

CONTENTS

ACRONYMS

CHAPTER 1: INTRODUCTION

	Policies	Para.
Introduction	Intro	1.1
Proposals Map	PropMap	1.4

CHAPTER 2: STRATEGIC POLICIES

Sustainable Development	GSD	2.1
Environmental Impact	GEA	2.6
Character	GBEnv1	2.9
Design	GBEnv2	2.11
Special Areas	GBEnv4	2.13
Green Belt	GGreen Belt	2.17
Outdoor Recreation	GL3	2.19
New Households	GH1	2.21
Affordable Housing Provision	GH3	2.23
Protection of Employment Land	GEMP4	2.25
Cricklewood, West Hendon Regeneration Area	Gcrick	2.27
Monitoring Plan	Gmon	2.29
Proposed New Policies		2.31

CHAPTER 3: ENVIRONMENTAL RESOURCES

Environmental Impact	GEA	3.1
Energy Efficiency	GEnergy	3.8

Re-use of Brownfield Land	GLand	3.10
Renewable/Efficient Energy Production Energy Efficient Design	Env1 Env2	3.12
Waste Management Facilities	Env3	3.16
Recycling Facilities	Env4	3.19
Aggregates Facilities	Env5	3.23
Light Pollution	Env6	3.25
Air Pollution Air Quality Measures Air Quality	Env7 Env7a Map3.1	3.27
Water Quality	Env8	3.32
Flood Risk Areas Increased Flood Risk Flood Plain	Env9 Env10 Map3.2	3.34
Drainage Infrastructure	Env11	3.40
Location of Noisy Development	Env12	3.42
Contaminated Land	Env14	3.44
Hazardous Substances and Notifiable Installations	Env15	3.47

CHAPTER 4: BUILT ENVIRONMENT

Character	GBEnv1	4.1
Design	GBEnv2	4.4
Safe Environments	GBEnv3	4.8
Special Areas	GBEnv4	4.10
Quality in Design	D1	4.12
Over-development	D4	4.17
Outlook	D5	4.19
New Policies	D6A	4.22
Scenic Quality	D7	4.24
Disabled Access	D8	4.27
Designing Out Crime	D9	4.29

Improving Community Safety	D10	4.31
Landscaping	D11	4.33
Tree Preservation Orders	D12	4.38
Tree Protection and Enhancement	D13	4.41
Important Hedgerows Other Hedgerows	D14 D15	4.45
Telecommunications	D16	4.48
High Buildings – Acceptable Locations High Buildings – Where Not Acceptable Views of Landmarks	D17 D18 D19	4.52
Advertisements Hoardings Areas of Special Advertisement Control	D20 D21 Map 4.2	4.62
Design and Shopfronts New Shopfronts	D22 D24	4.66
Preserving or Enhancing Conservation Areas	HC1	4.69
Demolition of Unlisted Buildings in Conservation Areas	HC3	4.71
New Policy	HC3A	4.74
Areas of Special Character	HC5	4.76
West Heath/Golders Hill Park Area	HC6	4.78
Development in West Heath/Golders Hill Park Area	HC7	4.80
Areas of Special Character	Map 4.3	4.82
Demolition of Listed Buildings	HC9	4.85
Change of Use of Listed Buildings	HC11	4.88
Setting of Listed Buildings	HC12	4.90
Demolition of Locally Listed Buildings Locally Listed Buildings	HC14 HC15	4.92
National Archaeological Remains	HC16	4.94
Archaeological Site Evaluations	HC20	4.97
Historic Parks and Gardens	HC21	4.100
Battlefield Site	HC22	4.102

CHAPTER 5: OPEN ENVIRONMENT

Green Belt	GGreen Belt	5.1
Character	GBEnv1	5.4
Special Areas	GBEnv4	5.6
Green Belt/MOL	O1	5.8
New Buildings and Uses on Green Belt/MOL	O2	5.13
Major Developed Sites	O4	5.17
Replacement of Existing Buildings in Green Belt/MOL	O5	5.35
Re-use of Buildings in Green Belt/MOL	O6	5.37
Land Adjoining Green Belt/MOL	O7	5.40
Agricultural Land in the Green Belt	O8	5.42
Article 4 Directions and the Green Belt	O9	5.46
Green Belt Boundary Changes	Map 5.1	5.48
Metropolitan Open Land Boundary Changes		5.74
Heritage Land	O10	5.80
Countryside Conservation Areas	O11	5.84
Green Chains	O12	5.86
Green Corridors	O13, Map 5.6	5.90
Sites of Special Scientific Interest (SSSI)	O14	5.95
Protected Species	O16	5.98
Watling Chase Community Forest	O18	5.101
Management Plans on Open Land	O19	5.104
Proposed New Policies		5.107

CHAPTER 6: LEISURE, RECREATION AND TOURISM

Sport and Recreation	GL1	6.1
Outdoor Recreation	GL3	6.11
Loss of Arts, Culture and Entertainment Facilities	L1	6.13
Preferred Locations for Arts, Culture and Entertainment Facilities	L2	6.17
Criteria for Arts, Culture and Entertainment Facilities	L3	6.20
North Finchley Arts Centre	L4, Map 6.1	6.26
Planning Obligations and Arts, Culture and Entertainment Facilities	L5	6.29
Tourist Attractions and Facilities	L7, L8	6.31
Preferred Locations for Hotels	L9	6.36
Criteria for Hotel Development	L10	6.42
Open Space	L11	6.46
Open Space Deficiency	L12	6.58
Metropolitan, District and Local Parks and Areas of Deficiency at Local Park Level	Map 6.2	6.63
New Public Routes	L13	6.66
Metropolitan Walks	L15	6.68
Allotments	L16	6.72
Sports Grounds and Playing Fields	L17	6.82
Loss of Sports Grounds and Playing Fields	L18	6.89
New Sports Grounds and Playing Fields	L19	6.95
Floodlighting Sports Facilities	L20	6.97
Golf Courses	L22	6.101
Loss of Indoor Sports and Recreation Facilities	L23	6.104
New Indoor Sports and Recreation Facilities	L24	6.108

Preferred Location for Indoor Sports and Recreation Facilities	L25	6.114
Planning Obligations and Indoor Sports and Recreation Facilities	L26	6.118
Proposed New Policy		6.121

CHAPTER 7: MOVEMENT

Reducing the Need to Travel	GLoc	7.1
Parking	GParking	7.4
Sustainable Transport	Gnon Car	7.6
Development Location and Accessibility	M1	7.8
Transport Assessments	M2	7.17
Green Travel Plans	M3	7.20
Widening Opportunities for Pedestrians and Cyclists	M4	7.25
Facilities for Pedestrians and Cyclists	M5	7.28
Cycle Routes	Map 7.1	7.30
Use of Public Transport	M6	7.32
Improvements to Public Transport	M7	7.36
Impact on Roads	M8	7.39
Strategic Road Network	M9	7.49
Reducing Effects of Traffic	M10	7.53
Safety of Road Users	M11	7.55
Planning Obligations and Improvements to Roads	M13	7.57
Accessibility Categories in Relation to Vehicle Parking Standards	Map 7.3	7.59
Parking Standards	M14, Appendix 7.1	7.64
Freight	M15	7.86
Proposed New Policies		7.89

CHAPTER 8: HOUSING

Housing Provision	GH1	8.1
Affordable Housing Provision	GH3	8.10
Housing and Affordable Housing Provision 1997-2006	H0	8.14
Allocated Sites for Housing	H1	8.19
Other Housing Sites	H2	8.22
Changes of Use from Housing to Other Uses	H3	8.29
Dwelling Mix	H4	8.32
Affordable Housing	H5	8.36
Development of Employment or Other Non-residential Sites for Housing	H6	8.75
Affordable Housing and Planning Briefs	H7	8.80
Commuted Payments and Affordable Housing	H8	8.84
Temporary Homeless Accommodation for Barnet's Needs	H11	8.91
Special Needs Housing	H12	8.95
Disabled Access in New Homes	H13	8.98
Wheelchair Accessibility	H14	8.107
Gypsy Sites	H15	8.104
Character of Residential Developments	H16	8.111
Privacy Standards	H17	8.116
Amenity Space Areas	H18	8.120
Garden Depth for Houses	H19	8.122
Public Recreational Developments	H20	8.124
Density of Residential Development Higher Residential Densities	H21 H22	8.132
Conversion of Single Family Dwellings to Flats	H23	8.143
Conversions from Non-residential Uses to Residential Uses	H24	8.147
Pre-requisites for Conversions of Houses to Flats	H25	8.149
Design of Conversions of Houses to Flats	H26	8.157

CHAPTER 10: EMPLOYMENT (BUSINESS AND INDUSTRY)

Protecting Employment Sites	GEMP1	10.1
Protection of Employment Land	GEMP4	10.10
Retention of Industrial Sites	EMP1	10.19
Protection of Other Industrial Sites	EMP2	10.22
Consolidation of Employment Land	EMP3	10.31
Industrial Business Park	EMP4	10.34
New Offices	EMP6	10.39
Re-use of Offices	EMP7	10.44
New Residential Development Adjacent to Industrial Uses	EMP9	10.50
Working from Home	EMP10	10.52
Proposed New Policies		10.54

CHAPTER 11: TOWN CENTRES AND RETAILING

Retailing and Town Centres	GTCR1	11.1
Range of Retail Services	GTCR2	11.16
Sequential Approach	TCR1	11.18
Town Centre Development Sites	TCR2	11.39
New Town Centre Sites	TCR3	11.42
Brent Cross	TCR4	11.44
Edge of Town Centre Sites	TCR5	11.46
Out of Town Centre Sites	TCR7	11.49
Impact of Out of Town Centre Developments	TCR8	11.54
Transport and Out of Town Centre Developments	TCR9	11.56
Protection of Retail (A1) Uses in Primary Retail Frontages	TCR10	11.58
Protection of Retail (A1) Uses in Secondary and Main Shopping Frontages	TCR11	11.63
Evening Uses in Town Centres	TCR12	11.68

Housing in Town Centres	TCR13	11.71
Mini-cab Offices	TCR14	11.75
Special Policy Area – North Finchley	TCR17	11.77
Large Mixed Use Developments	TCR18	11.79
Neighbourhood Centres and Isolated Shops	TCR19	11.81
Town Centre Environmental Quality	TCR21	11.83
Design of New Retail Development	TCR22	11.85
Proposed New Policies		11.87

CHAPTER 12: IMPLEMENTATION

Monitoring UDP Policies	GMon	12.1
Planning Obligations	IMP2	12.3

CHAPTER 13: CRICKLEWOOD, WEST HENDON AND BRENT CROSS REGENERATION AREA

Regeneration of Cricklewood/West Hendon and Brent Cross	GCrick	13.1
Comprehensive Development	C1	13.20
Urban Design	C2	13.26
Amenity of Existing and New Residents	C3	13.33
Sustainable Development	C4	13.38
Existing Town Centres	C5	13.46
New Town Centre	C6	13.52
Transport	C7	13.72
Parking Standards	C8	13.92
Housing and Community Development	C9	13.109
Employment	C10	13.114
Implementation	C11	13.123
Proposals Map for the Cricklewood, West Hendon and Brent Cross Regeneration Area	Map Crick	13.127

CHAPTER 14: SCHEDULE OF PROPOSAL SITES

Arkley Reservoir, Rowley Green Road	Site No.h1	14.1
Barnet Football Club, Underhill	Site No.2	14.6
Boosey and Hawkes Factory, Burnt Oak Broadway	Site No.h4	14.8
Nortel, Brunswick Park Road & Dagenham Road Site	Site No.h5	14.10
Cricklewood and West Hendon Regeneration Area (West Hendon and Golders Green Wards)	Site No.h6	14.12
Millet House, The Hyde	Site No.h8	14.14
BT Depot and Jewsons Building, The Hyde	Site No.9	14.17
New Barnet Gas Works, Albert Road	Site No.h10	14.20
Land adjacent to the North Circular Road Slip Road off High Road, known as 'The Roughlands'	Site No.11	14.23
Convent of The Good Shepherd, East End Road, N2	Site No.h12	14.25
The National Hospital for Neurology & Neurosurgery, Great North Road, East Finchley, N2	Site No.h13	14.28
Nature Reserve	Site No.14	14.31
College Farm, Fitzalan Road, N3	Site No.17	14.33
Land above and to north of entrance to New Southgate Station	Site No.h19	14.35
Ivy House, North End Road, Golders Green, NW11	Site No.20	14.39
Land adjacent to 907 Finchley Road, Golders Green, NW11	Site No.h21	14.42
Golders Green Bus and Underground Station, North End Road/Finchley Road	Site No.h22	14.44
Potters Lane Reservoir, New Barnet	Site No.h23	14.49
Land at the rear of 98-140 High Street, Barnet	Site No.h25	14.51
Barnet Trading Estate and surrounding land parcels	Site No.h27	14.53

Middlesex University, Hendon Campus, The Burroughs, NW4	Site No.h28	14.57
Inglis Barracks, Bittacy Hill, Mill Hill, NW7	Site No.h29	14.59
Damascus House, The Ridgeway, Mill Hill	Site No.h30	14.61
Brent Cross Regional Shopping Centre	Site No.31	14.63
Land at Borthwick Road and Ramsay Close, NW7	Site No.h32	14.65
Finchley Territorial Army Centre, Great North Road, Finchley, N12	Site No.h36	14.67
RAF East Camp, Aerodrome Road, NW9	OutSite No.7	14.69

CHAPTER 15: GLOSSARY

Glossary of Terms and Abbreviations	Gloss	15.1
-------------------------------------	-------	------

APPENDIX 1: SCHEDULE OF RECOMMENDATIONS

APPENDIX 2: LIST OF OBJECTORS