

Draft Sustainability Appraisal for Draft North Finchley Town Centre Framework

Supplementary Planning Document
(SPD) Sustainability Appraisal
Incorporating Strategic Environment
Assessment (SEA)

October 2017

Contents

Non-Technical Summary.....	3
1. Introduction	4
North Finchley SPD and background	4
The Vision behind North Finchley Town Centre Framework.....	6
Objectives	6
Spatial Strategy	8
North Finchley Spatial Approach	8
Key sites for Intervention.....	10
2. Sustainability Appraisal	12
2.2 Consultation Responses to the North Finchley Town Centre Development Framework SPD Scoping Report.....	14
Sustainability Issues and Problems	15
4.13 Key Messages – Change for town centres.....	16
2.3 The Sustainability Appraisal Framework	18
2.3 SA of the North Finchley SPD Core Objectives	20
3.1 Sustainability Appraisal of the Draft North Finchley Town Centre Development Framework SPD.....	25
3.2 Summary of the main issues.....	37
3.3 Sustainability Appraisal of alternative approach.....	38
3.4 ‘Do nothing approach - Summary of main issues.....	45
4. Conclusions and Recommendations.....	47

Non-Technical Summary

This Sustainability Appraisal¹ has been prepared for the Draft North Finchley Supplementary Planning Document (SPD). The draft SPD will form a part of Barnet's Local Plan and will provide guidance on the acceptable uses and design expectations in the redevelopment of the existing North Finchley town centre.

Sustainability Appraisal attempts to predict and highlight the significant effects of implementing the draft SPD and suggests ways to reduce potential negative effects, create or enhance positive effects, and to make predicted effects more certain. The appraisal is based upon the economic, environmental and social impacts the development proposals may have on the town centre and wider area. These effects are considered against baseline data established in the Scoping Report for North Finchley SPD Sustainability Appraisal.

The Sustainability Appraisal Scoping Report identifies both the important issues facing North Finchley and establishes the Sustainability Objectives and Framework that has been used to carry out this Sustainability Appraisal. The Scoping Report has highlighted particular sustainability issues within the North Finchley area including:

- Lack of recognised heart
- Mixed town scape qualities
- Centre dominated by the A1000
- Lack of public open space
- Lack of modern retail units
- Need to make more of the Arts Depot
- Need to improve the evening economy

The Sustainability Appraisal process ensures that these and other broader issues are considered in an iterative process whereby this information is fed back to produce the final version of the SPD.

The appraisal has demonstrated that the improvement of the North Finchley town centre following the draft SPD would generally have positive effects on the social, environmental and economic climate in the long term. No significant adverse affects have been identified.

The difficulties encountered in undertaking the assessment are highlighted, principally these relate to detailed issues which would be considered at planning application stage.

The final sustainability appraisal report which will follow consultation on the draft SPD and be produced alongside the adoption version of the SPD will consider any changes made to the final adopted SPD. The final sustainability appraisal report will also identify a suitable monitoring framework.

¹ The Sustainability Appraisal is produced in line with Strategic Environmental Assessment Regulations and the report can be considered to fulfil these regulations; this report can also be termed the 'Environmental Report'.

1. Introduction

1.1 This is the draft Sustainability Appraisal (SA) for the draft North Finchley Town Centre framework.

1.2 The SPD sets out the Council's town centre framework for North Finchley. The SPD responds to the development opportunities that are emerging in the town centre by providing a spatial strategy to guide future development proposals for key "Key Opportunity Sites," manage changes in land use and secure necessary infrastructure improvements within the town centre. The SPD is intended to be a high-level strategy for North Finchley that sits within Barnet's overall Development Plan. The SPD cannot nor does it seek to establish new planning policies, but it does provide more specific guidance on the implementation of Development Plan policies within North Finchley.

1.3 Although usually SPD do not require sustainability appraisal, in exceptional circumstances one may be considered if the significant environmental effects have not been already considered by the Local Plan. The Council considers the development proposed to warrant assessment of the impacts of the framework in line with the SEA Directive.

North Finchley SPD and background

1.4 Barnet Council has ambitious plans for North Finchley Town Centre. To progress these proposals, the Council's Policy & Resources Committee agreed (December 2016), that a Supplementary Planning Document (SPD) be prepared for the town centre and surrounding area. It is envisaged that the SPD will establish a development framework for change, ensuring that North Finchley is a vibrant and successful town centre in the 21st century.

1.5 The Local Plan Core Strategy identifies in Policy CS6: Promoting Barnet's Town Centres that the Council will realise development opportunities for town centres including North Finchley through pursuing the individual planning objectives as set out in a Town Centre Framework to ensure the delivery of environmental, design, transport, car parking and community safety measures. Town Centre Frameworks aim to create the right environment for vibrant and viable town centres in Barnet. The individual Town Centre Frameworks will identify opportunities to enhance the public realm and improve accessibility for all users and will seek to support the provision of a wide range of shops and services to meet the needs of diverse local populations. Town Centre Frameworks will provide the basis for managing and promoting positive change in identified town centres and will be a material consideration for planning applications in the area.

1.6 The decline of the high street is a well-recognised problem in the United Kingdom. Many areas struggle to adjust to the impact of new technologies, changes in consumer behaviour, and pressures from external macroeconomic conditions. In common with other high streets, Barnet's town centres face similar challenges.

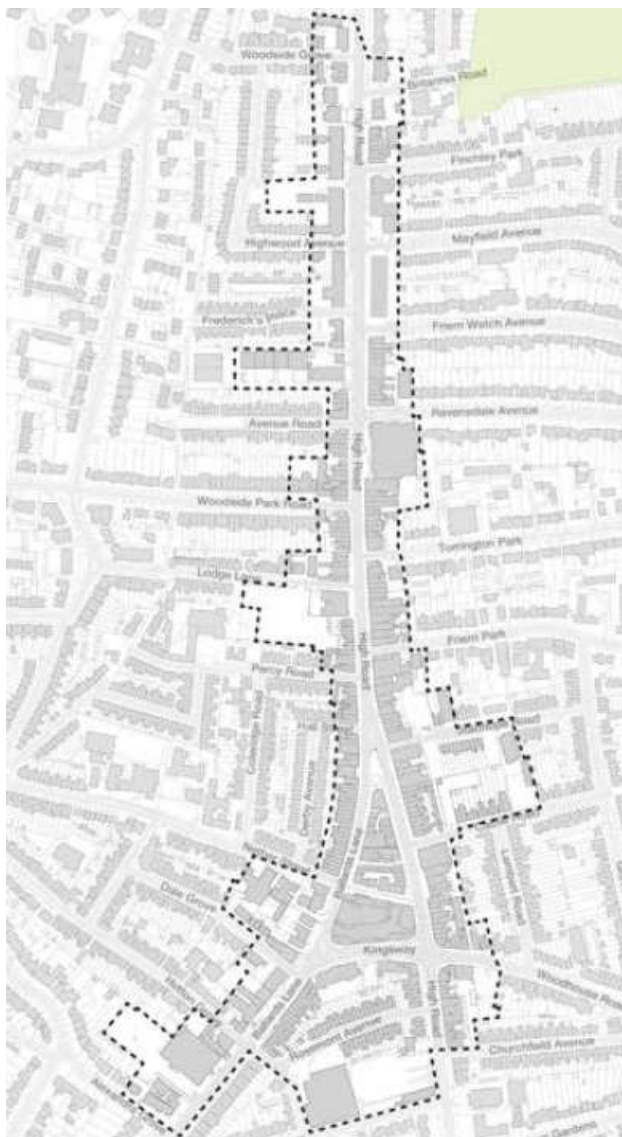
1.7 The SPD will :

- provide a land-use framework for the town centre, establishing the type (retail, leisure, residential) and quantum of development necessary to ensure vibrancy and vitality. The SPD should identify areas to be protected for the key function of the town centre (retail) along

with areas which may be more appropriate for a mix of uses. In undertaking this work, it may be appropriate to consider a review of the town centre boundary

- consider whether changes are needed to road and footways to better improve vehicular and pedestrian movement around the town centre.
- identify development opportunities in a suite of mini planning briefs specifying the type, scale, form and design of development.
- include a management strategy for delivering the proposals

1.8 Map 1 below shows the proposed boundary for the North Finchley SPD.



Map 1: North Finchley Town Centre

1.9 North Finchley is the second most visited town centre in the Borough after Brent Cross and has the second highest financial turnover of town centres. It is located on the eastern side of the London Borough of Barnet at the junction of Ballards Lane and the A1000 High Road – known locally as Tally Ho corner. To the south lies Finchley Church End town centre, the North Circular and East Finchley town centre. To the north lies Whetstone town centre. The town centre is

surrounded by suburban housing, predominantly family housing with gardens. A linear London town centre with traditional buildings up to four storeys in height, the exception being the Arts Depot, a 14 storey mixed use tower and podium block containing a theatre, bus station and retail uses developed on the site of the former Gaumont cinema in 2004.

1.10 In 2009 the North Finchley Town Centre Planning Strategy – Issues and Opportunities Consultation was published. The report did not progress beyond this stage to adoption. The Strategy provided a framework to manage change in the area, realise development potential and set out aspirations to enhance and promote a successful town centre.

1.11 In 2011 the Outer London Fund was launched by the Mayor as a three-year initiative to strengthen the vibrancy and growth of London's high streets and town centres. North Finchley received £1.5 million to improve cultural offer and the public realm, including action on the Grand Arcade vacant units, new bins, tree planting and art installations outside of Sainsbury's and the Arts Depot.

The Vision behind North Finchley Town Centre Framework

1.12 North Finchley will be a vital and vibrant town centre playing an enhanced role in serving North London through the improvements it has made to its retail offer, the choice of homes, quality of environment and visitor experience. The supply of housing in North Finchley will be significantly boosted to deliver a wide choice of high quality homes and create sustainable, inclusive and mixed communities. The shopping experience will be improved, with a range of shops that include independent and national retailers. Both the day time and night time economy will become more attractive and vibrant offering a range of cultural and leisure activities with food and drink choices that appeal to families, the young and not so young. A greater priority will be given to pedestrians to increase the sense of safety whilst ensuring ease of access for all users. Through enhancement to the public realm new spaces in a safe and secure setting will be created that encourage people to stay for longer in North Finchley. North Finchley's character will be retained and enhanced in a town centre where the visitor experience will be greatly improved.

Objectives [themes]

1.13 Theme 1 - Town Centre Places

1. Improvement of streets and spaces will occur through local street furniture, new public space creating a heart to the centre and reduced pedestrian, cycle and traffic conflicts.
2. Proposals will contribute to the overall greening of the town centre through, strengthening links to existing open spaces, planting trees and landscaping reflecting the suburban character
3. Proposals must be of high quality in terms of urban design and architecture, with a specific focus on creating a town centre environment that is welcoming, safe, durable and stimulating whilst responding to the local character of North Finchley and its history
4. The entrances - gateways - into the town centre will be examples of outstanding and distinctive architecture supported by high quality public realm, in particular landscaping, lighting and local public art as appropriate.

5. In areas identified as appropriate for tall buildings there will be specific development requirements, such as, that new development be of exceptional high quality design and that the buildings be suited to the character of the local context

1.14 Theme 2 - Town Centre Economy

6. The primary shopping area will be protected and enhanced. In order to achieve a better balance of independent and mainstream shops in the town centre across the value range the retail character will be actively curated.
7. Additional new high quality housing offering a choice of tenures and sizes will be promoted to meet housing need, and boost local economy.
8. The evening economy will be enhanced with a stronger offer in terms of restaurants occupying new modern units, notably around the Tally Ho southern area.
9. The market should be retained and improved. A new location with a higher profile and better quality environment is proposed.
10. Opportunity will be sought to introduce visitor accommodation within the town centre, to enhance further the area's visitors and footfall.
11. Employment/office accommodation will be supported and promoted, particularly to the southern end of the town centre. Flexible and co-working office space will be encouraged to support new patterns of working.

1.15 Theme 3 - Town Centre People

12. Development will be expected to make a significant contribution to a sustainable mix of housing, including homes for younger people to balance the predominantly family housing.
13. An increased footfall and number of users will enhance the vitality of the town centre, including younger people expected to support the evening economy.
14. Proposals for improved community facilities will be supported within the town centre, particularly health and education to cater for any increased population.

1.16 Theme 4 - Town Centre Movement

15. Encourage local people to stay local for shopping, leisure and amenity purposes to minimise car use and parking demand on North Finchley's streets
16. Improving the public realm is of key importance to supporting walking, cycling and bus use by providing an environment that supports those travel modes whether through footway improvement, welcoming bus facilities, benches for walkers and attractive and convenient facilities for cyclists.
17. Addressing the impacts of present vehicle domination of the town centre will do much to improve movement conditions for all, reduce real and perceived severance effects, and improve ambience and quality. Where possible, roadspace should be reallocated to the benefit of local people, whilst recognising the A1000 as an important traffic carrying corridor
18. Sufficient and well-located town centre parking is important in supporting the town centre's retail, business and leisure activities for those whom travel on foot, cycle, bus or rail is not a viable option.

19. Buses should represent a positive presence in the town centre and an attractive movement choice for local people, with high quality waiting facilities, a high profile and good quality route information.

Spatial Strategy

1.17 The character review of North Finchley town centre has identified a number of emerging activity areas. Whilst as part of a healthy and viable town centre, it is necessary to ensure a mix of uses across throughout, three core activity areas have been identified to support specific concentrations of similar uses:

- North: Residential focus: This area sits outside of the town centre boundary and has seen a number of sites redeveloped for residential uses in the last five years. A continued refocusing of this area towards residential activity will reduce dilution of the town centre frontage and increase expenditure in the town centre.
- Retail core: The area running from Sainsburys to Tally Ho has a number of parades offering a range of shops, cafes and restaurants. It also contains the main town centre car park at Lodge Lane. This area should continue to play a core retailing role as the traditional primary shopping area.
- Leisure/cultural hub: The area south of Tally Ho and around the Tally Ho pub gyratory has a number of parades of mixed character and uses, as well as the Arts Depot hub. Significant change is envisaged to improve the evening offer and introduce new leisure, retail and cultural activities, creating a more pedestrian friendly destination to compliment the Arts Depot. This area should also continue to support the town centre's office based employment activities

North Finchley Spatial Approach

1.18 Map 2 provides an approach for different parts of the town centre area which are described in more detail below. Areas without a designation are considered to provide an optimal function for the long term sustainable performance of the centre.

Map 2: North Finchley Town Centre SPD Spatial Approach



Key sites for Intervention

1.19 Six Key Opportunity Sites (KOS) are identified with potential for comprehensive mixed use development, which will make a catalytic contribution to the town centre's regeneration. For these areas, specific guidance has been produced to provide clarity on the preferred development and design approach.

- KOS 1: Tally Ho Triangle & Arts Depot
- KOS 2: Ballards Lane/Nether St
- KOS 3: Finchley House
- KOS 4: East Wing
- KOS 5: Friern Park/High Rd
- KOS 6: Lodge Lane

Parade Enhancement Areas

1.20 Areas identified for "parade enhancement" should be enhanced to maintain the overall character of North Finchley, but also to improve their contribution to the centre's vitality and viability. The key functions of the parades are primarily to provide retail and active units at ground, but there is also significant potential for improved and new residential uses at upper levels.

1.21 Given the range, quality and contribution of the existing parades, the Council considers that the approach to parade enhancement may take a number of forms including:

- Enhancing existing shop frontages to make a better contribution to the overall street scene. Frontages and signage should seek to respond to local character, retain traditional features, have consistency in their key aspects and avoid plastic and illuminated signage.
- Providing units that are more attractive to a wider range of national and local retailers. This may include refurbishing existing units to improve their size and quality; merging adjacent units to increase floorspace; or undertaking redevelopment which provides deeper units and better access.
- Improving the residential offer above retail units. Much of the town centre comprises of residential flats above shop units, however the quality and level of occupation varies considerably throughout the town centre.
- There are opportunities to enhance the quality and quantity of units through; conversion, where low intensity back office storage occurs; refurbishment, to enhance the quality, or; redevelopment, to increase supply and choice including through additional storey height where this suitably responds to the local conditions. Access to residential units also remains an important consideration. Traditional front access has in some instances been replaced by a mix of rear accesses which become part of a cluttered rear parade. Front access or comprehensive and safe rear access is preferred.
- In some instances it may be appropriate for a number of units within parades to come forward as a comprehensive development to create a revitalised offer that supports the other opportunities identified. Under these circumstances original townscape facades should be sought to be retained where appropriate to contribute to the local character.

Other Opportunity Areas

- 1.22 Within the town centre there are a number of Other Opportunity sites (OOA) sites which would benefit from redevelopment to improve their aesthetic and contribution to the town centre function. These may include an individual or a number of buildings which detract from the appearance of the town centre and / or are an underutilisation of land. Redevelopment will be supported in line with the Council's development planning policies.

Local Plan Policy Area

- 1.23 New housing development will be supported in the town centre and its surroundings in line with development plan policies.
- 1.24 Residential proposals will be expected to accommodate a sustainable mix and choice of housing which is likely to include a range of apartments complementing the terraced housing stock which typically surround the town centre. An increase in the local population alongside an enhanced town centre offer provides the opportunity to increase local footfall, patronage and ensure a sustainable local economy.
- 1.25 Outside the designated town centre, the SPD boundary contains, particularly the northern and southern "gateways", a mix of uses, including tertiary retail parades, old office buildings, and sub optimally used sites. The area to the north of the town centre is already seeing a transition to residential development through permitted development rights.
- 1.26 Whilst no specific sites are identified in these areas in the SPD, the Council will work with stakeholders in line with development plan policies, to support residential and residential led mixed use redevelopment proposals, to increase housing supply and choice and help underpin the overall vitality and viability of the centre.
- 1.27 Finchley Industrial Estate is designated in the Development Plan as a Locally Significant Industrial site and will be protected in accordance with development plan policies.

2. Sustainability Appraisal

2.1 Sustainability assessment is a statutory obligation for local authorities to ensure that social, environmental and economic considerations are taken into account during all the stages of a plan's preparation.

2.2 Sustainability appraisal has been defined as:

*"A systematic and iterative process undertaken during the preparation of a plan or strategy, which identifies and reports on the extent to which the implementation of the plan or strategy would achieve environmental, economic and social objectives by which sustainable development can be defined, in order that the performance of the strategy and policies is improved."*²

2.3 SA is therefore an on-going process, which seeks to improve the sustainability performance of a plan by testing it throughout its preparation in order to expose any weaknesses in its contribution to achieving sustainable development. It is an integral part of good plan-making, and to enable it to be effective and worthwhile, the appraisal must start early in the plan-preparation process. By doing so the SA assists with the identification of sustainability issues and options, which in the case of the Local Plan, will be refined through the SA process into policies to form its eventual content.

*"Sustainable development is central to the reformed planning system. The purpose of sustainability appraisal (SA) is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of revisions of Regional Spatial Strategies and for new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)."*³

2.4 This document seeks to determine the performance, in terms of sustainability, of the objectives and approach taken in the Draft North Finchley SPD. Its role is to assist with the identification of the appropriate sustainable approach to predict implications for sustainable development and put forward recommendations for improvement where necessary.

2.5 Sustainability Appraisal is a multi-stage process. The national guidance on SA sets out the process in a number of stages as illustrated in Table 1. This sustainability appraisal represents stages B, C and D in this process, developing and refining alternatives, assessing effects, preparing the sustainability appraisal report and seeking representations on the Sustainability Appraisal Report from consultation bodies and the public.

² Good Practice Guide on Sustainability Appraisal of Regional Planning Guidance, Department for the Environment, Transport and the Regions. London, 2000

³ Good Practice Guide on Sustainability Appraisal of Regional Planning Guidance, Department for the Environment, Transport and the Regions. London, 2005

Table 1 – Key Stages of Sustainability Appraisal

Stages in the SA Process		Sub Stages	Tasks
STAGE A	Setting the context and objectives, establishing the baseline and deciding on the scope.	A1	Identify other relevant policies, plans, programmes, and sustainability objectives.
		A2	Collect baseline information.
		A3	Identify sustainability issues and problems
		A4	Develop the sustainability appraisal framework.
		A5	Consult the consultation bodies on the scope of the sustainability appraisal report.
STAGE B	Developing and refining alternatives and assessing effects	B1	Test the SPD objectives against the sustainability appraisal framework
		B2	Develop the SPD options including reasonable alternatives
		B3	Evaluate the likely effects of the SPD and alternatives
		B4	Consider ways of mitigating adverse effects and maximising beneficial effects
		B5	Propose measures to monitor the significant effects of implementing the SPD.
STAGE C	Prepare the Sustainability Appraisal Report		
STAGE D	Seek representations on the Sustainability Appraisal Report from consultation bodies and the public		
STAGE E	Post adoption reporting and monitoring	E1	Prepare and publish post-adoption statement
		E2	Monitor significant effects of implementing the SPD
		E3	Respond to adverse effects

2.6 This document builds upon work previously undertaken by the Council in the preparation of the SA Scoping Report for North Finchley Town Centre Development Framework (Stage A in the Sustainability Appraisal process (Table 1).

This SA incorporates strategic environmental assessment (“SEA”) and the Council considers the development proposed warrants assessment of impacts of the framework in line with the SEA directive. The following table confirms which sections of the draft SA incorporate the requirements of the SEA Regulations and the expected contents of the Environmental Report in line with the requirements set out in SEA Directive.

Table 2 – information expected to be provided in Environmental Report by SEA Directive

SEA Directive 2001/42/EC Annex I Information referred to in Article 5(1)	Relevant section in the Sustainability Appraisal Report
(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	Section 1 – draft Sustainability Appraisal Report Section 4 – draft Scoping Report for North Finchley
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Section 2 – draft Sustainability Appraisal Report
(c) the environmental characteristics of areas likely to be significantly affected;	Section 4 – draft Scoping Report for North Finchley
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated	Section 2 – draft Sustainability Appraisal Report Section 4 – draft Scoping Report for North

pursuant to Directives 79/409/EEC and 92/43/EEC;	Finchley
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Section 2 – draft Sustainability Appraisal Report Section 4 – draft Scoping Report for North Finchley
(f) the likely significant effects ⁴ on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Section 3 – draft Sustainability Appraisal Report
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 3 – draft Sustainability Appraisal Report
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Section 3 – draft Sustainability Appraisal Report
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	To be completed in final Sustainability Appraisal Report
(j) a non-technical summary of the information provided under the above headings.	See non technical summary of draft Sustainability Appraisal Report

Consultation Responses to the North Finchley Town Centre Framework SPD Scoping Report

2.7 The Draft Scoping Report for Sustainability Appraisal of the North Finchley SPD was consulted on for the statutory period of 5 weeks from 4 July until 8 August 2017. Three Statutory Consultees were invited to make comments; these bodies are:

- Natural England;
- Environment Agency; and
- Historic England.

2.8 Below is a summary of the responses from the statutory consultees received through the consultation.

Environment Agency

- There were no potential constraints within their remit so no comment

Historic England

⁴ These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

- It is hoped that the new framework for the town centre will be based on an understanding of the strength of the existing character so that the local sense of place is enhanced.
- Improvements to the public realm and to traffic management would enable the local distinctiveness of the Victorian built form to be better appreciated.

Sustainability Issues and Problems

2.9 The draft Scoping Report assessed the baseline data and identified key sustainability issues which the sustainability appraisal should aim to address.

2.10 These issues have been identified through a survey of existing council baseline data and through monitoring, engagement with stakeholders, a review of relevant policies, strategies and programmes and other information about the borough.

2.11 The issues have been set out under the headings of ‘economic’, ‘environmental’ and ‘social’. Some of the issues do cut across more than one of these categories. To avoid duplication the cross cutting issues have been limited to one category only.

Social	
Housing to meet the needs of a diverse community	Housing is unaffordable for those on low incomes. Both West Finchley and Woodhouse have lower household incomes than the average of Barnet and in 2014 the average house prices for each ward were around 10 times these incomes.
Crime and the fear of crime	The LSOA indices of deprivation evidence suggests a lower level of crime than elsewhere in the Borough. The Police statistics demonstrate that violent crime and anti-social behaviour are the highest crime types.
Economic	
Public transport	There is a need to maximise existing and future movement opportunities including links to nearby tube stations, the bus network and pedestrian and cycle connections. The introduction of the night tube should be promoted more.
Job opportunities	There is a high proportion of people with high level 4 qualification and the people who are economically inactive are mostly retired. Retail and commercial jobs that require lower skills would therefore likely attract people from other areas to work which would mean for more stress on transport.
Floorspace	There is a strong market for residential floorspace evidenced by the ready conversion of offices through permitted development rights eroding the attractiveness of this centre for commercial activity. Despite this strong

	residential market the quantum of retail floorspace has broadly been maintained with many multiples located in the town centre.
Environmental	
Poor air quality	Addressing congestion in the town centre may help reduce poor air quality and reduce impacts on human health. Encouraging use of other forms of transport is also important including walking and cycling.
Protection, provision and improved access to open space	Improving the access and promoting the open spaces surrounding North Finchley with improved pedestrian links will help encourage peoples uses of these spaces, improving human health.
Protection of the historic environment	The demand for growth in the Borough will create greater need to protect Barnet's heritage and the historic environment.
Enhance and protect biodiversity in the Borough	The Borough is home to a large number of sites of nature conservations which will need to be afforded greater protection as pressure from development increases.

Key Messages – Change for town centres

Biodiversity, Flora and Fauna

- Ensure biodiversity is considered in all areas of decision and plan making
- Maintain, protect, enhance and restore biodiversity and the natural environment
- Avoid harm to designated sites and protected species
- Ensure the importance of green infrastructure is recognised

Population and Human Health

- Ensure wider health issues are considered and safeguard the health of the community
- Protect and improve the quality of life
- Maintain and improve access to open space for leisure and recreation
- Locate sites where the potential impact on the health and well-being of local communities is minimised
- Maintain town centre community
- Ensure affordable housing within town centre

Soil

- Prioritise the use of previously developed land
- Avoid ground pollution and seek to reduce land contamination

Water

- Maintain and improve water quality in water courses

- Use water resources efficiently and seek to minimise future demands
- Reduce the impact of flooding and avoid inappropriate development in flood risk areas
- Avoid development that could increase flood risk
- Promote the management of surface water and the reduction of flood risk through the use of sustainable urban drainage systems (SUDS).

Air

- Increase the use of sustainable transport methods and reduce the need to travel
- Promote sustainable neighbourhoods which reduce the need to travel by car

Climate

- Reduce contributions to climate change
- Increase the proportion of energy that is generated from renewable sources.

Material Assets

- Prevent/reduce waste and recognise waste as a resource
- Promote employment opportunities and seek to reduce deprivation

Cultural Heritage

- Protect the historic environment from inappropriate development

Landscape

- Protect and enhance landscape character, improve local environmental quality and protect the environment
- Maintain access to the countryside
- Recognise the value of landscapes and townscapes

Town Centres

- Improve out-dated town centre building stock to improve urban design
- Improve quality of streetscape and the public realm environment
- Improve integrated of the vehicle dominated environment
- Enhance night time economy whilst maintaining safety and security
- Improve leisure/ cultural facilities
- Improve retail offer

The Sustainability Appraisal Framework

2.12 A Sustainability Appraisal Scoping Report was produced and consulted upon in July 2017 in order to begin the Sustainability Appraisal process for the adoption of the North Finchley SPD. The Scoping Report represents Stage A in Table 1 and resulted in the formation of a Sustainability Appraisal Framework. The Sustainability Appraisal Framework is comprised of 16 sustainability objectives against which the North Finchley SPD will be tested in order to take into consideration any identified sustainability issues with the framework.

OBJECTIVES	SUB-OBJECTIVES – Will the policy...?
ECONOMIC	
1. Encourage sustainable economic growth and economic regeneration	<p>Improve business development?</p> <p>Enhance the image of the area as a good business location?</p> <p>Help diversify the economy?</p> <p>Assist in providing land and buildings of a suitable type required by businesses for a range of employment uses?</p> <p>Have a positive impact on the local economy?</p>
2. Increase the opportunities for rewarding and satisfying employment	<p>Help to reduce unemployment?</p> <p>Encourage the retention and or/growth of local employment and training opportunities in the most deprived areas?</p> <p>Improve the range of job opportunities for all local people?</p> <p>Result in the loss of employment land?</p> <p>Increase the number of higher paid jobs in the Borough?</p>
3. To provide the necessary infrastructure to support existing and future growth	<p>Provide the necessary social infrastructure to meet existing and future local needs?</p> <p>Provide enough green infrastructure for the health and well-being of local residents that also contributes to climate change adaptation, biodiversity and water quality?</p> <p>Provide enough physical infrastructure?</p>
ENVIRONMENTAL	
4. To reduce contributions to climate change	<p>Reduce CO₂ and other greenhouse gas emissions?</p> <p>Reduce consumption of energy resources?</p> <p>Use renewable resources of energy generation?</p> <p>Encourage the reuse or improvement of buildings and land that are vacant, under-utilised or in disrepair?</p> <p>Increase energy efficiency in the Borough's housing and other building stocks?</p> <p>Contributes to climate change adaptation?</p>
5. To protect and enhance the quality of landscape, townscape and local distinctiveness	<p>Conserve and enhance local landscape and townscape character and visual amenity?</p> <p>Improve the relationship between different buildings, streets, parks and waterways and other spaces that make up the townscape character?</p> <p>Have a negative impact on important strategic/local views?</p> <p>Promote high quality design that relates to immediate surroundings?</p>
6. To promote sustainable transport and reduce the need to travel by car	<p>Encourage development at locations that enable walking, cycling and/or the use of public transport?</p> <p>Encourage development at locations connected to local services and facilities?</p>

	<p>Reduce the need to travel by car?</p> <p>Reduce the number and length of journeys made by car?</p>
<p>7. To conserve and enhance open spaces, green corridors and biodiversity</p>	<p>Encourage development on previously developed land?</p> <p>Improve the quality and access to open spaces in areas of deficiency?</p> <p>Provide a range of play spaces for children and young people?</p> <p>Maintain, enhance and create green infrastructure assets and networks; such as green space, public rights of way, open recreation and sports facilities?</p> <p>Help protect and enhance biodiversity in the area and in particular avoid harm to protected species and habitats?</p> <p>Encourage the creation of new habitats, including through the provision of additional open space and green roofs?</p> <p>Protect and provide opportunities for creating/enhancing/improving sites designated for their nature conservation value?</p>
<p>8. To conserve and enhance the historic environment and cultural assets</p>	<p>Protect, maintain and enhance the condition and setting of features and areas of cultural, historic and archaeological heritage?</p> <p>Promote the historic environment and also contribute to a better understanding of the local historic environment?</p> <p>Maintain and strengthen local distinctiveness and respect diversity of local communities?</p> <p>Maintain or improve access to leisure, sporting, cultural and arts destinations and facilities?</p> <p>Improve leisure, sporting, cultural and arts provision?</p>
<p>9. To reduce the risk of flooding</p>	<p>Minimise the risk of flooding to vulnerable properties?</p> <p>Promote the use of sustainable urban drainage systems?</p> <p>Increase or reduce the risk of flooding to people and property?</p> <p>Limit types of development in areas at risk of flooding?</p>
<p>10. To improve air quality</p>	<p>Improve air quality?</p> <p>Help to reduce emissions of PM₁₀ and NO₂?</p> <p>Minimise construction impacts, such as dust, noise, vibration and odours?</p> <p>Encourage a reduction in the amount and length of journeys made by car?</p> <p>Protect the quality of rivers and groundwater?</p> <p>Prevent the deterioration of the water quality of rivers and groundwater?</p> <p>Avoid areas lacking a sewerage network or areas with network capacity issues?</p>
<p>11. To encourage sustainable use of resources</p>	<p>Encourage the re-use of resources?</p> <p>Encourage the reuse or improvement of buildings and land that are vacant, under-utilised or in disrepair?</p> <p>Encourage remediation of contaminated land?</p> <p>Encourage water efficiency and drought resilience?</p> <p>Reduce consumption of energy and reliance on fossil fuels?</p> <p>Promote the reduction of waste during construction/operation?</p> <p>Minimise the production of household and commercial waste?</p> <p>Promote sustainable processing of waste, such as recycling, energy from waste and composting?</p>
SOCIAL	
<p>12. To improve the health of the population</p>	<p>Encourage and facilitate healthy living and active lifestyles amongst different groups?</p> <p>Provide opportunities for sport and recreation?</p>

	<p>Assist in tackling health inequalities in the Borough?</p> <p>Improve access to health and social care services for all sectors of the community?</p> <p>Maintain, enhance and create green infrastructure for recreation, exercise and locally produced food?</p> <p>Help facilitate the supply and availability of locally produced food?</p> <p>Promote non-polluting forms of transport?</p> <p>Help to improve mental and emotional health, reducing social exclusion, especially for those with poor mobility?</p> <p>Reduce exposure to poor air quality?</p>
13. To improve the skills and education of the population	<p>Provide opportunities for improving the skills and qualifications of the population?</p> <p>Help improve employee education/training programmes?</p> <p>Help reduce skill shortages?</p> <p>Help improve access to education for all?</p>
14. To provide everyone with the opportunity to live in a decent and affordable home	<p>Improve the supply of housing?</p> <p>Encourage the range of housing type, size and tenure to meet identified current and future needs of existing and future local residents?</p> <p>Increase access to good quality and more affordable housing for all?</p>
15. To reduce crime and the fear of crime.	<p>Improve safety and security?</p> <p>Encourage measures to reduce crime and the fear of crime?</p> <p>Encourage a strong and cohesive community?</p> <p>Reduce antisocial behaviour by designing out crime?</p>
16. To promote social inclusion, equality, diversity and community cohesion.	<p>Help support the voluntary and community sectors?</p> <p>Support active community engagement?</p> <p>Support a diversity of lifestyles and communities?</p> <p>Promote accessibility for those people who are elderly or disabled?</p> <p>Sustain the provision of community facilities and open space that meets local needs?</p> <p>Improve community cohesion?</p>

SA of the North Finchley SPD Core Objectives

2.13 For the purposes of the Sustainability Appraisal the North Finchley vision statement has been summarised into a series of objectives which are set out below.

2.14 The objectives of the North Finchley SPD are:

1. Improvement of streets and spaces will occur in a variety of ways including street furniture, new public spaces and reduced pedestrian, cycle and traffic conflict
2. Proposals will contribute to the overall greening of the town centre through, for example, strengthening links to existing open spaces, planting trees and landscaping, and providing new green space.
3. Proposals must be of high quality in terms of urban design and architecture, with a specific focus on creating a town centre environment that is welcoming, safe, durable and stimulating. The town centre should be able to adapt in light of changes to future needs.
4. The entrances - gateways - into the town centre will be examples of outstanding and distinctive architecture supported by high quality public realm, in particular landscaping, lighting and public art as appropriate.

5. In areas identified as being appropriate for tall buildings there will be specific development requirements, such as being of exceptionally high quality design with the buildings suited to the area and local context.
6. The primary shopping area will be protected and enhanced. The retail character will be boosted, achieving a balance of independent and mainstream retail shops in the town centre across the value range.
7. Additional new high quality housing offering a choice of tenures and sizes will be promoted to meet housing need, and boost local economy.
8. The evening economy will be enhanced with a stronger offer in terms of restaurants occupying new modern units, notably around the Tally Ho southern area.
9. The market should be retained and improved. A new location with a higher profile and better quality environment is proposed.
10. Opportunity will be sought to introduce visitor accommodation within the town centre, to enhance further the area's visitors and footfall.
11. Employment/office accommodation will be supported and promoted, particularly to the southern end of the town centre. Flexible and co-working office space will be encouraged to support new patterns of working.
12. Development will be expected to make a significant contribution to a sustainable mix of housing.
13. An increased footfall and number of users will enhance the vitality of the town centre, including younger people expected to support the evening economy.
14. Proposals for improved community facilities will be supported within the town centre, particularly health and education.
15. Encourage local people to stay local for shopping, leisure and amenity purposes to minimise car use and parking demand on the town centre's streets and support positive changes to the street environment
16. Improving the public realm is of key importance to supporting walking, cycling and bus use by providing an environment that supports those travel modes whether through footway improvement, welcoming bus facilities, benches for walkers and attractive and convenient facilities for cyclists.
17. Addressing the impacts of present vehicle domination of the town centre will do much to improve movement conditions for all, reduce real and perceived severance effects, and improve ambience and quality. Where possible, roadspace should be reallocated to the benefit of local people, whilst recognising the A1000 as an important traffic carrying corridor
18. Sufficient and well-located town centre parking is important in supporting the town centre's retail, business and leisure activities for those whom travel on foot, cycle, bus or rail is not a viable option. The use of kerbside space and car park sites needs to be optimised to ensure that those areas are worked hard in occupying space that could be otherwise given over to other town centre uses such as footway widening, loading and public space.
19. Buses should represent a positive presence in the town centre and an attractive movement choice for local people, with high quality waiting facilities, a high profile and good quality route information.

			NORTH FINCHLEY SPD OBJECTIVES																	
			A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
ENCOURAGE SUSTAINABLE ECONOMIC GROWTH AND ECONOMIC REGENERATION	SUSTAINABILITY OBJECTIVES	1	O	O	O	O	O	Y	Y	Y	Y	O	Y	O	Y	O	O	O	O	O
INCREASE THE OPPORTUNITIES FOR REWARDING AND SATISFYING EMPLOYMENT		2	O	O	O	O	O	Y	Y	Y	Y	O	O	O	O	O	O	O	O	O
TO PROVIDE THE NECESSARY INFRASTRUCTURE TO SUPPORT EXISTING AND FUTURE GROWTH		3	Y	O	Y	O	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	O	Y	Y	Y
TO REDUCE CONTRIBUTIONS TO CLIMATE CHANGE		4	O	Y	O	O	O	O	O	O	O	O	O	O	Y	Y	Y	Y	O	O
TO PROTECT AND ENHANCE QUALITY OF LANDSCAPE AND TOWNSCAPE		5	Y	Y	Y	Y	Y	Y	Y	Y	O	O	O	O	Y	Y	O	Y	Y	O
TO PROMOTE SUSTAINABLE TRANSPORT AND REDUCE THE NEED TO TRAVEL BY CAR		6	Y	Y	O	O	O	O	O	O	O	O	O	O	Y	Y	Y	Y	Y	Y
TO CONSERVE AND ENHANCE OPEN SPACES, GREEN CORRIDORS AND BIODIVERSITY		7	Y	Y	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
TO ENHANCE AND CONSERVE THE HISTORIC ENVIRONMENT AND CULTURAL ASSETS		8	O	O	O	Y	O	O	O	Y	O	O	O	O	O	O	O	O	O	O
TO REDUCE THE RISK OF FLOODING		9	O	Y	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
TO IMPROVE AIR QUALITY		10	Y	Y	O	O	O	O	O	O	O	O	O	O	Y	Y	Y	Y	O	O
TO ENCOURAGE SUSTAINABLE USE OF RESOURCES		11	Y	Y	O	O	O	O	O	O	O	O	O	O	Y	Y	Y	O	O	O
TO IMPROVE THE HEALTH OF THE POPULATION		12	Y	Y	Y	O	O	O	O	O	O	O	O	Y	O	Y	Y	Y	O	O
TO IMPROVE THE SKILLS AND EDUCATION OF THE POPULATION		13	O	O	O	O	O	Y	Y	Y	Y	O	O	Y	O	O	O	O	O	O
TO PROVIDE EVERYONE WITH THE OPPORTUNITY TO LIVE IN A DECENT AND AFFORDABLE HOME		14	O	O	O	O	O	O	O	O	O	Y	O	O	O	O	O	O	O	O
TO REDUCE CRIME AND THE FEAR OF CRIME		15	O	O	Y	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
TO PROMOTE SOCIAL INCLUSION, EQUALITY, DIVERSITY AND COMMUNITY COHESION		16	O	O	Y	O	O	O	Y	Y	O	O	Y	Y	Y	Y	Y	O	O	O

Table 2 – Sustainability appraisal of the draft North Finchley SPD objectives

- 2.3.2 The Core Objectives of the Draft North Finchley SPD have proved to be largely positive when tested against the Sustainability Objectives. No negative impacts resulting from the objectives have been identified; there may be some impacts which could be dependent on how elements of the regeneration would be implemented i.e. positives could be improved through implementation. Assessment of the future impacts on these objectives through future planning applications and through the discharge of associated planning conditions, where much finer detail would be provided.

✓	COMPATIBLE
O	NO LINK
x	INCOMPATIBLE
?	DEPENDENT ON IMPLEMENTATION

3. Sustainability Appraisal of the Draft North Finchley Town Centre Framework SPD

- 3.1 Sustainability appraisal has been carried out against two different criteria or scenarios.
- 3.2 The first is an appraisal of the Draft North Finchley Town Centre Framework SPD and this is laid out in the first table. The sustainability appraisal process dictates that alternative options must also undergo sustainability appraisal so that comparisons can be made. The sustainability appraisal considers one alternative option; the 'Do Nothing' approach – where no regeneration takes place.
- 3.4 Each scenario has been tested against the North Finchley Sustainability Appraisal Framework. The framework is a set of objectives and sub-objectives. The following symbols have been used as a part of the appraisal process.

Table 3: Symbols used in the appraisal

Symbol	Significance
++	A very positive effect
+	A positive effect
?	Uncertain effect or lack of information to predict the effect
x	A negative effect
xx	A very negative effect

- 3.5 As part of the assessment any identified effects have been categorised as permanent or temporary. Any identified effects have also been categorised as short, medium or long term.

Guidance recommends that any difficulties encountered in undertaking the assessment are highlighted. The assessment considered the draft SPD as a whole and does not assess the development opportunities individually. Depending on what actual development comes forward in North Finchley may affect the predicted outcomes. Whilst effort is made to predict effects accurately, assessment is inherently challenging given the high level nature of the assessment, and the need to make assumptions. The following are examples of the difficulty in considering and predicting outcomes:

- The SPD does not provide baseline data for employment land need or retail floorspace needs; this would be a high level of detail for an SPD and are only required for Local Plan documents
- The affects of the SPD on aspects of the appraisal framework in particular those focused on the Environment such as flooding and energy use cannot be determined without further detail which will be contained in planning applications. The SPD refers to a suite of Barnet SPD including Sustainable Design and Construction and Residential Design Guidance so for example whilst there is no mention of sustainable urban drainage systems in the SPD the impact on flood risk would be considered as part of planning applications.

Table 4: Appraisal of Draft North Finchley Town Centre Framework SPD

APPRAISAL OF DRAFT NORTH FINCHLEY SPD							
SA Objectives	Sub-objectives	Assessment of the Effect					Comments
	Will the SPD...?	Long Medium Short	Cumulative	Secondary	+/-x	Permanent Temporary	
ECONOMIC 1. Encourage sustainable economic growth and economic regeneration	Improve business development?	✓ LT	?	?	+	Perm	The SPD focuses on improving the primary shopping area and office accommodation which will provide opportunities for business development and promote a competitive town centre environment to provide consumer choice and realise the development opportunities in the town centre.
	Enhance the image of the area as a good business location?	✓ LT	✓	?	+	Perm	The SPD proposes for the market to be retained and reinforced, the protection and enhancement of the primary shopping area, and office accommodation to the southern end of the centre to be supported and promoted, all enhancing the image of business in the centre. Also SPD supports creation of gateways into the centre and high quality public realm. Cumulatively the affect of the SPD when fully implemented will enhance the image of the area as a good business location for both retail and other commercial business.
	Help diversify the economy?	✓ LT	?	?	+	Perm	The SPD proposes to enhance the evening economy in the form of bars and restaurants along with improving the shopping area, relocating the market to a more visible part of the town centre and promoting office space which will encourage people to stay in the town centre for longer, using different services. Opportunity for introducing visitor accommodation will also be sought.
	Assist in providing land and buildings of a suitable type required by businesses for a range of employment uses?	✓ LT	?	?	?/x	Perm	The SPD will focus on retail and introducing residential, alongside supporting office and leisure/cultural hub. Flexible and co-working employment space will be encouraged to support modern business needs. The SPD does not provide evidence of employment land need to provide new land and buildings for new businesses and employment types. However the SPD does identify opportunity areas, mainly in the southern area where office accommodation is located.
	Have a positive impact on the local economy?	✓ LT	?	?	+	Perm	The SPD looks to encourage local people to stay local for shopping by improving the primary shopping frontages and the market through the enhancement of movement through the town centre. The SPD also supports diversifying the town centres economy with co-working space encouraged, introduction of visitor accommodation and enhanced evening economy.

2. Increase the opportunities for rewarding and satisfying employment	Help to reduce unemployment?	✓ MT	✓	?	+	Temp/per m	The proposals set out in the SPD should support local employment opportunities through improvements to the primary shopping area and enhancement in the evening economy alongside other town centre uses such as possible hotels and more mixed employment floorspace. In the short term there may be opportunities locally for construction employment and training through skills and enterprise. These would be both temporary and permanent.
	Encourage the retention and or/growth of local employment and training opportunities for all local people?	✓ ST	✓	✓?	+	Temp	The improvement in the retail area and office space should attract more businesses to the area making opportunities for local employment. Through Barnet's SPD on Skills, Enterprise, Employment and Training there may be the opportunities for the creation of apprenticeships and other forms of training. The effects would most likely be temporary and in the short to medium term, there could be secondary effects in the longer term if all the aspirations in the SPD are implemented providing increased employment in visitor accommodation and evening economy as well as enhanced retail.
	Result in the loss of employment land?	✓ MT	?	?	X	Perm	Overall there can be expected to be a net loss of office floorspace across the town centre through proposals at key opportunity sites 1, 2 and 3. Site 1 is not clear whether any office floorspace will be retained. Site 2 it is clear that there is an emphasis on replacement of flexible co/working space. Site 3 it is clear that there will be a reduction in space with upper floors considered for residential. Where there is re-provision this will enable provision of modern and flexible office space which can better fulfil future needs.
	Increase the number of higher paid jobs in the borough?	?	?	?	X	Perm	It is unlikely that the SPD will lead to the creation of higher paid jobs in the borough but with new commercial opportunities within an enhanced North Finchley it should improve access to full time and part time employment and training opportunities. This is reinforced by the net loss in office floorspace.
3. To provide the necessary infrastructure to support existing and future growth	Provide the necessary social infrastructure to meet existing and future local needs?	✓ LT	?	✓	++	Perm	The SPD proposes improved community facilities within the town centre, particularly health and education which should serve future local needs as residential development increases. This will be funded through CIL and S106.
	Provide enough green infrastructure for the health and well-being of local residents that also contributes to climate change adaptation, biodiversity and water quality?	✓ LT	?	?	++	Perm	The proposed SPD seeks to contribute to the overall greening of the town centre through strengthening links to existing open spaces, planting trees and landscaping and providing new green space. The courtyard space in key site 1 is an example of this. This strategy will enhance opportunities for biodiversity and also reduce the risk of flooding. Green infrastructure will also reduce instances of the heat island effect and make the development resilient to climate change. And all together improve the health and well-being of the local residents and visitors.
	Provide enough physical infrastructure?	✓ LT	?	?	++	Perm	The SPD area is located within a 10-20 minute walk from the Woodside Park station and the West Finchley station which provide a direct Northern line rail link to central London. There are also 7 bus services offering good coverage over Barnet. The accessibility of the area has a range of 2 to 4 PTAL which is considered as generally good. The main road through the town centre, the A1000, is vehicle dominated and is

ENVIRONMENTAL							necessary for movement through Barnet. Walking and cycling will also be encouraged through the improvement of paths and route signing.
	4. To reduce contributions to climate change	Reduce CO2 and other greenhouse gas emissions?	✓ LT		++	Perm	The SPD promotes the use of walking and cycling in order to reduce the need to travel by car through improving streets and spaces. High levels of energy efficiency will be sought in line with the London Plan and the Mayors Energy Hierarchy which will reduce CO2 emissions and other greenhouse gas emissions over the long term. There may be a reduction in the number of parking spaces which may reduce the amount of car journeys to the town centre. Development will be designed to ensure high levels of energy efficiency in accordance with the development plan.
		Reduce consumption of energy resources?	✓ LT		++	Perm	The SPD promotes the use of walking and cycling in order to reduce the need for local residents to travel by car. Development will be designed to ensure high levels of energy efficiency in accordance with the development plan.
		Use renewable resources of energy generation?	?		?	?	The SPD refers to a suite of Barnet SPD including Sustainable Design and Construction and Residential Design Guidance so whilst it doesn't mention the use of renewable resources for energy generation, this would be considered as part of individual planning applications..
		Encourage the reuse or improvement of buildings and land that are vacant, under-utilised or in disrepair?	✓ LT		++	Perm	The SPD proposes key sites for intervention where redevelopment is considered to have the potential to make a significant contribution to the town centre. Opportunity areas have also been identified for redevelopment. Increased investment in North Finchley should improve the town centre's commercial offer and reduce vacant units as well as ensure the more efficient use of land and buildings.
		Increase energy efficiency in the borough's housing and other building stocks?	?		?	?	The SPD doesn't mention increased energy efficiency, however this would be considered as part of individual planning applications.
	5. To protect and enhance the quality of landscape, townscape and local distinctiveness	Conserve and enhance local landscape and townscape character and visual amenity?	✓ LT		++	Perm	North Finchley's town centre consists of three character zones, each with different levels of townscape sensitivity. The SPD will significantly improve the public realm and local townscape character whilst retaining the heritage features of this suburban town centre.
		Improve the relationship between different buildings, streets, parks and waterways and other spaces that make up the townscape character?	✓ LT		++	Perm	There is currently a poor relationship of ground floor uses with the streetscape with limited outdoor seating areas. The SPD sets out to improve retail offer, choice of homes and the quality of environment and visitor experience. It will also promote and improve access to tube links into London and access to open space. The SPD sets out to improve the relationship between different buildings, parks and other urban elements that make up the townscape character through the creation of three different character areas. The Southern, Northern and Central Character Areas. The quality of each character area relates contextually to the provision of mixed uses, landscape and open space, movement routes, the relationship to the surrounding street network and buildings, heights and densities and building form and articulation. There is an emphasis on high quality design particularly with regards tall buildings.

	Have a negative impact on important strategic/local views?	?		?	?	? Perm	North Finchley is a strategic location for tall buildings. There are no strategic or local views within North Finchley however southern views within the town centre are dominated by Tally Ho. This needs to be considered along with views from Woodside Park tube station towards the town centre as it is an important arrival view for visitors. Tall buildings will be required to be of exceptionally high quality design. On the basis that buildings heights are specified there maybe impacts on local views but these impacts are not clear and would be better assessed through at detailed planning application stage.
	Promote high quality design that relates to immediate surroundings?	✓ LT			+	Perm	Development principles are clearly stated in the SPD and prime consideration is responding to local character. The SPD states proposals must be of high quality design with a focus on creating a town centre environment that is welcoming, safe, durable and stimulating. In areas suitable for tall buildings there will be development requirements being exceptionally high quality design with the buildings suited to the area and local context.
6. To promote sustainable transport and reduce the need to travel by car	Encourage development at locations that enable walking, cycling and/or the use of public transport?	✓ LT		?	++	Perm	One of the key objectives of the SPD is to improve the public realm by providing an environment that supports walking, cycling and the use of public transport. Cycle parking and route signing are a focus as well as improving road safety in relation to pedestrians. Improving bus facilities and integration with pedestrians and cyclists is also a key focus of the SPD.
	Encourage development at locations connected to local services and facilities?	✓ LT		?	+	Perm	North Finchley provides local services and facilities and the SPD hopes to improve the connectivity and access between these services encouraging walking throughout. Getting buses out of the Arts Depot undercroft will make them more visible and further encourage their use.
	Reduce the need to travel by car?	✓ LT		?	++	Perm	One of the key objectives of the SPD aims to improve the public realm by providing an environment that supports walking, cycling and the use of public transport. Improvements to signing to the nearby tube stations will promote walking to and from the town centre. On road facilities to encourage cycling as well as cycle parking and route signing are a focus as well as improving safety in relation to pedestrians and crossing the road. Improving bus facilities and integration with pedestrians and cyclists is also a key focus of the SPD.
	Reduce the number and length of journeys made by car?	✓ LT		?	++	Perm	One of the key objectives of the SPD is to improve the public realm by providing an environment that supports walking, cycling and the use of public transport. Improvements to signing to the nearby tube stations will promote walking to and from the town centre. On road facilities to encourage cycling as well as cycle parking and route signing are a focus as well as improving safety in relation to pedestrians and crossing the road. Improving bus facilities such as removing the Arts Depot as bus station and integration with pedestrians and cyclists is also a key focus of the SPD. Having a wide range of facilities within the town centre will also encourage people to stay local.
7. To	Encourage development on	?		?	++	Perm	North Finchley is a town centre that started to develop in the nineteenth century. The

conserve and enhance open spaces, green corridors and biodiversity	previously developed land?						SPD encourages the improvement to the existing urban fabric.
	Improve the quality and access to open spaces in areas of deficiency?	✓ LT		?	++	Perm	The SPD sets out the greening of the town centre through strengthening links to existing open spaces also providing new green space throughout the town centre.
	Provide a range of play spaces for children and young people?	?	?	?	?	?	There is a focus on improving links to existing open spaces where children play areas may be provided. The themes mention that development will make a significant contribution to the sustainable mix of housing, development is likely to address this issue through specific planning applications.
	Maintain enhance and create green infrastructure assets and networks; such as green space, public rights of way, open recreation and sports facilities?	✓ LT		?	++	Perm	The greening strategy in the SPD encourages tree planting in different areas to signify changes of environment and threshold crossing to visitors. Enhancements in linkages to open spaces will also be encouraged.
	Help protect and enhance biodiversity in the area and in particular avoid harm to protected species and habitats?	✓ LT		?	?+	Perm	The greening strategy will help to introduce greater biodiversity into the town centre. No harm is envisaged to protected species and habitats.
	Encourage the creation of new habitats, including through the provision of additional open space and green roofs?	?		?✓	?+	Perm	The greening strategy will help encourage the creation of new habitats. The SPD cross refers to SPDs in Residential Design Guidance and Sustainable Design and Construction which set out guidance on open space requirements and green infrastructure.
	Protect and provide opportunities for creating/enhancing/improving sites designated for their nature conservation value?	✓ LT		✓	?	Perm	The area is situated proximate to Metropolitan Open Land and through the SPD it is encouraged that linkages to these areas are improved. There won't be however opportunities to create sites of nature conservation value.
8. To conserve and enhance the historic environment and cultural assets	Protect, maintain and enhance the condition and setting of features and areas of cultural, historic and archaeological heritage?	✓ LT	?	?	?	Perm	Development principles are clearly stated in the SPD and prime consideration is responding to local character. There are a number of buildings with a strong historic architectural quality especially in the central zone. These buildings of character are identified in the SPD. The SPD states that new development should respond to the context and new buildings should use high quality building materials and consider existing roofscape, details and proportions in keeping with the character. It is not located in a conservation area. Further detail would be provided as part of specific planning applications. The cumulative impact on local character of comprehensive redevelopment of a number of sites in the town centre may affect the wider character although without detail which will be provided at planning application stage it is not possible to determine the positive or negative impact.

	Promote the historic environment and also contribute to a better understanding of the local historic environment?	✓ LT	?	?	?	Perm	Development principles are clearly stated in the SPD and prime consideration is responding to local character. The SPD notes the historic architecture of the buildings and proposals will be in keeping with the character of the area. The SPD highlights a number of positive buildings that contribute to the character of North Finchley and the need for new development to respond to context including traditional buildings.
	Maintain and strengthen local distinctiveness and respect diversity of local communities?	✓ LT	?	?	?	Perm	An Equalities Impact Assessment will be conducted as part of the SPD preparation in order to identify any issues which will then be addressed in an iterative process.
	Maintain or improve access to leisure, sporting, cultural and arts destinations and facilities?	✓ LT	?	?	+	Perm	The SPD recognises the need to support the Arts Depot and identifies leisure and cultural hub at the southern end of the town centre. This aims to improve evening economy and introduce new leisure and cultural activities. This will be enhanced by improving the area as a more pedestrian friendly destination. The only query would be better referencing the link to the Great North Leisure Park facilities.
	Improve leisure, sporting, cultural and arts provision?	✓ LT	?	?	+	Perm	The SPD identifies the leisure and cultural hub and the southern end of the town centre. This will improve evening offering and introduce new leisure and cultural activities such as cinemas and cafes.
9. To reduce the risk of flooding	Minimise the risk of flooding to vulnerable properties?	✓ LT	?	?	+	Perm	North Finchley lies within a flood zone 1. Barnet's Lead Local Flood Risk Authority will play an active role in identifying opportunities to minimise surface water flood risk in the future as detailed proposals are submitted.
	Promote the use of sustainable urban drainage systems?	✓ LT	?	?	?	Perm	The SPD refers to a suite of Barnet SPD including Sustainable Design and Construction and Residential Design Guidance so whilst there is no mention of sustainable urban drainage systems in the SPD this aspect would be considered as part of planning applications.
	Increase or reduce the risk of flooding to people and property?	✓ LT	?	?	?	Perm	The SPD refers to a suite of Barnet SPD including Sustainable Design and Construction and Residential Design Guidance so whilst there is no mention of sustainable urban drainage systems in the SPD this aspect would be considered as part of planning applications.
	Limit types of development in areas at risk of flooding?	✓ LT	?	?	?	Perm	North Finchley lies within a flood zone 1. Barnet's Lead Local Flood Risk Authority will play an active role in identifying opportunities to minimise surface water flood risk in the future as detailed proposals are submitted.
10. To improve air quality and prevent the pollution of and improve the water quality of rivers and	Improve air quality?	✓ LT	?	?	+	Perm	Cars contribute greatly to the deterioration of air quality. In order to improve air quality the SPD promotes the use of walking, cycling and public transport in an attempt to reduce the need to make journeys by car. The SPD should have a positive effect over the long term in improving air quality. Improvements to bus facilities, introduction of cycle paths and improvements in pavements will lead to encouraging reductions in the number of journeys made by car.
	Help to reduce emissions of PM10 and NO2?	✓ LT	?	?	+	Perm	The largest source of PM10s and NO2 is through combustion and exhaust fumes from motor vehicles. As the SPD promotes the use of other forms of transport such as walking, cycling and public transport it is likely that this will result in the reduction of

groundwater							both PM10s and NO2. The SPD should have a positive effect over the long term in improving air quality and reducing car journeys.
	Minimise construction impacts, such as dust, noise, vibration and odours?	?ST	?	?	?	?	The SPD refers to a suite of Barnet SPD including Sustainable Design and Construction and Residential Design Guidance so whilst the SPD provides no clarification on construction methods or examples of best practice although this would be considered at detailed planning application stage.
	Encourage a reduction in the amount and length of journeys made by car?	✓ LT	?	?	+	Perm	One of the key objectives of the SPD is to improve the public realm by providing an environment that supports walking, cycling and the use of public transport. Improvements to signing to the nearby tube stations will promote walking to and from the town centre. On road facilities to encourage cycling as well as cycle parking and route signing are a focus as well as improving safety in relation to pedestrians and crossing the road. Improving bus facilities and integration with pedestrians and cyclists is also a key focus of the SPD. Having a wide range of facilities within the town centre will also encourage people to stay local.
	Improve the quality of rivers and groundwater?	✓ LT	?	?	?	Perm	The development in North Finchley is unlikely to have an impact on groundwater unless significant basements are proposed. The cumulative impact of basements increases with increased numbers of basements.
	Prevent the deterioration of the water quality of rivers and groundwater?	✓ LT	?	?	?	?	The groundwater in the North Finchley area wouldn't have an impact as development would be mainly redevelopment and improvement.
	Avoid areas lacking a sewerage network or areas with network capacity issues?	?	?	?	?	?	Sewerage and network capacity has not been highlighted in the SPD and would be dealt with at the planning application stage through the use of planning conditions requesting further detail regarding sewerage and network capacity.
11. To encourage sustainable use of resources	Encourage the re-use of resources?	?	?	?	?	?	The SPD refers to a suite of Barnet SPD including Sustainable Design and Construction and Residential Design Guidance so whilst the SPD doesn't mention the use of resources this aspect would be considered as part of a detailed planning applications.
	Encourage the reuse or improvement of buildings and land that are vacant, under-utilised or in disrepair?	✓ LT	?	?	++	Perm	The SPD proposes key sites for intervention where redevelopment is considered to have the potential to make a significant contribution to the town centre. There are also opportunity areas identified to be redeveloped. Vacant retail units and office units have also been identified and by developing and improving frontages and access the number of vacant units are hoped to be lowered.
	Encourage remediation of contaminated land?	?	?	?	+	Perm	All risks to groundwater and surface waters from contamination need to be identified in any forthcoming planning applications so that appropriate remedial action can be taken, Risk Assessments and reports will need to be prepared in line with the Environment Agency's 'Groundwater protection: Principles and Practice' document (GP3) and CLR 11 (Model Procedures for the Management of Land Contamination). The draft SPD would lead to decontamination of land where this is identified. It is highly unlikely that contaminated land remediation will need to be considered.
	Encourage water efficiency and drought resilience?	?	?	?	?	?	The SPD doesn't mention encouraging water efficiency although this would be considered at detailed planning application stage..

	Reduce consumption of energy and reliance on fossil fuels?	✓ LT	?	?	++	Perm	The SPD promotes the use of walking and cycling in order to reduce the need to travel by car which will in turn reduce the reliance on fossil fuels.
	Promote the reduction of waste during construction/operation?	✓ LT	?	?	++	Perm	The SPD refers to a suite of Barnet SPD including Sustainable Design and Construction and Residential Design Guidance and whilst the SPD's focus is on the key areas to be redeveloped and not into detail on how this will be achieved for the construction as part of planning applications.
	Minimise the production of household and commercial waste?	✓ LT	?	?	?	Perm	Recycling details will be required as part of any residential or commercial planning applications. This will normally take the form of a planning condition accompanying any grant of planning permission.
	Promote sustainable processing of waste, such as recycling, energy from waste and composting?	?	?	?	?	Perm	Details of recycling will be required as part of any residential or commercial planning applications. This will normally take the form of a planning condition accompanying any grant of planning permission.
SOCIAL	12. To improve the health of the population						
	Encourage and facilitate healthy living and active lifestyles amongst different groups?	✓ LT	?	?	++	Perm	The SPD promotes walking and cycling and will improve links to open space; encouraging a healthy lifestyle.
	Provide opportunities for sport and recreation?	?	?	?	?	?	The SPD does not mention it will specifically provide opportunities for sports and recreation.
	Assist in tackling health inequalities in the borough?	✓ LT	?	?	++	Perm	The SPD promotes walking and cycling and will improve links to open space. Promotion and good management of these facilities could help to reduce health inequalities across the borough.
	Improve access to health and social care services for all sectors of the community?	✓ LT	?	?	++	Perm	The SPD promotes walking and cycling and to improve the pavements with better signs for all. This will provide better access for the health and social care services that are already there in the area.
	Maintain, enhance and create green infrastructure for recreation, exercise and locally produced food?	✓ LT	?	?	++	Perm	Improving access to open space is a focus of the SPD which will create functions for recreation and exercise. There will also be tree planting throughout the high street which will be easily maintained. There is already an allotment in the North Finchley area that is around 3.5 hectares in size which is for local people.
	Promote non-polluting forms of transport?	✓ LT	?	?	++	Perm	The SPD promotes walking and cycling within the town centre and will also provide better access and promotion of the nearby tube stations to further decrease the need to travel by car in the area and may reduce the amount of car parking overall in the town centre.
	Help to improve mental and emotional health, reducing social exclusion, especially for those with poor mobility?	✓ LT	?	?	++	Perm	It was found that there is an affluent social platform across North Finchley. Improving road safety and encouraging walking will improve health and access for those with poor mobility.
	Reduce exposure to poor air quality?	✓ LT	?	?	+	Perm	Promoting walking, cycling and the use of public transport should have a positive effect on air quality in the North Finchley town centre.

13. To improve the skills and education of the population	Provide opportunities for improving the skills and qualifications of the population?	?	?	?	?	Perm	There is no mention of directly improving the skills and qualifications of the population, however with improvement in retail and business space there will be more job opportunities in the area. Any forthcoming planning applications will trigger planning obligations and those contained in Barnet's SPD on Skills, Enterprise, Employment and Training.
	Help improve employee education/training programmes?	?	?	?	?	Perm	There is no mention of directly improving the skills and qualifications of the population, however with improvement in retail and business space there will be more job opportunities in the area. Any forthcoming planning applications will trigger planning obligations and those contained in Barnet's SPD on Skills, Enterprise, Employment and Training.
	Help reduce skill shortages?	?	?	?	?	Perm	There is no mention of directly improving the skills and qualifications of the population, however with improvement in retail and business space there will be more job opportunities in the area. Any forthcoming planning applications will trigger planning obligations and those contained in Barnet's SPD on Skills, Enterprise, Employment and Training.
	Help improve access to education for all?	?	?	?	?	Perm	There is no mention of directly improving the skills and qualifications of the population. Any forthcoming planning applications will trigger planning obligations and those contained in Barnet's SPD on Skills, Enterprise, Employment and Training.
14. To provide everyone with the opportunity to live in a decent and affordable home	Improve the supply of housing?	✓ LT	?	?	++	Perm	The SPD has identified the north area as residential focus and has seen a number of sites redeveloped for residential uses in the last five years. Further residential development may support increased expenditure in the town centre. The quantum of residential development is not specified.
	Encourage the range of housing type, size and tenure to meet identified current and future needs of existing and future local residents?	✓ LT	?	?	++	Perm	The SPD provides limited information regarding the range of housing type, size and tenure. An indicative breakdown of housing type and information on affordable housing is not provided as a part of the SPD. The SPD does not include an accessibility strategy and does not commit to a level of wheelchair adaptable dwellings (Part M4(3) of the Building Regulations). A sustainable mix of housing is referenced in the themes. Many of these issues will be dealt with at planning application stage.
	Increase access to good quality and more affordable housing for all?	✓ LT	?	?	+	Perm	Information on affordable housing is not provided as a part of the SPD. However, the delivery of housing will conform with current Local Plan and London Plan policy and will be subject to viability. This will form the basis of a S106 agreement which will be determined as part of any future planning applications.
15. To reduce crime and the fear of crime	Improve safety and security?	✓ LT	?	?	++	Perm	One key objective of the SPD is to create an environment that is welcoming, safe, durable and stimulating in which all sections of the community can have a sense of ownership and pride.
	Encourage measures to reduce crime and the fear of crime?	✓ LT	?	?	+	Perm	Even though crime is not mentioned directly in the SPD it does mention safety and ensuring to create a secure environment.
	Encourage a strong and cohesive community?	✓ LT	?	?	++	Perm	One objective is for improved community facilities, particularly health and education. The various sites identified for intervention in the SPD encourage community uses to be

							developed, especially in the south of the SPD area. Providing a focal point for the community in a new and improved public space will provide the opportunity for the community to use this space for recreation and events.
	Reduce antisocial behaviour by designing out crime?	✓ LT	?	✓	++	Perm	The vision recognises the need to increase the sense of safety amongst pedestrians. Key measures will have to be implemented in designing the public area as evening economy will be improved. This will be considered as part of detailed planning applications in particular relating to the central area. A secondary affect of increased footfall in the evenings and an increased residential population may help to provide increased informal surveillance which may discourage antisocial behaviour.
16. To promote social inclusion, equality, diversity and community cohesion	Help support the voluntary and community sectors?	?✓ LT	?	?	++	Perm	Locations for improved community facilities and for health and education are suggested across the key opportunity sites. It is not clear whether the SPD will support the voluntary sector.
	Support active community engagement?	✓ LT	?	?	?	?	Sites identified in the SPD will create community facilities and the opportunity for develop local community groups.
	Support a diversity of lifestyles and communities?	✓ LT	?	?	++	Perm	Sites identified in the SPD will create community facilities and the opportunity for develop local community groups.
	Promote accessibility for those people who are elderly or disabled?	✓ LT	?	?	++	Perm	Sites identified in the SPD will create community facilities and the opportunity for develop local community groups. These will need to be designed for the accessibility for the elderly and disabled.
	Sustain the provision of community facilities and open space that meets local needs?	✓ LT	?	?	++	Perm	Sites identified in the SPD will create community facilities and the opportunity for develop local community groups.
	Improve community cohesion?	✓ LT	?	?	++	Perm	Sites identified in the SPD will create community facilities and the opportunity for develop local community groups.

Summary of the main issues

- 3.6 The appraisal of the draft North Finchley Town Centre Framework SPD is considered positive. No significant adverse affects have been identified. The positive outcome of the appraisal reflects the opportunity to realise the development potential in the town centre in order to promote a more competitive town centre environment and provide greater consumer choice alongside a greater choice of homes and overall improvements to visitor experience.
- 3.7 The improvement of the primary shopping area, relocated market, updated office accommodation and the enhancement of the night time economy, will all provide a range of employment opportunities. The assessment recognises that whilst there will be a net loss of office floorspace across the town centre through proposals at key opportunity sites this will enable provision of modern and flexible office space which can better fulfil future needs.
- 3.8 The draft SPD promotes the use of walking, cycling and bus use in order to reduce the need for residents to travel by car improving air quality and use of public space, also improving residents health. Removal of the undercroft bus station also encourages further use of buses removing an unpleasant user environment.
- 3.9 The draft SPD ensures that where a traditional town centre character exists it will be retained and enhanced with sympathetic redevelopment. Development principles are clearly stated in the SPD and a prime consideration is responding to local character. Increased tree planting and new public spaces will be created. Improved links to nearby open spaces will be created alongside a greening agenda.
- 3.10 Improvements and provision of community facilities are considered as part of the key development sites with new health and education facilities considered.

Sustainability Appraisal of alternative approach

- 3.10 For the purpose of this Sustainability Appraisal of the Draft North Finchley Town Centre Framework SPD alternative scenario is the - 'do nothing' approach. The Council's Policy & Resources Committee considered the committee report presented to them as part of their decision to proceed with the SPD in December 2016. This set out the alternative option was to not proceed with the SPD or to self-fund the SPD. The report expressed low confidence that either approach would be successful due to the lack of market interest. Therefore the only alternative option to that proposed in the SPD is the 'do nothing' approach.
- 3.11 Therefore the 'do nothing' alternative is based on North Finchley as it exists right now. This alternative considers the sustainability effects of not continuing with the Draft North Finchley Town Centre Framework SPD.

Table 5: Sustainability appraisal of ‘do nothing’ approach

SUSTA INABILITY APPRAISAL OF ‘DO NOTHING’ APPROACH								
SA Objectives	Sub-objectives	Assessment of the Effect					Comments	
	Will the SPD...?	Long Medium Short	Cumulative	Secondary	+/x	Permanent Temporary		
ECONOMIC	1. Encourage sustainable economic growth and economic regeneration	Improve business development?	xLT	?	?	xx	Perm	The do nothing’ approach may mean an increase in vacant units both in the office accommodation and retail units which will also affect visitor numbers. With no coherent strategy for the town centre it is less likely to support business development.
		Enhance the image of the area as a good business location?	xLT	?	?	xx	Perm	The do nothing’ approach may mean an increase in vacant units both in the office accommodation and retail units which will also affect visitor numbers and attraction as a strong economic area.
		Help diversify the economy?	xLT	?	?	x	Perm	The do nothing’ approach is less likely to support diversification of the economy with less investment in the town centre likely to occur resulting in less diversity.
		Assist in providing land and buildings of a suitable type required by businesses for a range of employment uses?	xLT	?	?	x	Perm	The do nothing approach would not provide the opportunity to provide for the needs of modern business through providing co-worker space through redevelopment of existing office space. There are already a number of offices for businesses in North Finchley town centre, with a number of conversions to residential in the last 5 years through permitted development which could mean further conversions if nothing was to be done.
		Have a positive impact on the local economy?	xLT	?	?	xx	Perm	The current vacancy rate in the North Finchley town centre is high compared to the rest of the borough town centres and this may continue. The ‘do nothing ‘alternative would probably have a negative impact on the local economy over the short and long term with new retail floorspace, possible new visitor accommodation and possible new leisre floorspace alongside re-provided office floorspace.
	2. Increase the opportunities for rewarding and satisfying employment	Help to reduce unemployment?	?ST xLT	?	?	?	Perm	The ‘do nothing ‘scenario is likely to result in no change in the short term. However, this could improve or worsen depending on the changes in the UK economic climate. Longer term no improvement is unlikely to help with the opportunity lost for new economic activity which may provide the opportunity for long term unemployed to get into work.
		Encourage the retention and or/growth of local employment and training opportunities for all local people?	xLT	?	?	x	Perm	Due to the current high vacancy rate in the retail units and some vacancy in offices there are limited opportunities for employment and training. This scenario would continue under the ‘do nothing’ approach.
		Result in the loss of employment land?	xLT	?	?	?	Perm	The ‘do nothing’ approach may lead to a loss of office space through an increase in development of residential units under the prior approval process.
		Increase the number of higher	xLT	?	?	x	Perm	The ‘do nothing’ approach would not lead to an increase in the number of higher paid

ENVIRONMENTAL		paid jobs in the borough?					jobs in the borough.	
	3. To provide the necessary infrastructure to support existing and future growth	Provide the necessary social infrastructure to meet existing and future local needs?	xLT	?	?	?	Perm	Currently there appears to be good social infrastructure provision. These facilities would continue to operate as they are now although there is no information on their current upkeep and whether there are any maintenance issues. Maintaining the current position reduces the likelihood of new provision afforded by comprehensive redevelopment.
		Provide enough green infrastructure for the health and well-being of local residents that also contributes to climate change adaptation, biodiversity and water quality?	xLT	?	?	x	Perm	North Finchley already is in close vicinity to open spaces. The town centre however lacks green infrastructure so would therefore continue to have mixed townscape.
		Provide enough physical infrastructure?	xLT	?	?	x	Perm	The ‘do nothing’ approach would not provide the opportunity to improve physical infrastructure in particular improving the traffic dominated high street. There are two tube stations located relatively close to the centre.
	4. To reduce contributions to climate change	Reduce CO2 and other greenhouse gas emissions?	xLT	?	?	xx	Perm	The ‘do nothing’ approach would continue supporting car use and the main road as much as it is now so would therefore mean no reduction in emissions.
		Reduce consumption of energy resources?	xLT	?	?	xx	Perm	The ‘do nothing’ approach would mean a continued use of cars and wouldn’t provide the opportunity to reduce energy consumption.
		Use renewable resources of energy generation?	xLT	?	?	xx	Perm	The ‘do nothing’ approach would lead to greater consumption of non-renewable energy resources.
		Encourage the reuse or improvement of buildings and land that are vacant, under-utilised or in disrepair?	xLT	?	?	xx	Perm	The ‘do nothing’ approach would not provide a framework for investment which would not encourage the reuse or improvement of existing buildings in North Finchley and the situation could get worse.
		Increase energy efficiency in the borough’s housing and other building stocks?	xLT	?	?	xx	Perm	The ‘do nothing’ approach would lead to a greater consumption of energy resources.
	5. To protect and enhance the quality of landscape, townscape and local distinctiveness	Conserve and enhance local landscape and townscape character and visual amenity?	xLT	?	?	xx	Perm	The ‘do nothing’ approach would not enhance local town and landscape character and visual amenity.
		Improve the relationship between different buildings, streets, parks and waterways and other spaces that make up the townscape character?	xLT	?	?	xx	Perm	The ‘do nothing’ approach would fail to provide opportunities to improve the urban landscape including the relationship between buildings, streets, parks and waterways and other spaces in North Finchley town centre.
		Have a negative impact on important strategic/local views?	xLT	?	?	x	Perm	There are no strategic or local views within North Finchley however southern views within the town centre are dominated by Tally Ho and may have a negative impact on visitors views.
		Promote high quality design that relates to immediate	xLT	?	?	x	Perm	The current varying heights of buildings in North Finchley do not relate to its immediate surroundings, especially with the Arts Depot building. This would continue under the ‘do

	surroundings?						nothing' scenario.
6. To promote sustainable transport and reduce the need to travel by car	Encourage development at locations that enable walking, cycling and/or the use of public transport?	xLT	?	?	xx	Perm	There will be continued car use and disconnection of easy access between the areas of North Finchley continuing to discourage visitors to stay for a long time.
	Encourage development at locations connected to local services and facilities?	xLT	?	?	x	Perm	The 'do nothing' approach will not encourage development that is well connected to local services and facilities.
	Reduce the need to travel by car?	xLT	?	?	xx	Perm	The 'do nothing' approach will not reduce the need to travel by car and maintain a layout which is designed to encourage car use.
	Reduce the number and length of journeys made by car?	xLT	?	?	xx	Perm	The 'do nothing' approach will not reduce the number and length of journeys made by car and maintain a layout which is designed to encourage car use.
7. To conserve and enhance open spaces, green corridors and biodiversity	Encourage development on previously developed land?	xLT	?	?	xx	Perm	The 'do nothing' approach will prevent development on previously developed land.
	Improve the quality and access to open spaces in areas of deficiency?	xLT	?	?	x	Perm	The 'do nothing' approach will not improve the quality and access to open spaces in areas of deficiency with much of the space around the town centre probably not used to its best potential.
	Provide a range of play spaces for children and young people?	xLT	?	?	x	Perm	There is a deficiency in play facilities currently in North Finchley and doing nothing will continue that.
	Maintain, enhance and create green infrastructure assets and networks; such as green space, public rights of way, open recreation and sports facilities?	xLT	?	?	x	Perm	The 'do nothing' approach will not present opportunities to enhance and create green infrastructure assets. Maintaining the status quo will only maintain the existing green infrastructure.
	Help protect and enhance biodiversity in the area and in particular avoid harm to protected species and habitats?	xLT	?	?	?	Perm	The 'do nothing' approach could provide opportunities to protect existing biodiversity but opportunities to enhance biodiversity would be very limited.
	Encourage the creation of new habitats, including through the provision of additional open space and green roofs?	xLT	?	?	x	Perm	The 'do nothing' approach will not provide opportunities to create new habitats through the provision of new open space and green roofs.
	Protect and provide opportunities for creating/enhancing/improving sites designated for their nature conservation value?	xLT	?	?	x	Perm	The 'do nothing' approach will not present opportunities to create or improve the nearby SINC at Dollis Brook.
8. To conserve and enhance the	Protect, maintain and enhance the condition and setting of features and areas of cultural,	xLT	?	?	xx	Perm	The urban core includes a number of buildings with a strong historic architectural quality. The 'do nothing' approach may mean that the setting of these buildings may not be improved.

historic environment and cultural assets	historic and archaeological heritage?						
	Promote the historic environment and also contribute to a better understanding of the local historic environment?	xLT	?	?	x	Perm	The 'do nothing' approach may not help support improving the setting of buildings which contribute to the town centres character. There are no listed buildings in the town centre.
	Maintain and strengthen local distinctiveness and respect diversity of local communities?	xLT	?	?	x	Perm	The 'do nothing' approach will see a continuation of lack of local distinctiveness and a lack of diverse local communities.
	Maintain or improve access to leisure, sporting, cultural and arts destinations and facilities?	xLT	?	?	x	Perm	The 'do nothing' approach will maintain but not improve existing access to leisure, sporting, cultural and arts destinations and facilities.
	Improve leisure, sporting, cultural and arts provision?	xLT	?	?	x	Perm	The 'do nothing' approach will not provide opportunities to improve leisure, sporting, cultural and arts provision.
9. To reduce the risk of flooding	Minimise the risk of flooding to vulnerable properties?	xLT	?	?	?	Perm	The 'do nothing' approach will maintain the status quo and will not present new opportunities to minimise the risk of flooding through reducing surface water run-off, however there will be no immediate risk to the North Finchley SPD area.
	Promote the use of sustainable urban drainage systems?	xLT	?	?	?	Perm	The 'do nothing' approach will not present opportunities to promote the use of sustainable urban drainage systems.
	Increase or reduce the risk of flooding to people and property?	xLT	?	?	?	Perm	The 'do nothing' approach will not provide opportunities to reduce the risk of flooding to people and properties, however there are no areas at risk in the North Finchley SPD area.
	Limit types of development in areas at risk of flooding?	xLT	?	?	?	Perm	The 'do nothing' approach will not present opportunities to limit development in areas at risk of flooding, however there are no areas at risk of flooding in the North Finchley SPD area.
10. To improve air quality	Improve air quality?	xLT	?	?	xx	Perm	The 'do nothing' approach will not present opportunities to improve air quality which is exacerbated by the heavy use of the main road going through the town centre.
	Help to reduce emissions of PM10 and NO2?	xLT	?	?	xx	Perm	The 'do nothing' approach will not present opportunities to reduce emissions of PM10s and NO2s which is exacerbated by the heavy use of the main road going through the town centre.
	Minimise construction impacts, such as dust, noise, vibration and odours?	xLT	?	?	+	Perm	The 'do nothing' approach may not lead to any construction within North Finchley town centre and therefore there will be no instances of construction impacts.
	Encourage a reduction in the amount and length of journeys made by car?	xLT	?	?	xx	Perm	The 'do nothing' approach will not reduce the number and length of journeys made by car and maintain a layout which is designed to encourage car use.
11. To encourage sustainable	Encourage the re-use of resources?	xLT	?	?	?	Perm	The 'do nothing' approach would provide opportunities to retrofit existing properties to enhance their environmental and energy performance. This could have a positive effect over the short term.

SOCIAL	use of resources	Encourage the reuse or improvement of buildings and land that are vacant, under-utilised or in disrepair?	xLT	?	?	?	Perm	The 'do nothing' approach would not provide opportunities to reuse or improve buildings and land that are vacant which is what the SPD could help with securely.
		Encourage remediation of contaminated land?	xLT	?	?	x	Perm	The 'do nothing' approach will not present opportunities for the remediation of contaminated land.
		Encourage water efficiency and drought resilience?	xLT	?	?	x	Perm	The 'do nothing' approach will not present the opportunity to retrofit buildings leading to better levels of water efficiency and drought resilience.
		Reduce consumption of energy and reliance on fossil fuels?	xLT	?	?	?	Perm	The 'do nothing' approach will not create the opportunity to reduce energy consumption and lesser reliance on fossil fuels. This could have short term positive effects.
		Promote the reduction of waste during construction/operation?	xLT	?	?	x	Perm	The 'do nothing' approach will not lead to construction and will therefore not be relevant.
		Minimise the production of household and commercial waste?	xLT	?	?	x	Perm	The 'do nothing' approach will not present opportunities for composting and recycling thereby minimising the production of household and commercial waste.
		Promote sustainable processing of waste, such as recycling, energy from waste and composting?	xLT	?	?	?	Perm	The 'do nothing' approach could provide limited opportunities to promote recycling, energy from waste and composting. This could lead to short term positive effects.
	12. To improve the health of the population	Encourage and facilitate healthy living and active lifestyles amongst different groups?	xLT	?	?	x	Perm	The 'do nothing' approach would not provide further opportunities to facilitate healthy living and active lifestyles amongst different groups.
		Provide opportunities for sport and recreation?	xLT	?	?	x	Perm	The 'do nothing' approach would not provide any opportunities to improve sport and recreation.
		Assist in tackling health inequalities in the borough?	xLT	?	?	x	Perm	The 'do nothing' approach would not assist in tackling health inequalities in the borough.
		Improve access to health and social care services for all sectors of the community?	xLT	?	?	x	Perm	The 'do nothing' approach would not provide opportunities to improve access to health and education services for all sectors of the community.
		Maintain, enhance and create green infrastructure for recreation, exercise and locally produced food?	xLT	?	?	?	Perm	The 'do nothing' approach would maintain current provision of green infrastructure but would not present opportunities to create or enhance green infrastructure for recreational purposes or for exercise and locally produced food.
		Promote non-polluting forms of transport?	xLT	?	?	x	Perm	The 'do nothing' approach would not lead to encouraging people to take up less polluting forms of transport. The existing layout is designed to encourage car use. This approach would not create opportunities for cycling or the promotion of walking as an alternative to driving.
		Help to improve mental and	xLT	?	?	x	Perm	The 'do nothing' approach is likely to lead to a decline in mental and emotional health

	emotional health, reducing social exclusion, especially for those with poor mobility?						due to the deterioration of the town centre and a poor quality public realm.
	Reduce exposure to poor air quality?	xLT	?	?	x	Perm	As car ownership increases over time it is likely that exposure to poor air quality over the long term is likely to worsen. Opportunities to promote walking and cycling will not be realised and this will also contribute to a worsening situation.
13. To improve the skills and education of the population	Provide opportunities for improving the skills and qualifications of the population?	xLT	?	?	x	Perm	The 'do nothing' approach will not provide further opportunities to improve the skills and qualifications of the population.
	Help improve employee education/training programmes?	xLT	?	?	x	Perm	The 'do nothing' approach will not provide further opportunities to improve employee education/training programmes.
	Help reduce skill shortages:	xLT	?	?	x	Perm	The 'do nothing' approach will not provide further opportunities to help reduce skills shortages.
	Help improve access to education for all?	xLT	?	?	x	Perm	The 'do nothing' approach will not provide further opportunities to improve access to education for all.
14. To provide everyone with the opportunity to live in a decent and affordable home	Improve the supply of housing?	xLT	?	?	x	Perm	The 'do nothing' approach may not provide further opportunities to improve the supply of housing, in particular private sector and affordable housing through encouraging higher densities in accessible locations through a coherent planning framework.
	Encourage the range of housing type, size and tenure to meet identified current and future needs of existing and future local residents?	xLT	?	?	x	Perm	The 'do nothing' approach may not provide further opportunities to meet the housing needs of existing and future local residents.
	Increase access to good quality and more affordable housing for all?	xLT	?	?	x	Perm	The 'do nothing' approach may not provide further opportunities to improve access to good quality affordable housing for all.
15. To reduce crime and the fear of crime	Improve safety and security?	xLT	?	?	x	Perm	The 'do nothing' approach will not improve safety and security in North Finchley. The current public realm is currently not of good quality with few safe, pleasant spaces for people to gather.
	Encourage measures to reduce crime and the fear of crime?	xLT	?	?	x	Perm	The 'do nothing' approach will not encourage measures to reduce crime and the fear of crime. Fear of crime is likely to remain the same or worsen over the long term.
	Encourage a strong and cohesive community?	xLT	?	?	x	Perm	North Finchley town centre could present a more welcoming environment with better use of public space.
	Reduce antisocial behaviour by designing out crime?	xLT	?	?	x	?	The 'do nothing' approach will not improve safety and security in North Finchley. The current public realm is currently reasonable quality but with no investment it may deteriorate in future.
16. To promote	Help support the voluntary and community sectors?	xLT	?	?	x	Perm	The 'do nothing' approach will not further contribute towards helping support the voluntary and community sectors.

social inclusion, equality, diversity and community cohesion	Support active community engagement?	xLT	?	✓	x	Perm	The current environment is of a very poor quality and provides an equally poor outlook for residents and visitors alike. In its current state it is unlikely that North Finchley is conducive to creating positive active community engagement.
	Support a diversity of lifestyles and communities?	xLT	?	✓	x	Perm	The 'do nothing' approach will not further contribute towards helping support a diversity of lifestyles and communities.
	Promote accessibility for those people who are elderly or disabled?	xLT	?	✓	x	Perm	The current pavements are narrow, whilst existing street furniture was improved as part of Outer London Funding there are further opportunities to improve this space. The 'do nothing' approach will not provide opportunities to address accessibility issues and provide areas suitable for older residents.
	Sustain the provision of community facilities and open space that meets local needs?	xLT	?	✓	x	Perm	The 'do nothing' approach will maintain the current provision of community facilities and open spaces. However, the quality of these spaces have deteriorated over time and in light of more up-to-date standards some of these spaces may no longer be fit for purpose and may no longer be able to meet the needs of the local community.
	Improve community cohesion?	xLT	?	✓	x	Perm	The 'do nothing' approach will not further contribute towards helping support the voluntary and community sectors.

'Do nothing approach - Summary of main issues

- 3.12 The 'do nothing' approach results in a more negative sustainability appraisal reflecting the lost opportunity of not providing a coherent strategy for the town centre which provides the opportunity to improve the town centre. With no coherent strategy for the town centre it is less likely to support business development, improve social infrastructure, improve the transport network, support new retail and employment floorspace and more general improvements to public spaces. The results are consistently poor over the economic, social and environmental aspects of the appraisal. The sustainability appraisal suggests the 'do nothing' approach is not a constructive option and would lead to a number of negative issues for the North Finchley town centre.

4. Conclusions and Recommendations

- 4.1 The SA demonstrates that improving and enhancing North Finchley Town Centre would positively promote many different aspects of sustainability and serve the local community through improvements to its retail offer, choice of homes, overall improvement to the quality of environment and visitor experience. The appraisal of the draft North Finchley Town Centre Framework SPD is considered positive. No significant adverse affects have been identified. The positive outcome of the appraisal reflects the opportunity to realise the development potential in the town centre in order to promote a more competitive town centre environment and provide greater consumer choice alongside a greater choice of homes and overall improvements to visitor experience.
- 4.2 The SA for 'do nothing' demonstrates the lost opportunity for not providing a coherent strategy for the town centre where improvement is required to contribute positively to sustainability objectives.
- 4.3 In conclusion, the SA has not identified any strategic issue which would result in direct negative impacts on sustainability that in turn would require mitigation measures. Further clarity will of course be delivered through the planning consents and clear development principles are set out in the SPD for these consents alongside references to the suite of Barnet Supplementary Planning Documents. The final sustainability appraisal report which will accompany the final adopted SPD may include further detail on how the sustainability appraisal process has been considered as part of the development of the North Finchley SPD before adoption. The final sustainability appraisal report will consider any changes made to the final adopted SPD, whether mitigation for those changes is necessary and a monitoring framework.