in July 2011. The Development Management Policies together with the Core Strategy will then be subject to an Examination in Public in Autumn 2011. The draft Submission Stage provides the opportunity for you to make comments and back these up as well as indicate whether you would like to appear at the Examination in Public.

The Local Development Framework has undergone extensive engagement and been developed with an evidence base which supports our approach to managing the change that Barnet faces over the next 15 years. At this final public consultation stage you now have the chance to tell us if our suite of Development Management Policies is the right approach ?

If it is not the right approach you need to set out the reasons why on specific grounds and then propose changes to the **Development Management Policies** that will overcome these objections. The specific grounds for making representations and appearing at the Examination in Public are that

the **Development Management Policies** is not **justified, effective and consistent with national policy**

1. **Justified** means that the document must be:
  - founded on a robust and credible evidence base
  - the most appropriate strategy when considered against the reasonable alternatives
2. **Effective** means that the document must be
  - deliverable
  - flexible
  - able to be monitored
3. **Consistent with National Planning Policy as set out in a suite of Planning Policy Statements and Planning Policy Guidance Notes**

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/>

## **The Evidence Base for the Local Development Framework**

The policy framework in Development Management Policies is underpinned by an evidence base which includes published material such as ;

- Barnet's Characterisation Study
- Barnet's Infrastructure Delivery Plan
- Employment Land Review,
- Open Spaces, Sports and Recreational Facilities Assessment,
- Strategic Flood Risk Assessment,
- Town Centre Floorspace Needs Assessment
- North London Strategic Market Housing Assessment
- Barnet Transport Assessment

Additional material for Development Management Policies includes :

- Town Centre Retail Frontages
- Local Centres

## **The Development Management Policy Framework**

The Development Management Policies document sets out a policy framework of 18 policies.

***Please read the full Development Management Policies document for the full policy wording.*** In summary these are:

- **Protecting Barnet's Character and Amenity** - sets out what is expected from development proposals in Barnet and highlights the preservation and enhancement of local character.
- **Development Standards** – sets out the national and Londonwide standards with which we expect development proposals to comply with.
- **Accessibility and Inclusive Design** - sets out the principles of inclusive and accessible design that development proposals must meet

- **Environmental Considerations for Development** - sets out the environmental issues that development proposals should consider including the feasibility of decentralised energy, managing flood risk, noise, air quality and contamination.
- **Tall Buildings** - sets out how proposals for new tall buildings will be considered as well as proposals for redevelopment / refurbishment of tall buildings.
- **Barnet's Heritage and Conservation** - sets out how heritage assets including listed and locally listed buildings, conservation areas and archaeological remains will be protected.
- **Protecting Housing in Barnet** - sets out that loss of housing will be resisted unless the replacement use is for a local facility which demonstrates need, complies with other LDF policies and proves that it cannot be provided elsewhere. Other criteria include regeneration areas and locations no longer suitable for housing.
- **Ensuring a Variety of Sizes of New Homes to Meet Housing Need** - sets out that development proposals should provide housing choice in terms of a mix of types and sizes. It also highlights Barnet's dwelling size priorities for family housing of 3 bedrooms plus.
- **Specialist Housing – Houses in Multiple Occupation, Student Accommodation and Housing Choice for Older People** – sets out our intention to retain HMOs and how proposals for new HMOs will be considered. Highlights that addressing local need is a priority for providing housing choice for older people and proposals for student accommodation.
- **Affordable Housing Contributions** – sets out that all residential developments of 10 units or more provide 30% affordable housing. A more flexible approach is applied to schemes providing between 10 and 15 units.
- **Development Principles for Barnet's Town Centres** – sets out that out of town centre proposals will be considered in accordance with the sequential approach. Highlights the new boundaries for town centres and how we will seek to protect retail uses within the primary and secondary frontages of town centres. It also seeks to protect employment floorspace as part of mixed use development.
- **Maintaining our Local Centres and Parades** – sets out that loss of retail uses will be resisted unless it can be demonstrated that there is still good access to alternative shopping facilities or that the replacement use meets an identified need.
- **Community and Education Uses** - sets out that loss of community / educational premises will be resisted unless a replacement facility is provided or that it is demonstrated that the use is no longer needed. Highlights that proposals for new uses should be in accessible locations including town centres and local centres.
- **New and Existing Employment Space** – sets out that loss of employment floorspace will be resisted in town centres, Locally Significant Industrial Sites or Industrial Business Locations in particular and generally outside these areas. Where

it can be demonstrated that there is no longer demand for employment use then replacement uses should provide a mix of uses. In terms of new employment uses proposals will be encouraged in the above locations.

- **Green Belt and Open Spaces** - sets out that loss of Green Belt / Metropolitan Open Land will be resisted. Only certain uses which do not have an impact on the principles of Green Belt will be considered for change of use or new development. Loss of other open space will also be resisted unless there is replacement provision or it is ancillary to use of the space. Sets out standards for addressing open space deficiency.
- **Biodiversity** - sets out that development proposals should provide for retention, enhancement or creation of biodiversity and not adversely impact on sites of nature conservation importance.
- **Travel Impact and Parking Standards** - sets out that development proposals with potential for significant trip generation should be in locations which can be accessed by a range of transport modes. It also highlights local infrastructure needs and parking standards for residential development.
- **Telecommunications** - sets out what proposals for installation of telecommunications equipment should address including sharing of facilities as well as appearance and visual impact.

## How to have your say

The consultation period runs from 11 May 2011 to 22 June 2011.

The full Development Management Policies document is available on our website

- The website: [www.barnet.gov.uk/planning-consultations](http://www.barnet.gov.uk/planning-consultations) together with supporting documents including representation forms.

Hard copies are available for viewing during the consultation period at the following locations:

- Planning Reception, 2nd floor, Barnet House, 1255 High Road, Whetstone, N20 0EJ. Opening times 9.00am – 5.00pm (Monday – Thursday), 9.00am – 4.30pm Friday, (closed Monday – Friday between 12am and 1pm)
- All public libraries in Barnet.

Responses can be made by following the format set out in the representation forms via email to [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk) and by post. All comments are to be received by 5:00pm 22 June 2011. Further information is also available from the team on 020 8359 4990.

## Library Drop In Sessions

We are holding a number of drop-in sessions on the Development Management Policies DPD to publicise the document and answer queries about it and Barnet's Local Development Framework.

<b>Library</b>	
<b>Church End Library and Children's Centre</b> 24 Hendon Lane, Finchley N3 1TR <b>Tel: 020 8359 3800</b>	Wednesday 25 May 10.30-12.30pm
<b>Burnt Oak</b> Watling Avenue, Edgware HA8 0UB <b>Tel: 020 8359 3880</b>	Wednesday 25 May 3-5pm
<b>Hendon</b> The Burroughs, London NW4 4BQ <b>Tel: 020 8359 2628</b>	Thursday 26 May 10.30-12.30pm
<b>Chipping Barnet Library and Children's Centre</b> 3 Stapylton Road, Barnet EN5 4QT <b>Tel: 020 8359 4040</b>	Thursday 26 May 2-4pm
<b>Golders Green</b> 156 Golders Green Road, London NW11 8HE <b>Tel: 020 8359 2060</b>	Friday 27 May 2-4pm

Copies can be viewed at any library in Barnet and at the Barnet House planning reception. In order to make comments please use the Representation Form or follow the format of the Representation Form setting out the section of the document you are referring to, the reason is justified, effective or consistent for your comment and your proposed change for improving the document.

In order for your voice to be heard at Examination in Public it is important that you follow this format.

Please send your comments by e-mail or by post to

**Forward.planning@barnet.gov.uk**  
**Planning and Housing Strategy**  
**Building 2**  
**North London Business Park**  
**Oakleigh Road South**  
**London**  
**N11 1NP**

The closing date for comments is **5pm on Wednesday June 22 2011**