

Sustainability Appraisal
The Burroughs and Middlesex University
December 2020

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1. Non Technical Summary

The Burroughs and Middlesex University

1.1. The Burroughs and Middlesex University Supplementary Planning Document (SPD) is being produced by Barnet Council. Once adopted, it will add detail to the policies contained within Barnet's development plans. It will also provide more detailed guidance expanding upon and supporting Barnet's Local Plan policies.

What is a Sustainability Appraisal?

1.2. A Sustainability Appraisal (SA) is an assessment process to ensure that sustainability is at the heart of decisions when preparing new planning documents. In relation to The Burroughs and Middlesex University SPD, it helps ensure that the evolving document achieves an appropriate balance of positive social, environmental and economic outcomes for the local area and the wider Borough. It will also help ensure that any adverse effects are minimised or appropriately mitigated.

1.3. SA is carried out in parallel with the development of the SPD and the policies contained within. It is an iterative process that is intended to provide constructive criticism and ensure that negative impacts on sustainability are minimised and potential benefits are maximised.

The Approach used for this SA

1.4. The approach taken to the development of this SA is based on previous work undertaken by the Council for the Draft Local Plan (Reg18), updated where necessary, which has informed the baseline data collection, scoping exercise and the development of sustainability objectives and criteria that inform the SA Framework.

1.5. A Scoping Report for The Burroughs and Middlesex University sets out a policy review and baseline information. This was used to amend and update the sustainability objectives and criteria (the SA Framework) to be used in assessing the sustainability of The Burroughs and Middlesex University SPD. The SA Framework covers social, environmental and economic themes.

2. Introduction

2.1 This report is the Sustainability Appraisal (SA) for The Burroughs and Middlesex University.

2.2 The draft SPD seeks to support the ambitions of enhancing the educational and civic offer The Burroughs provides to communities in Hendon and as home to Middlesex University.

2.3 The next 10 years is set to bring new investment, transformation as well as the renewal of buildings, public spaces and community assets, all supported by improved infrastructure. The SPD provides the context in which the Council seeks to engage comprehensive change delivered through a cohesive strategy. It seeks to enable the delivery of development that provides for the changing needs of the University, while recognising the importance of the residential community and the historic significance of the area.

2.4 The SPD cannot and does not seek to establish new planning policies, but it does provide more specific guidance on the implementation of development policies within the SPD area.

2.5 Usually SPDs do not require a sustainability appraisal, however, in exceptional circumstances one may be considered if the significant effects have not already been considered by the Local Plan. The Council considers that the development proposals warrant assessment of the impacts of the framework in line with the SEA Directive.

Background to The Burroughs and Middlesex University SPD

2.6 In order to create a renowned university presence, the Council has been working with Middlesex University to consolidate their premises to a single and sustainable campus location in Hendon at The Burroughs. The Council is a major landowner in the area covered by this SPD planning framework and therefore has an ongoing interest in future developments and improvements to the campus, civic and community facilities and the wider environment.

2.7 The Council is progressing the Hendon Hub project which is a mixed-use revitalisation opportunity in The Burroughs. Working alongside Middlesex University as a key stakeholder, future investment opportunities will secure modern academic space, workspace and student accommodation for the

University. In addition, there are opportunities to secure a relocated and improved Hendon Public Library; relocated fit-for-purpose community, civic and cultural facilities; new affordable homes and the introduction of new localised retail and leisure uses.

2.8 The University is a highly valued asset to the Borough; providing a high standard of tertiary learning as well as a source of employment and significant contributor to the local economy. The Council seeks to enhance the University's role in encouraging business innovation and entrepreneurship particularly in new creative sectors that will benefit Barnet and the local economy.

2.9 With 18,000 students and 2,000 staff the University can make a greater contribution to Barnet and to that effect both the Council and the University are seeking to better integrate the University with the surrounding environment and engage with local residents and businesses as well as form stronger connections with Brent Street and Hendon town centres. A key priority is to make it easier for pedestrians and cyclists to access the University and the two town centres, both of which have capacity to absorb expenditure, particularly for food and drink and leisure uses, generated by staff and students.

2.10 To allow for wider regeneration and enhancement benefits, including greater interaction between character areas, land uses and public open spaces the extent of the SPD area goes beyond the University estate. This enables consideration of a range of development scenarios both within the University campus and the surrounding area, including the successful integration and delivery of highway, public realm and green infrastructure related improvements.

2.11 There is already a range of planning policy and guidance that is relevant to The Burroughs and Middlesex University. Barnet's Core Strategy (2012) supports the relocation of Middlesex University Student Accommodation. Policy CS5 sets out measures that will ensure that new development helps to protect and enhance Barnet's heritage and character.

Context

2.12 The SPD Planning Framework covers a 23.9 hectares (ha) area (as shown in Figure 1) around The Burroughs and Middlesex University. As well as the University Campus the area contains buildings which perform significant civic and community functions.

2.13 Historic buildings make a significant contribution to the character of the SPD area. Two Conservation Areas - Hendon - The Burroughs and Hendon – Church End cover a significant proportion of the area covered by the SPD which also

includes a number of Statutory Listed buildings, notably the Grade II Listed Hendon Town Hall, Hendon Library and Hendon Fire Station buildings. Regeneration opportunities in the area will need to provide the balance between heritage preservation, enhancement and innovation.

2.14 Production of the SPD will help ensure that a robust planning framework is in place to enable the Council, University and local residents to create a place that thrives and supports an inter-generational community. The SPD sets out the way in which development can occur that respects the historical context of the area and promotes sustainable forms of transport.

- 2.15 The SPD explores opportunities for:
- Improving community cohesion within the area
 - Delivering student and conventional housing.
 - Improving traffic and pedestrian movement through the area.
 - Enhancing the public realm, including traffic calming through The Burroughs.
 - Improving linkages with open spaces in Copthall and Sunny Hill.
 - Integrating the University campus with the residential hinterland and nearby town centres of Brent Street and Hendon Central.
 - Improving contributions to the local economy, as well as diversifying the area's cultural offer.
 - Providing a design guide for future development proposals.

Vision and objectives behind The Burroughs and Middlesex University

2.16 The Draft SPD sets out a draft vision and a suite of objectives to deliver this vision. These are outlined below.

2.17 A vision for The Burroughs and Middlesex University has been established as:

To enhance The Burroughs as a place, fostering the creation of a diverse and inclusive community, where residents, students and academics live successfully and thrive together.

To ensure the continuing success of Middlesex University as a tertiary institution by creating the space that enhances educational outcomes and brings forward innovation.

To facilitate future development that builds on the rich architectural history of Hendon; making The Burroughs an inspiring civic and learning centre.

2.18 The objectives set out how the Vision will be realised over the lifetime of the Plan.

- *Ensuring continued and improved access to high quality tertiary education through renewal and improvement of Middlesex University facilities.*
- *Encouraging the retention of graduates and increasing the skill base in the Borough*
- *Encouraging culture, leisure, creativity and business innovation*
- *Enhancing heritage assets alongside opportunities for high quality modern design*
- *Integrating the University with the established residential community*
- *Provide a framework to enable growth while ensuring the identity and sense of place for the SPD area is enhanced through collaborative planning.*

3. Background to a Sustainability Appraisal

3.1 Sustainability Appraisal 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.

3.2 As set out in Government guidance, a Sustainability Appraisal has been defined as: *a systematic process that must be carried out during the preparation of local plans and spatial development strategies. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives*¹.

3.3 SA is therefore an on-going process, which seeks to improve the sustainability performance of a planning document 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 SA must start early in the plan-preparation process. By doing so the SA assists with the identification of sustainability issues and options, which will be refined through the SA process into policies to form its eventual content.

3.4 Sustainable development is central to the planning system. The purpose of a SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

3.5 The SA seeks to determine how the draft SPD promotes sustainability. Its role is to assist with the identification of an appropriate approach, in sustainability

¹ Strategic environmental assessment and sustainability appraisal (2015)

terms, to predict implications for sustainable development and put forward recommendations for improvements where necessary.

3.6 The Burroughs and Middlesex University SPD has been prepared to be consistent with the London Plan, Barnet's Core Strategy and emerging Local Plan. The earlier SA for Barnet's emerging Local Plan has informed this work. The SA process is multi-staged process as shown in Table 2. This SA Report represents stages B, C and D in this process, which include:

- developing and refining alternatives;
- assessing effects, preparing the sustainability appraisal report; and
- Seeking representatives on the SA Report from consultation bodies and the public

Table 1: Stages of the Sustainability Appraisal process

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 Sustainability 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

3.7 This document builds upon work previously carried out by the Council in terms of Stage A - the SA Scoping Report.

3.8 This SA incorporates the strategic environmental assessment (“SEA”) and the Council considers the development proposed within the SPD 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.

3.9 The use of the term SA throughout this document also includes any relevant requirements of a SEA.

Table 2: SEA requirements

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;	<ul style="list-style-type: none"> • An outline of the contents of the SPD are set out in contents and in within the NTS² in section 1. • The vision and objectives are set out in Section 2, • Stage A1 of the SA scoping report outline the relationship with other plans, programmes and policies
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without	<ul style="list-style-type: none"> • Appendix 1 of the SA Scoping report provides the baseline information for the wider Borough of Barnet, but where relevant and

² Non Technical Summary

implementation of the plan or programme;	possible, information more specific to Hendon ward is provided. Building on this, Stage A3 of the SA Scoping Report sets out some of the key sustainability issues relating to this information.
(c) the environmental characteristics of areas likely to be significantly affected;	<ul style="list-style-type: none"> • This is covered in Appendix 1 of the SA Scoping Report which identifies key baseline information for the wider Borough of Barnet, but where relevant and possible, information more specific to Hendon ward is provided.
(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 pursuant to Directives 79/409/EEC and 92/43/EEC;	<ul style="list-style-type: none"> • No areas subject to such designations are affected by the SPD document and/or SPD proposals.
(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;	<ul style="list-style-type: none"> • These are set out in Stage A4 of the SA Scoping Report
(f) the likely significant effects 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;	<ul style="list-style-type: none"> • These issues are covered in the 14 sustainability objectives against which the SPD has been assessed. The sustainability objectives are set out at Stage A4 of the SA Scoping Report and section 5 (table 4) of this 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;	<ul style="list-style-type: none"> • The preparation of the SPD and the SA have been carried out in an iterative way, meaning that mitigation measures have been incorporated into drafting the SPD alongside the SA process.
(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;	<ul style="list-style-type: none"> • The SA has considered the alternative approach of having no SPD in place and this is discussed in paras 6.3 to 6.15.
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	<ul style="list-style-type: none"> • Proposed monitoring measures are summarised in Section 7 of this Report.
(j) a non-technical summary of the information provided under the above headings.	<ul style="list-style-type: none"> • A non-technical summary is provided in Section 1 of this Report.

Consultation response to The Burroughs and Middlesex University SPD Scoping Report

3.10 The Draft Scoping Report for Sustainability Appraisal of The Burroughs and Middlesex University SPD was subject to 5 weeks statutory consultation with the following statutory consultees:

- Natural England
- Environment Agency
- Historic England

3.11 This SA Report has been revised to reflect the comments received from statutory consultees. A summary of these comments is outlined in Stage A5 of the SA Scoping Report

4. Key sustainability Issues

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

4.2 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 relevant information about the Borough.

4.3 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.

Table 3: Key sustainability issues identified

Issue	Summary
Environmental	
Improving air quality	Hendon is a designated an Air Quality Management Areas (AQMA) due to predicted exceedances of the annual mean objective for nitrogen dioxide (NO ₂) and the 24 hours mean objective for particulates (PM ₁₀). Barnet Air Quality Action Plan 2017-2022 highlighted that there were concentrations of nitrogen dioxide in the busy High Street locations were between 51 and 60 g/m ³ in 2014. Policy CS13 in Barnet's Core Strategy states new developments will require Air Quality Assessments and Noise Impact Assessments from development in line with Barnet's SPD on Sustainable Design and Construction. Under Policy ECC01 in the draft Local Plan, development proposals are required to meet a range of criteria to improve air quality. The draft SPD should incorporate measures that will contribute towards improved air quality and seek to limit dependency on car travel and promote more sustainable travel modes where possible.
Protection, provision and improved access to open space	Within Barnet's Parks and Open Spaces Strategy, Hendon ward has been identified as being deficient in public open space. This is defined as being more than 400m from a local park or 1.2km from a district park. However, the SPD area itself has a variety of open spaces and green infrastructure. The SPD should seek to improve provision to open spaces where possible and strengthen the green link/corridor for nature, pedestrian and cyclists.
Protection of cultural heritage and landscape	Part of the SPD area lies within two Conservation Areas and has a number of listed

	<p>buildings. These heritage assets could be exposed to risk through increased development, air and noise pollution. In general, the demand for growth in Barnet will create a greater need to protect heritage assets and the historic environment. The SPD should seek to enhance local heritage assets and not have any detrimental impact. In addition, the SPD area has also been identified as a Local Area of Special Archaeological Significance'. Development proposals in these areas will need to consult with the Greater London Archaeology Advisory Service on how they will investigate, catalogue and where possible, preserve in situ or in a museum, as part of any application. It may also be appropriate for Hendon and District Archaeology Society (HADAS) to be consulted.</p>
Enhancing biodiversity across the Borough	<p>Barnet is home to a number of sites of nature conservation which will require greater protection as pressure from development increases. The draft SPD should not have any impact on nature conservation. In addition, the SPD area has a number of wooded areas with tree preservation orders, which should be afforded appropriate protection. The SPD should also seek to increase canopy cover by new tree planting. Overall, the SA should ensure that the impact of policies on biodiversity is assessed.</p>
Promoting energy efficiency and renewable energy	<p>There is a nationally recognised need to increase the energy efficiency of new and existing buildings and support renewable and low carbon energy (NPPF).</p>
Need to effectively managed waste and recycling	<p>The Borough population of the borough will increase considerably over the next 15 years, increasing the need for our waste to be sustainably managed. This will also be true in the SPD area, where future growth is likely through new development. Barnet's Waste Prevention Strategy 2005 – 2020 also highlights the importance as does Policy CS14 in the Core Strategy and Policy ECC03 in the draft Local Plan.</p>
Flooding and water management	<p>The SPD area does not fall within flood zone 2 or 3, however, part of the SPD lies within a Critical Drainage Area. Overall, the SPD should</p>

	support requirements and objectives set out in table 5 and seek to deliver enhancements where possible. This will be of particular relevance to areas where sites are adjacent to ground water or surface water bodies. Overall, appropriate measures should be taken to ensure that any future development proposals do not adversely impact the water environment, quality and drainage systems.
Social	
Meeting the needs of a growing and diverse population	Hendon's population is culturally and ethnically diverse. GLA data projections indicate that people from BAME groups is set to increase. In addition, data also indicates that there will be an increase in the older population. The SPD will need to take account of these demographics.
Meeting increased housing needs particularly provision of affording housing	Housing is unaffordable for those on low incomes. In 2018, average house price was approximately 15 times higher than the average household income. The SPD should include the provision of affordable housing.
Crime and the fear of crime	LSOA indices of deprivation highlights pockets of deprivation that score highly in the crime domain with some LSOAs falling within the 10% most deprived. The SPD should require a design approach which designs out crime.
Deprivation and Social exclusion	The average median household income in Hendon is £37,737 which is below the Borough average of £41,468.
Health inequalities and access to facilities	Although obesity rates among Barnet residents are below the London and national average, over half the population are either overweight or obese. In addition, the average male and female life expectancy is below the borough average. The SPD should seek to ensure that there are opportunities for equal access to sport and recreational facilities such as parks and open spaces. It should also seek to ensure that new development has access to adequate access to community and health facilities.
Economic	
Unemployment and Job Opportunities for local people	The SPD should seek to provide employment opportunities that meet the needs of current and future needs of the local and regional economy.

Key Messages

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

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 Critical Drainage 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.

Cultural Heritage

- Protect the historic environment from inappropriate development

Landscape

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

5. The Sustainability Appraisal Framework

5.1 The Sustainability Appraisal Framework provides a way in which the sustainability effects of a planning document can be described, analysed and compared. The Framework provides a set of measurable indicators to provide a way of checking whether the objectives are being met, for example, the number of new dwellings being created.

5.2 The SA Scoping Report established the appraisal framework for The Burroughs and Middlesex University SPD. A set of SA objectives were developed. These objectives are largely based on the SA objectives in the SA for Barnet's Draft Local Plan but have been updated to take account of the assessment of relevant plans, policies and sustainability objectives, current baseline information and the key sustainability issues identified for The Burroughs and Middlesex University SPD.

5.3 The SA framework is comprised of 14 sustainability objectives against which The Burroughs and Middlesex University SPD (including one alternative option) have been tested.

Table 4: Sustainability Appraisal Objectives and Indicators

SA objective	Prompt question	Indicators
1. To reduce poverty and promote equality of opportunity	<p>Will the policy:</p> <ul style="list-style-type: none"> • Reduce social exclusion and ensure that everyone has access to the same opportunities? • Promote fairness, social cohesion and integration across all groups of the population? • Support active engagement of the wider community in decisions that affect their area? • Encourage active and connected, strong and cohesive community? • Remove barriers to employment and learning opportunities to help increase the skills of residents? 	<ul style="list-style-type: none"> • Healthy street scores • Relative ranking for indices of multiple deprivations (IMD) – income, employment • Other data concerning infrastructure sufficiency (e.g. school place provision) • Relative ranking for indices of multiple deprivations (IMD) – income, employment • Jobs, employment and activity rates
2. Ensure efficient use of land and infrastructure	<p>Will the policy:</p> <ul style="list-style-type: none"> • Optimise use of previously developed land, buildings and existing infrastructure? • Focus development in the most appropriate locations? • Balance competing demands between land uses to provide for the full range of development needs of the area? • Provide the necessary infrastructure in the right locations to support development e.g. water, sewerage, energy transport etc? 	<ul style="list-style-type: none"> • Percentage of development on previously developed land • Optimum density levels achieved against London Plan targets • Progress against infrastructure investment programmes

	<ul style="list-style-type: none"> • Ensure that development is sufficiently flexible and adaptable to accommodate evolving social and economic needs? 	
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	<p>Will the policy:</p> <ul style="list-style-type: none"> • Protect sites, features and areas of historical, archaeological and cultural value and their setting in and around Barnet? • Encourage management plans to be actively prepared and implemented? • Impact on the delivery of highly sustainable new development? 	<ul style="list-style-type: none"> • Appeals allowed in Conservation Areas, and for applications affecting listed buildings, scheduled ancient monuments, historic parks and gardens and non-designated heritage assets • Number of Grade I and II* Listed Buildings, Scheduled Monuments and Conservation Areas on Historic England's 'Heritage at Risk' Register
4. Promote liveable, safe neighbourhoods which support good quality accessible services and sustainable lifestyles	<p>Will the policy:</p> <ul style="list-style-type: none"> • Improve access for all residents to all essential services, facilities and amenities near their home? Such as health facilities, schools, early years provision, council services, advice services, libraries, community and faith facilities, leisure centres, open space and play areas and neighbourhood shops. • Promote diverse, vibrant and economically thriving town and local centres that serve the needs and wellbeing of the population? • Improve sustainable travel connections of neighbourhoods with facilities/amenities? 	<ul style="list-style-type: none"> • Distribution of key facilities and local services across Borough • Floorspace of community facilities/services lost or gained • Town centre health checks • Environmental nuisance levels • Other data concerning infrastructure sufficiency (e.g. school place provision) • Local crime statistics and residents' perception survey • Overall crime rates in the Borough and fear of crime

	<ul style="list-style-type: none"> • Reduce the impacts of noise, vibration and pollution on the public realm? • Promote development opportunity in areas with high PTALs? • Improve safety and security and reduce crime and fear of crime? 	<ul style="list-style-type: none"> • Refusals on grounds of schemes falling below minimum space standards (as outlined in Nationally Described Space Standard (NDSS))
5. Ensure that all residents have access to good quality, well-located, affordable housing	<p>Will the policy:</p> <ul style="list-style-type: none"> • Ensure all housing is of a good standard, including for energy efficiency? • Increase the supply of affordable housing to meet identified need as far as possible? • Improve the diversity of housing sizes, types, prices and tenures? • Encourage development at an appropriate density, standard, size and mix? • Provide for housing that meets the diverse and changing needs of the population? • Reduce homelessness and people living in temporary accommodation? 	<ul style="list-style-type: none"> • Number new homes completed • Proportion of affordable housing delivered • Income to average house price ratio • Proportion of homes split by different tenures within the census • Proportion of family sized homes (3+ bedrooms) • Level of population churn • Number of HMOs • Homeless households in temporary accommodation
6. Improve the health and wellbeing of the population and reduce health inequalities	<p>Will the policy:</p> <ul style="list-style-type: none"> • Improve mental and physical health and wellbeing? • Improve access to a full range of coordinated health and social care services/facilities in all sectors for all residents? 	<ul style="list-style-type: none"> • Indicators set out in the Mayor's Health Inequalities Strategy • Proportion of population participating in 30 minutes of moderate intensity sport

	<ul style="list-style-type: none"> • Promote physical activity or increase participation in sport and leisure activities, particularly among low participation groups? • Reduce health inequalities? • Promote positive mental health and wellbeing through a safer, more stimulating and pleasant natural and built environment? • Improve air quality? 	<ul style="list-style-type: none"> • Healthy street scores • Mortality rate • Number of patients registered at GP surgery • Proportion of Borough deficient in relation to local sports facilities
7. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	<p>Will the policy:</p> <ul style="list-style-type: none"> • Sustain and increase the borough's contribution to the London and national economy? • Support a range of local businesses of different types and sizes? • Provide sufficient space in the right locations for different types of businesses to develop, grow and thrive? • Support growth in key sectors? • Provide opportunities for residents to access employment, particularly those groups experiencing above average worklessness? • Provide a range of employment opportunities? • Provide training and job opportunities for local residents? 	<ul style="list-style-type: none"> • Number and range of Borough businesses , including formation and survival rates • Employment floorspace lost/retained/created • Proportion of residents who are economically inactive • Proportion of 16-18 years old not in education, employment or training • Proportion of residents with no qualification • Number of apprenticeships taken up in construction schemes
8. Minimise the need to travel and create accessible, safe and	<p>Will the policy:</p> <ul style="list-style-type: none"> • Improve connectivity both within the borough and to neighbouring boroughs and wider London? 	<ul style="list-style-type: none"> • Car ownership (% of households owning one or more car/van)

<p>sustainable connections and networks by road, public transport, cycling and walking</p>	<ul style="list-style-type: none"> • Encourage a shift to more sustainable forms of travel and away from private vehicle use? • Reduce the need to travel, especially by car? • Improve road safety for all, particularly pedestrians and cyclists? • Improve accessibility of the borough's transport network? • Provide facilities that will support sustainable transport options? • Enhance capacity of the transport network? • Reduce harmful emissions from transport? 	<ul style="list-style-type: none"> • Travel to work by different modes (bus, train, car, bike, foot) • Emissions level from transport • Proportion of car-free housing • Number of people killed or seriously injured in road accidents • Motor traffic flows through the Borough • Proportion of new homes and other floorspace within areas of PTAL scores of 4 or more • PTAL levels • Proportion of underground/ over ground stations with step free access
<p>9. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional</p>	<p>Will the policy:</p> <ul style="list-style-type: none"> • Protect existing public and private open spaces? • Contribute to meeting the increasing need for open space? • Link existing open spaces? • Prioritise open space in areas of deficiency? • Improve the quality of open space? • Promote or improve public accessibility of open space now and in the future? 	<ul style="list-style-type: none"> • Net loss/gain of open space as a result of the grant of planning permission for major development schemes • Net loss/gain of facilities for sport and recreation as a result of the grant of planning permission for major development schemes • Planning obligations received towards open space, sports and recreation

	<ul style="list-style-type: none"> • Ensure that open space is considered within the wider context of green infrastructure and delivering multiple benefits? • Improve inclusive access to a range of open space types to meet local needs? 	
10. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and biodiversity.	<p>Will the policy:</p> <ul style="list-style-type: none"> • Increase protection and improve opportunities for biodiversity including the biodiversity of the Boroughs waterbodies? • Ensure that development has no harmful effects on biodiversity and that development resulting in biodiversity net gain is given priority? • Encourage development that implements strategic and connected green infrastructure? • Seek opportunities to improve water quality in the Boroughs waterbodies? • Ensure development does not contribute to increased flood risk? • Protect existing trees and increase tree planting? • Support positive management of green infrastructure (green roofs, walls, soft landscaping etc) for biodiversity? • Impact on access to nature? • Maximise opportunities for engagement with wildlife, including environmental education? 	<ul style="list-style-type: none"> • Net loss/gain of Sites of Importance for Nature Conservation (SINCs) and designated open spaces • Open space deficiency • Number of tree preservation orders served • Number of new developments incorporating green roofs, landscaping or open space to improve biodiversity • Development resulting in biodiversity net gain/loss
11. Reduce contribution to climate	Will the policy:	<ul style="list-style-type: none"> • % of / number of new developments incorporating

<p>change and enhance community resilience to climate change impacts.</p>	<ul style="list-style-type: none"> • Improve energy efficiency and carbon emissions associated with buildings and transport? • Promote the use of low and zero carbon technologies including decentralised energy networks? • Improve energy security? • Encourage buildings and places designed to respond to changing conditions? • Reduce the impact of climate change, including flooding and urban heat island effect? • Improve the microclimate? • Reduce greenhouse gas emissions? • Reduce fuel poverty? • Provide the necessary infrastructure to support development? • Steer development to the areas at lowest risk of flooding in the borough? 	<p>flood mitigation measures in their design to reduce flood risk e.g. SUDS, evacuation plans, etc</p> <ul style="list-style-type: none"> • Proportion of developments incorporating low carbon technology and renewable energy solutions • Proportion of buildings incorporating Green Infrastructure and linkages between Green Infrastructure areas and green open spaces
<p>13. Maximise protection and enhancement of natural resources including water -and air and, minimise waste</p>	<p>Will the policy:</p> <ul style="list-style-type: none"> • Minimise air, water, and soil pollution and their negative impacts on human health? • Improve air quality in line with national and international standards? • Protect surface and groundwater quality? • Promote the sustainable use of water resources? • Ensure sustainable use and protection of natural resources, including water? • Ensure the necessary water and sewerage infrastructure to service development? 	<ul style="list-style-type: none"> • Annual average concentrations and number of hourly exceedances of Nitrogen dioxide in air • Annual average concentrations and number of daily exceedances of PM10 in air • Number of developments approved against the recommendation of the statutory

		water/sewerage undertaker on low pressure/flooding grounds
13. To minimise and manage the risk of flooding	<ul style="list-style-type: none"> • Reduce the risk of fluvial or tidal flooding? • Reduce the risk of groundwater flooding and / or surface water flooding? • Avoid locating new homes in areas of flood risk? • Promote the use of SUDS? 	<ul style="list-style-type: none"> • SuDS installed during financial year • Number of developments built within a flood zone area

6. Sustainability Appraisal of The Burroughs and Middlesex University SPD

6.1 The proposed guidance in the SPD will be assessed against the SA objectives (as set out in Table 4). These will be appraised using matrices in Table 5 to identify likely significant effects on the SA objectives.

Table 5: SA symbols key

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

6.2 Planning Practice Guidance states that SAs needs to consider and compare all reasonable alternatives as the planning document evolves, including the preferred approach, and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the document were not to be adopted.

What options have been considered and why?

6.3 The Local Plan Core Strategy for Barnet has set the level and quantum and spatial pattern of development within the Borough and the SPD cannot change this. However, it can set out further guidance on implementing the policies within the Local Plan as well as the London Plan.

6.4 Within Hendon, an opportunity exists to consolidate Middlesex University premises into a more sustainable campus location at The Burroughs, whilst also bringing wider regeneration and enhancement benefits, including greater interaction between identified character areas, land uses and public open spaces.

6.5 The SPD focuses on how future development can complement the existing built environment while creating a cohesive local community. The main option being considered has therefore been whether introducing new guidance would have a positive impact and lead to more sustainable development in the area, or whether relying on existing planning policy guidance would deliver the same quality of development.

What have the options identified?

6.6 The appraisal evaluated the sustainability of the proposed guidance using the Sustainability Appraisal Framework as set out in Table 4. The guidance was assessed in detail and consideration given to whether the guidance would give rise to potential positive impacts that would justify its inclusion in the SPD.

6.7 The benefits of having the SPD clearly outweigh the option of relying on existing planning policy. In addition, the benefits borne out through the SA, the SPD ensures that development opportunities within the SPD area are subject to greater public scrutiny.

6.8 The key differences in these two approaches are set out below under the headings of each of the core principals contained within the SPD document.

Design Conservation and Public Realm

6.9 The additional SPD guidance establishes four distinctive Character Areas within the SPD area which gives greater clarity to the type of development that would be suitable. It also acknowledges a number of important local landmarks and heritage assets that make a significant contribution to Hendon's distinctive character. In light of this, the Design, Conservation and Public Realm development principals set out a range of measures to that should be followed, where possible, to protect and enhance heritage assets and character of the area.

6.10 The alternative approach would be to have no SPD and any future development proposals would rely on existing planning policy framework. Although they provide a strong planning framework for considering heritage and conservation, they are borough wide policies and are less detailed and specific, so that they can be applied flexibly to accommodate different contexts. By providing additional guidance, the SPD can focus on key heritage issues in Hendon. This will ensure improved policy delivery and more clarity for local stakeholders.

Greening and open spaces

6.11 Emphasising the importance of green infrastructure, highlighting the green link between St Josephs and the A41 and improvements to public open spaces within the area and beyond it, including Sunny Hill Park make additional guidance more specific to the SPD area. This area of Hendon is not as well connected to some areas of the Borough which means that existing green spaces and green infrastructure is particularly important.

6.12 The SPD sets out specific greening measures, such as the requirement for developments to deliver high quality landscape schemes that exceed the 0.4 urban green factor under the London Plan. On this basis, the SPD is more beneficial for the area than referring to existing policies.

Communitiy cohesion

6.13 The SPD proposes purpose-built student accommodation that is well managed. This may alleviate local pressures for Houses of Multiple Occupation (HMO's) and family housing in the area. In addition, the SPD requires new student housing development proposals to be accompanied by student management plan and the establishment of a community liaison group.

6.14 Without the SPD, there may be increased pressure on HMOs and further reductions on family housing which could have a detrimental impact on the character of the area and community cohesion.

Transport and movement

6.15 The SPD acknowledges key local issues in relation to transport and movement, for example parts of the area suffers from heavy road traffic and congestion, as well as poor pedestrian and cycling infrastructure. Building on the existing policy, the SPD guidance identifies a number of measures to improve this, such as improved walkways, cycle lanes and travel plans. This is an important part of pursuing sustainable development in the area.

The following section provides an overview of the SA assessment of The Burroughs and Middlesex University SPD and the guidance contained within.

Table 6: SA Assessment

IIA objective	Symbol					Comments
	++	+	?	-	-	
1. Promote a high quality, inclusive and safe built environment	++					The SPD identifies four different character areas which provide an overview of each area in terms of design, public realm and heritage. One of the core principals 'Design, Conservation and Public Realm Principles' seeks to ensure that new development proposals meets that challenges of its locational context across the four Character Areas. It also seeks to ensure that future development proposals are sensitive to the heritage and conservation of the area by setting out Historic England's Streets for All 5 goals for public realm enhancements which must be achieved where possible. Under this core principal, the SPD promotes and incorporates a range of measures to ensure 'secure by design' principals. This is likely to have a positive impact on this objective. Under the 'community cohesion' principal, the SPD outlines a range of measures that create a positive partnership between students, Middlesex University and the local community. Furthermore, the SPD seeks to implement a range of public realm improvements, such as better and less secluded walkways which will have a positive impact creating a safe and inclusive built environment.

2. Ensure efficient use of land infrastructure	++					One of the keys aims of the SPD is to consolidate Middlesex University premises into a single and sustainable campus location at The Burroughs which will contribute positively towards this objective.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.		+	?			Further development within the SPD area may lead to increased pressure on heritage assets and the historical/cultural environment; however, the SPDs key objectives and development principles place a strong emphasis on protecting and enhancing heritage assets and the wider historic and cultural environment. As there are a number of heritage assets located within the SPD area and its sites within two conservation areas, ensuring that these measures are appropriately implemented will be imperative to meeting this objective. These assets are listed in the SPD and under Design, Conservation and Public Realm Principles, the SPD lists 5 goals, as set out by Historic England's <i>Streets for All</i> , which should be achieved where possible. The successful implementation of these measures provides an opportunity to further enhance the local historic environment and for people to understand local heritage and participate in cultural and leisure activities.

4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++					A key aim of the SPD is to promote community cohesion and liveable neighbourhoods between Middlesex University, students and local residents. The SPD promotes a range of public realm improvements that will make walking and cycling easier which in turn will promote sustainable lifestyles and access to services. Where appropriate, it promotes the design of new campus facilities to serve as dual use for community facilities and ensure minimum impact on surrounding streets.
5. Ensure that all residents have access to good quality, well-located, affordable housing		+	?			The land covered by the SPD includes property owned by the Council, Middlesex University and private parties. In accordance with the Reg 18 Draft Local Plan, the Council's approach is to seek 50% of all new homes to be affordable and this SPD therefore seeks 50% affordable housing which will have a positive impact on this objective. SPD seeks to provide purpose-built student accommodation, which may alleviate local pressures on houses in multiple occupation (HMOs) and in turn family housing in the area. In addition, development of new student accommodation must be accompanied by a Student Management Plan to ensure that student needs are addressed, the quality of the surrounding environment is maintained to a high standard and that any negative impacts on the established community are mitigated which will contribute positively on this objective.
6. Promote social inclusion, equality, diversity and community cohesion	++					Under the 'community cohesion' principal, the SPD seeks to ensure that there is an improved understanding between students, Middlesex University and the local community through the establishment of a community liaison group,

						access to community resources, and a student management plan. New campus facilities will need to be designed to minimise impacts on surrounding residential streets. An Equality Impact Assessment has been carried out to assess SPD impacts on those with protected characteristics.
7. Improve the health and wellbeing of the population and reduce health inequalities	++					The SPD promotes use of sustainable travel modes such as walking and cycling through improved public realm and improved cycle ways and footpaths. It also promotes improved access to essential local amenities and to open space. Promotion and good management of these spaces can help to reduce health inequalities across the Borough. If successfully implemented, these measures will positively support health and wellbeing by providing more opportunities for physical exercise, socialising and relaxation and improved air quality. Improved routes for pedestrians and cyclists will encourage more active travel, further improving health through exercise and decreasing air pollution from vehicles.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	++					SPD highlights the economic benefits of a university located in the Borough. This includes having a quality tertiary institution that is local for residents of all ages; project grants that enhance learning outcomes and benefits the wider Borough simultaneously; investment from industries into research at the University; and the possibilities of graduates forming business clusters focussed on the skills attained at the University e.g. creative industries such as graphic design and film animation. In addition, the student population residing in the area may result in economic benefits for Hendon and Brent Street Town centres, which have the capacity to absorb this expenditure. Research has shown

						that there is positive spill over effects from universities to local areas including increased expenditure from the University, its staff and the student population, as well as an increased supply of human capital and innovation (Valero. A, Van Reeman. J. 2019). Through Barnet's SPD on Skills, Enterprise, Employment and Training there may be opportunities for apprenticeships and other forms of training. The potential for local people would also be enhanced through improved connectivity.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	++					SPD highlights issues around transport and movement including heavy traffic on the A504 and poor footpaths and cycle paths. Under the 'transport and movement' core principals, the SPD seeks to improve this by ensuring the area complies with TfLs Healthy Street initiatives. Further details on measures that could be incorporated into the SPD are set out in the Travel Study (Appendix 3). Improvements to overall public realm will also positively contribute towards this objective. In addition, given the PTAL levels (ranging from 2 and 4), new development proposals for Student Accommodation will be expected to be car free except for disabled parking.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	++					The SA Scoping Report highlighted a deficiency in public open space within the Borough and the SPD identifies a need to improve access to open space within the area and beyond, including Sunny Hill Park. In addition, the SPD will seek opportunities to enhance the natural environment through urban greening and tree planting to help deliver high quality landscapes.

11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.			?			<p>Population growth and increased development may have adverse impacts on the natural environment. However, the SPD seeks to improve the natural environment through biodiversity net gain and urban greening. The SPD identifies a number of specific priorities to improve the natural environment including:</p> <ul style="list-style-type: none"> • Tree planting • Retention of existing street trees • New street planting • Improvements to the soft landscaping both through development proposals and on other locations in the area such as outside the townhall and library. <p>The greening of the environment should be encouraged where possible and through the design process, opportunities to enhance biodiversity (i.e. green roofs / soft landscaping) should be sought. It also identifies a green ecological corridor through the area, that should be enhanced as part of the implementation of the SPD.</p>
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.		+				<p>SPD makes no specific reference to climate change, however, the promotion of more sustainable travel modes and enhanced natural environment may positively contribute towards this objective by reducing greenhouse gas emissions and improve air quality. In addition, new development will in the area will be expected to meet the relevant London Plan policies and requirements set out in Barnet's Sustainable Design and Construction SPD.</p>

13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste			?			SPD does not make specific reference to waste. Sustainable development should address waste management, including how construction waste will be dealt with. Barnet's Sustainable Design and Construction SPD has a waste strategy which could be referenced within the SPD document. However SPD Chapter 3 does make reference to the Considerate Constructors Scheme which monitors contractors against environment. 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.
14. Maximise protection and enhancement of natural resources including water, land and air			?			SPD does not mention encouraging water efficiency or reducing water pollution although this would be considered at detailed planning application stage. SPD identifies key sites for redevelopment. These sites have been either previously developed or used as car parks. Redevelopment of these will be making more efficient use of the land. SPD promotes more sustainable forms of transport which in turn will reduce the reliance on fossil fuels and improve air quality.

Summary of SA

6.16 The appraisal of The Burroughs and Middlesex University area is considered positive and the SPD is relatively successful in seeking to achieve sustainable development principles. No significant adverse impacts have been identified. The SA did identify some areas of the SPD that could be strengthened (e.g. information on how it intends to promote resource efficiency and climate change), however these aspects are detailed in London Plan and Local Plan policy requirements that planning applications are expected to address. Generally, the SPD does address many of the key elements of sustainability and contributes positively towards achieving this.

Social

6.17 The SPD will have considerable positive social impacts, which include:

- Improvements and provision of community facilities to include education and new campus facilities that could serve as a dual use for community facilities.
- Establishment of a community liaison group to manage good relations between the student population, Middlesex University and local residents.
- Improved connectivity and public realm which will increase accessibility to local facilities and job opportunities.
- The promotion of sustainable travel that will promote healthier lifestyles.

Environmental

6.18 The appraisal also highlights that the SPD will contribute positively to achieving environmental aims. positive impacts include:

- Improvements to the public open spaces within the area and beyond, including Sunny Hill Park, to encourage access to Copthall facilities
- Consolidation of Middlesex University facilities and student housing onto the Hendon campus to make more efficient use of land within the SPD area
- Sustainable transport improvements throughout the SPD area, including car free student housing to encourage more sustainable transport modes and public realm improvements to accommodate this.

Economic

6.19 Overall, the SPD will have very positive economic impacts both directly and indirectly on the local economy. Positive impacts include:

- Improvement to the overall environment and public realm could attract further investment and economic growth
- Investment into research at the University; and the possibilities of graduates forming business clusters focussed on the skills attained at the University.
- Positive spill over effects from universities to local areas including increased expenditure from the University, its staff and the student population

7. Mitigating and monitoring the significant effects of The Burroughs and Middlesex University SPD

Mitigation

7.1 There are unlikely to be significant effects that arise from the implementation of the SPD. It is understood that the SPD is not policy and existing planning policy will need to be adhered to, however, there are a number of areas that could be strengthened, including:

- Incorporating measures to promote resource efficiency
- Make reference as to how the SPD will contribute towards climate change and enhance community resilience to climate change impacts.

Monitoring

7.2 The monitoring process set out at in Table 4 will enable any significant effects of implementing the SPD to be supervised. A principal tool in the monitoring process will be Barnet's Authorities Monitoring Report (AMR). The AMR assesses progress for a range of areas, including environmental factors such as air quality, biodiversity, waste and transport.