

Part 3: Design Guidance



Artist's impression of the proposed Panoramic Park



8 Character Area Proposals

8.1 Introduction

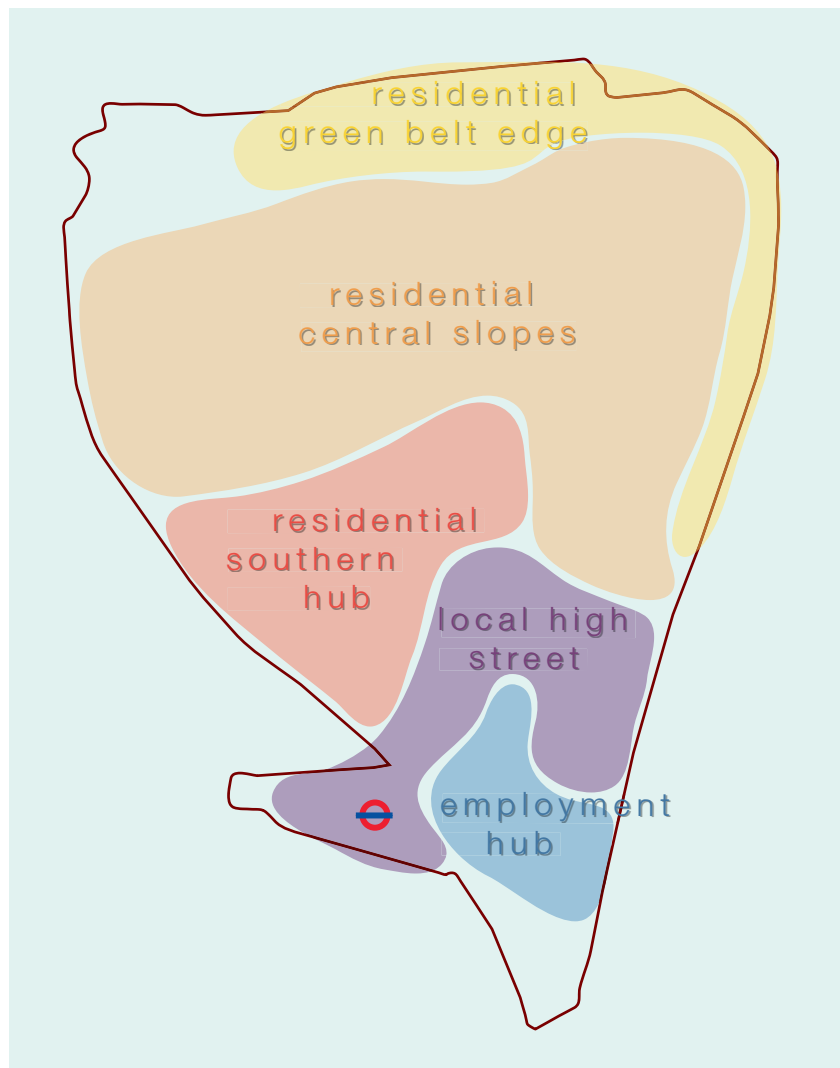
8.1.1 Part 2 sets out the overarching policies which will provide the framework for development in the AAP area. This Section provides more detailed design guidance to help ensure that the site is delivered to a high quality.

8.1.2 The five character areas proposed in POLICY MHE15: Design will deliver a range of different land uses, housing types and densities. The character areas comprise:

- Residential Green Belt Edge
- Residential Central Slopes
- Residential Southern Hub
- Employment Hub
- Local High Street.

Design guidance for each of the character areas is set out in this chapter.

Figure 8.1 Character Areas



Character Area 1 : Residential Green Belt Edge

MHE-CA1: Character Area 1, Residential Green Belt Edge

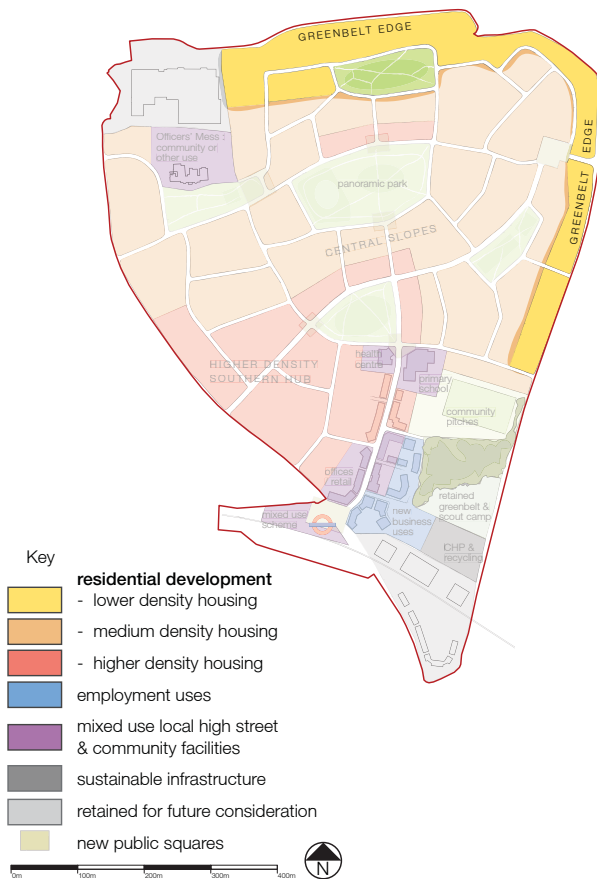
The Green Belt Edge Character Area covers around 6 ha at the northern and north eastern perimeters of the site where the AAP area abuts Green Belt land. The area is proposed for predominantly lower density residential development and a small local park.

Residential Development

Appropriate densities: A target density of 40 dwellings per hectare, within an acceptable range of 35 and 50 dwellings per hectare (between 150-200 habitable rooms per hectare).

Target development mix: 15% flats and 85% houses, with an emphasis on larger suburban style, family houses with gardens.

Appropriate building heights: 2 – 3 storeys



8.1.3 This character area is furthest from the Underground station and existing and proposed shops and services and is therefore most suitable for a lower density of development. Residential development must be sensitive to the adjacent Green Belt and the semi-rural character of Partingdale Lane.

Fig 8.2 Residential Green Belt Edge

Housing Character

8.1.4 The development character within this area should reflect the village and suburban character of nearby Mill Hill Village and Partingdale Lane, creating an attractive mix of semi-detached larger properties, terraces, mews and corner flats on tree lined avenues and shared surface lanes. The northern section of this character area sits on a plateau at the top of the site, and development should be sensitive to both views out and into the site.

8.1.5 The target density for this character area is around 40 dwellings per hectare (around 175 hr/ha) and it is proposed that development should include a mix of around 85% houses and 15% flats with an emphasis on suburban style houses with gardens.

8.1.6 Indicative housing types for this character area include:

- 4+ bedroom semi-detached or double fronted terraced houses, of two to three storey in height with generous private gardens to the rear;
- 3-4 bedroom terraced townhouses and mews of two to three storeys in height;
- 1-3 bed flats in small blocks of around six units, up to three storeys in height. These blocks could be designed to resemble large villas or link into the runs of townhouses.

Parking should be on street or in integral or rear garages.

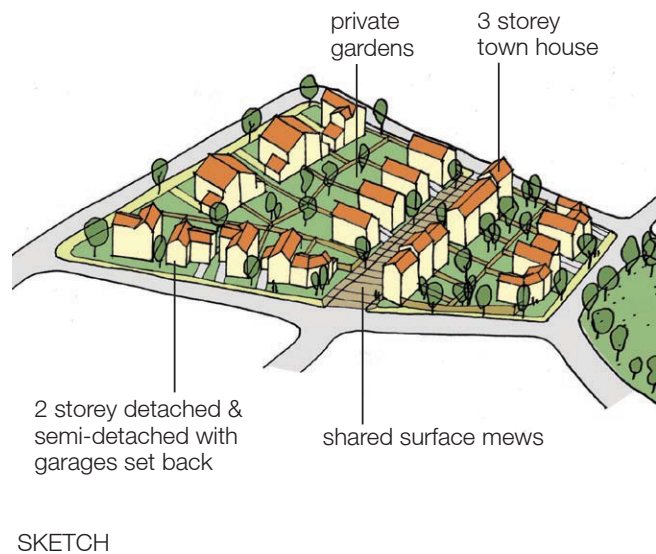


Figure 8.3 Character Area 1: Green Belt Edge Indicative Residential Block

At a low density of 40 units/ ha, approximately 24 units are shown in this indicative layout on a block size of approximately 0.6 ha. A combination of 2-3 storey townhouses and semi-detached & detached units with garages and private rear gardens are provided.

Edge Condition

8.1.7 The key objective within this character area is to maintain and enhance the Green Belt edge and landscaped buffer zone along Partingdale Lane and Frith Lane. Mature trees along this boundary and within the site must be retained wherever possible. This will ensure that the suburban and open space character is enhanced overall, providing Mill Hill East with its unique character.

8.1.8 Partingdale Lane is bordered by high banks and mature trees which limit access to the site and provide a natural screen to the development.

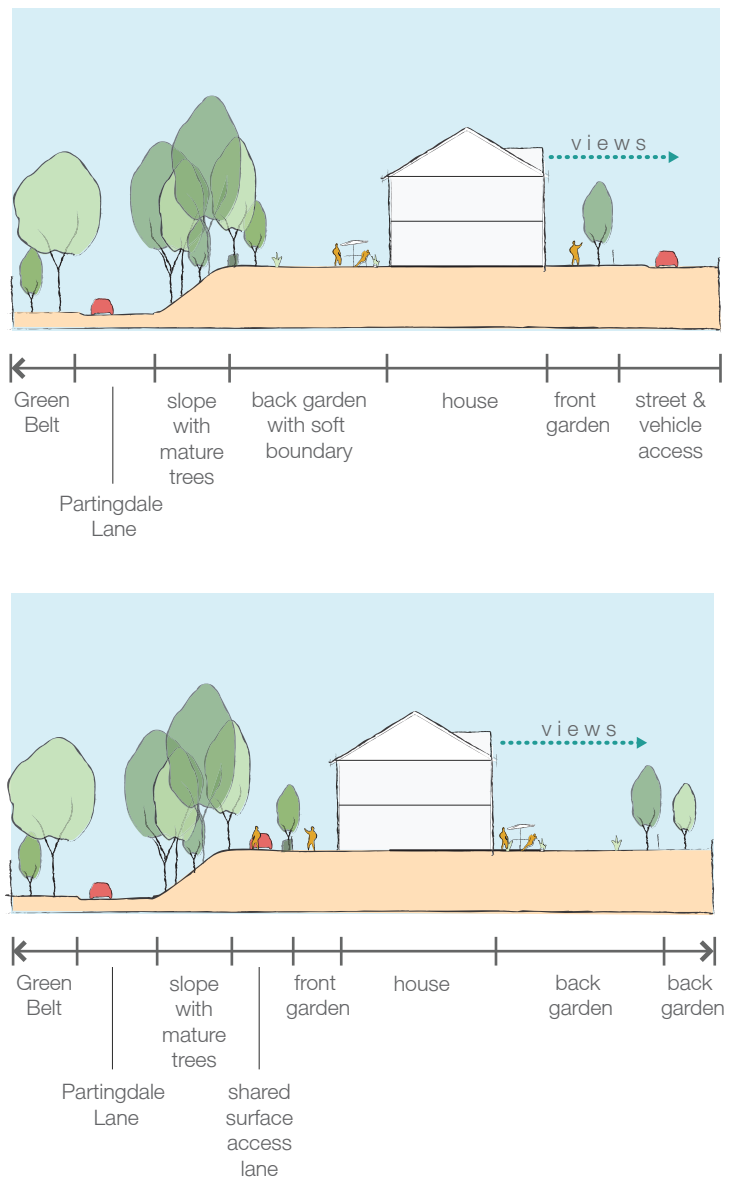
The rear fences of properties should not front onto Partingdale Lane and instead either a soft rear boundary or a set back property frontage with access from the rear should be provided.

8.1.9 A limited number of properties may be accessed directly off Partingdale Lane subject to site conditions. These should be sensitively designed so as not to dramatically alter the quiet character of the existing lane. Frith Lane also has considerable tree cover along its edges and this should be retained and enhanced to provide sufficient depth from the street edge.

Figure 8.4 Partingdale Lane edge condition: options for retaining the green edge and accommodating level changes.

Top right: soft rear property boundary to Partingdale Lane

Bottom right: Shared surface access lane and buffered frontage to Partingdale Lane.



Landscape

8.1.10 Mature trees along Reading Way should be retained wherever possible as street trees or within gardens or parkland. In avenues and lanes, street tree planting should include a wide mix of native species to provide an informal soft character to the street and all year round interest.

8.1.11 The small local park proposed within this character area should be linked to Partingdale Lane by footpaths. Planting in nearby streets and gardens should be used to provide opportunities for wildlife corridors linking into the Green Belt. Suitable uses within this park include children's play, natural areas, sustainable drainage and informal recreation.



Examples of lower density housing

8.2 Character Area 2: Residential Central Slopes

MHE-CA2: Character Area 2, Residential Central Slopes

The Residential Central Slopes Character Area covers around 22 ha in the central area of the site with frontage onto Bittacy Hill. The area is designated for residential development and two local parks and also contains the historic Officers' Mess and grounds which will be converted to appropriate uses in accordance with the policies in the AAP.

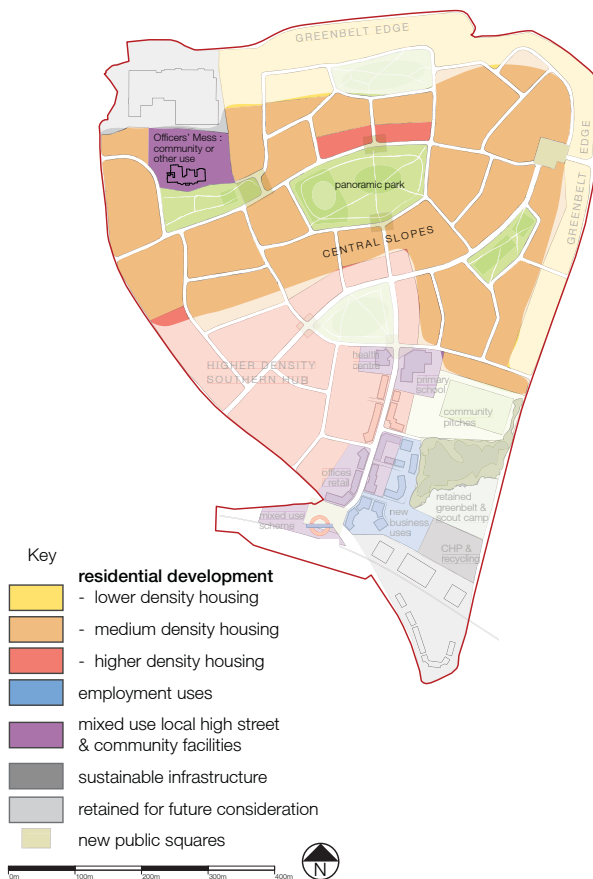
Careful design is required to make best use of the steep topography within this character area.

Residential Development

Appropriate densities: A target density of 80 dwellings per hectare within an acceptable range of 70-90 dwellings per hectare (between 200-250 habitable rooms per hectare).

Target development mix: Around 60% flats and 40% houses will be provided.

Building heights: 2 – 4 storeys in general with potential for limited use of 4 ½ - 5 storeys to create a landmark or special feature.



8.2.1 The key objective in this character area is to optimise the opportunities presented by the diverse and changing topography whilst delivering a mix of 'suburban' and medium density residential-led new development which maximises views of the surroundings.

8.2.2 The steep topography and long distance views will influence the character of the development in the central areas of the site and design must take advantage of this unique setting. The area is within easy walking distance of the Underground station and the proposed school and community facilities and therefore a medium density of development is considered appropriate.

Fig 8.5 Residential Central Slopes

Housing Character

8.2.3 A transitional development character will be established in this area between the lower density Green Belt edges and the more urban character of the southern hub and local high street. Streets within the area will have a near continuous built frontage but a variety in housing types and sizes, typical of historic parts of outer London including Hampstead Garden Suburb, Muswell Hill and Highgate which accommodate changing topography successfully within an attractive medium density urban form.

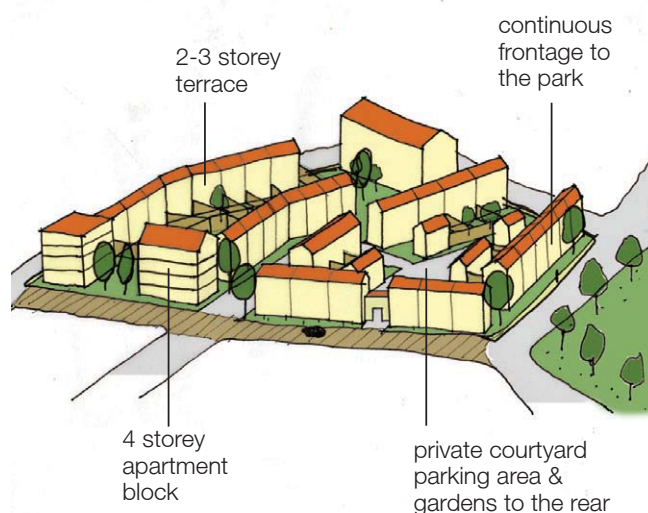
8.2.4 The target density for this character area is around 80 dwellings per hectare (around 250 hr per hectare) which will accommodate a range of house types and flats. It is anticipated that a mix of around 60% flats and 40% houses will be provided but with a greater percentage of area provided for the development of townhouses and larger houses.

8.2.5 Indicative housing types for this character area include:

- 3-4 bedroom semi-detached and terraced townhouses of between two and four storeys in height.
- 1-3 bed flats in small blocks of around six units and three to four storeys in height. These blocks could be either standalone villas, or designed to integrate with the townhouses and used effectively at block corners to provide continuity to the street and limit blank facades.
- 1-2 bed flats in blocks of four to five storeys in height with roof accommodation above. These taller 'mansion' style blocks would form a strong continuous frontage to the street. They should be used sparingly in this character area, to provide emphasis at key junctions or as the northern frontage onto the major park in the area.



PLAN



SKETCH

Figure 8.6 Character Area 2: Central Slopes Indicative Residential Block

At a medium density of 80 units/ ha, approximately 72 units are shown in this indicative layout on a block size of approximately 0.9 ha. A combination of 3 storey townhouses and flats with a mix of courtyard parking, integral garages and undercroft parking is provided. 4 storey apartment blocks are used at the corners of the block.

8.2.6 Parking should be accommodated on street, in integral / undercroft garages or secure undercroft / basement parking with decked gardens above, taking advantage of the existing slope. Rear courtyard parking should be used sparingly and a courtyard should serve no more than 6 properties.

Officers' Mess

8.2.7 Proposals for the Officers' Mess are covered under POLICY MHE6. It is important that the frontage of the Officers' Mess and grounds are properly integrated into the wider street layout and that the building is given prominence and forms a local

landmark. Servicing access and ancillary buildings should be tucked to the rear of the building (ie. its northern side) to avoid spoiling the main frontage.

Edge Condition

8.2.8 The edge of the site in this area onto Bittacy Hill is bordered by high banks, scrub and mature trees. Bittacy Hill itself has existing residential development fronting onto the street. The proposed development should therefore seek to provide a suburban scale, residential frontage to the street, which should be accessed from the rear where necessary to retain the majority of mature trees and overcome access difficulties created by the change in level.



Figure 8.7 (left): Bittacy Hill edge condition: residential frontage to Bittacy Hill accommodating level changes.

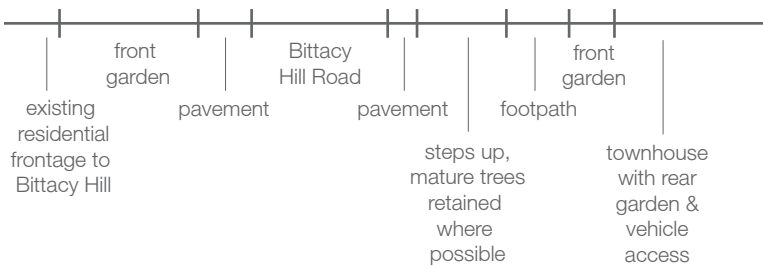
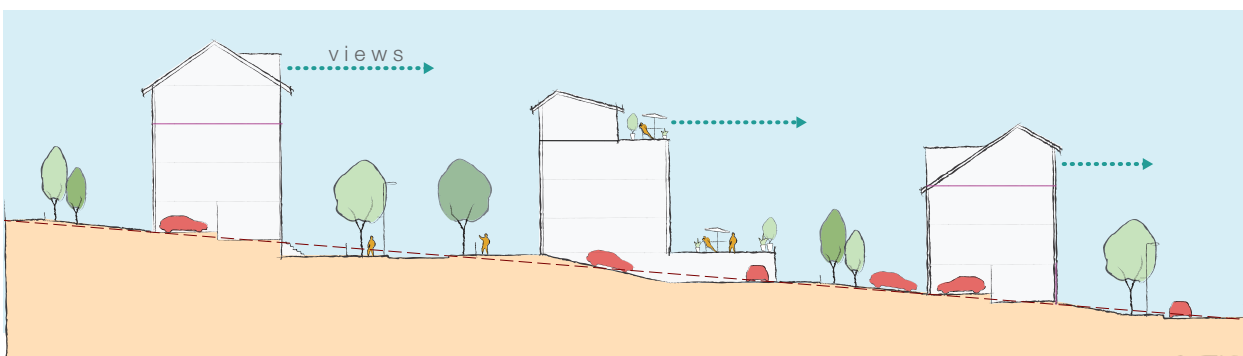


Figure 8.8 (below): Making use of site topography for property views and car parking.



Landscape

8.2.9 The streets running through this area should accommodate an avenue of street trees and SUDS swales where appropriate, creating a boulevard character, particularly along the proposed new east-west main street.

8.2.10 Two local parks are proposed within this area. The larger central 'Panoramic Park' is a sloping park from where the views of North London can be taken in. The southern edge of the park should retain the existing mature poplar trees that are a landmark within the site. The park also has the potential to provide some storage capacity as part of the sustainable drainage system, and this should be explored as part of the detailed landscape design. Other appropriate uses for this park include natural areas, informal recreation areas, sports, play equipment and gardens. The smaller park to the east of the site is most appropriate for children's play and gardens and accommodates a change in level.



Examples of medium density housing

8.3 Character Area 3: Residential Southern Hub

MHE-CA3: Character Area 3, Residential Southern Hub

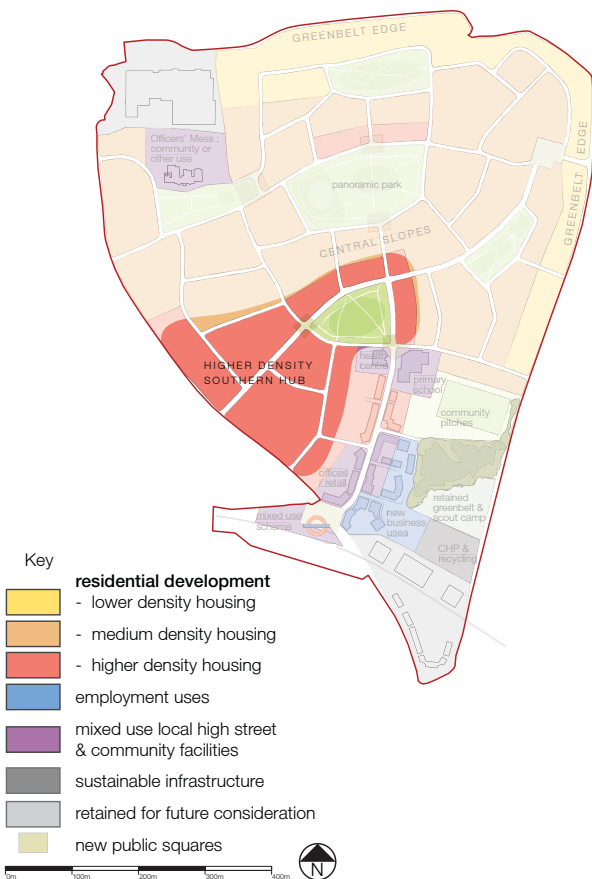
The Residential Southern Hub Character Area covers around 7 ha in the southern part of the site with frontage onto Bittacy Hill. A more urban, higher density of development is appropriate given its proximity to the underground station. The character area is predominantly residential but contains a small local park in the centre of the site.

Residential Development

Appropriate densities: A target density of 120 dwellings per hectare within an acceptable range of 100-145 dwellings per hectare, (between 250-450 habitable rooms per hectare).

Target development mix: Around 90% flats and 10% houses.

Building heights: 4 – 6 storeys.



8.3.1 The Southern Hub Character Area benefits from good access to the underground station, bus services and existing and proposed facilities of the local high street. The character of this area should be more urban, in keeping with the surrounding streets and scale of recent development at the former Gas Works, but of a high quality urban design more typical of historic London environments including Temple Fortune, Hampstead and Maida Vale, which provide higher densities within an attractive street environment which is compatible with nearby suburban areas.

Figure 8.9 Residential Southern Hub

Housing Character

8.3.2 The target density for this character area is around 120 dwellings per hectare (around 350 hr per hectare) and it is anticipated that a mix of around 90% flats to 10% houses could be provided.

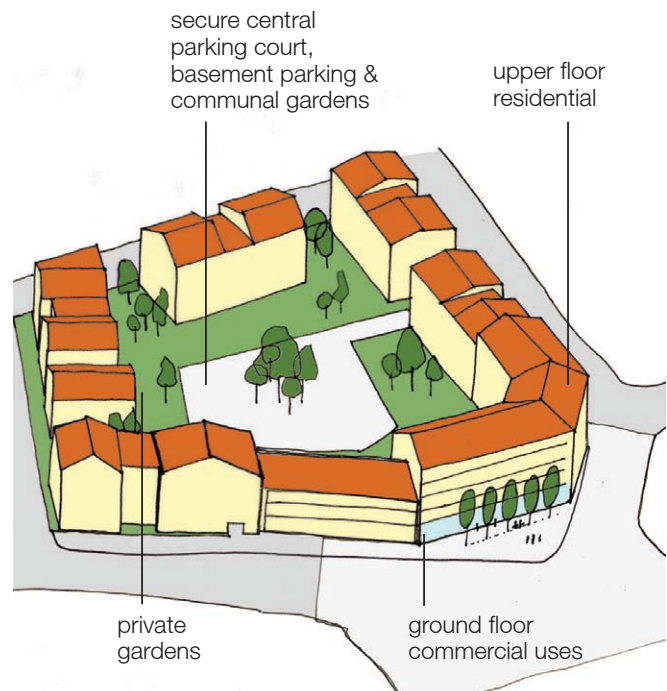
8.3.3 Indicative housing types for this character area include:

- 1-3 bed flats in blocks of four to five storeys in height with accommodation within the roof. These 'mansion' style blocks could be used throughout the area to create an attractive continuous frontage to the street. Generally heights should be four to five storeys with some limited six storey sections to create variety and add interest. Garden space should be provided in the form of rear communal gardens and private roof gardens and balconies.
- 1-3 bed flats in villa blocks of around six units, up to four storeys in height. These standalone blocks should be used towards the interface with the central slopes character area.
- 3-4 bedroom terraced townhouses of up to four storeys in height. These house types should be limited in this character area and should be located on quieter streets and mews.

8.3.4 Car parking should generally be provided on street, in secure basements or undercroft and rear courtyards serving a maximum of six properties.



PLAN



SKETCH

Figure 8.10 Character Area 3: Southern Hub Indicative Residential Block

At a higher density of 120 units/ ha, approximately 87 units, are shown in this mixed use layout on a block size of approximately .72 ha. A combination of 3 to 6 storey flats have been created. Some residential units are shown above shops and offices with courtyard parking to illustrate the transition to the mixed use high street.



Landscape

8.3.5 A formal arrangement of street trees should be used to enhance the street scene.

8.3.6 A small local park is identified at the northern end of the local high street, surrounded by high density residential development. The local park should act as a village green for the local community. Appropriate uses include children's play, gardens, informal recreation and use for local events.



Examples of higher density housing

8.4 Character Area 4: Local High Street

MHE-CA4: Character Area 4, Mixed Use Local High Street

The Local High Street Character Area covers around 7 hectares stretching northwards from a gateway development around Mill Hill East tube station into the heart of the AAP area. It is close to existing retail and community services at Holders Hill Circus and the former gas works site.

The street will have a high quality public realm with priority given to pedestrians, cyclists and buses. The Character Area will contain a mix of uses and public spaces including:-

Gateway Development

A new high quality public space, public transport hub and pedestrian crossing point on Bittacy Hill forming the link between the High Street and Mill Hill East Underground station and creating a setting for:-

- Commercial led mixed use development and improvements at Mill Hill East Underground Station;
- A small ground floor retail parade fronting the public space;
- High quality employment uses fronting the public space as part of the Employment Hub.

Flexible Mixed Use

The central section of the local high street will contain a mix of uses both horizontally and vertically. It should be designed to enable flexibility over time for example, the conversion of ground floor residential properties to retail or vice versa. Potential land uses include:-

- Office space on ground or upper floors;
- Ground floor local convenience retail of up to around 1,000 sqm floor space across the character area;
- High density residential blocks above ground floor mixed uses in keeping with Residential Character Area 3: Southern Hub.

Access into the Green Belt and adjacent public woodland should be provided off the High Street.

Community Hub

The northern section of the local high street forms the focus for community facilities proposed under POLICY MHE4:-

- A GP practice/ health centre
- A 2 form entry primary school with shared community use of facilities and sports pitches.

Appropriate Building Heights: Generally 4-6 storeys unless inappropriate for building use (eg. primary school).

8.4.1 The southern area of the site forms the focus for community and commercial activity benefiting from proximity to the underground station and linking to the existing shops and services around Holders Hill Circus.

8.4.2 Around 7 ha of land is designated for a mix of community, commercial, open space and housing, arranged in a mixed use local high street which runs from the heart of the development to the underground station and forms an attractive southern gateway and arrival point to the site.

Gateway Development

8.4.3 A key element of the plan is to establish a better quality arrival point at Mill Hill East. To that end, a new public square and pedestrian crossing is proposed linking Mill Hill East Station across Bittacy Hill and forming the setting for high quality retail and employment development.

8.4.4 Transport for London (TfL) recognise that there may be potential to redevelop part of the Mill Hill East Underground Station and surrounds to provide better access to the station and interchange with buses. This could include redevelopment of the station complex and forecourt introducing new commercial elements.

8.4.5 Opposite the station a small retail parade is proposed to cater for local convenience needs. In addition, office space or residential accommodation will be provided on four to five upper storeys in keeping with the 'Southern Hub' residential character area.

8.4.6 High quality employment space is proposed fronting the high street, wrapping around the existing Business Centre, and creating a strong pedestrian entrance to Character Zone 5: Employment Hub.

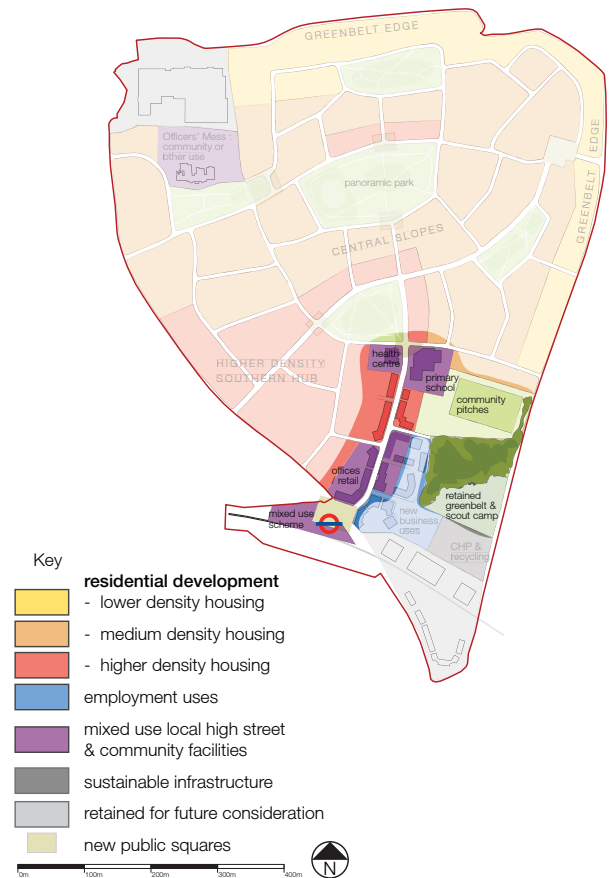
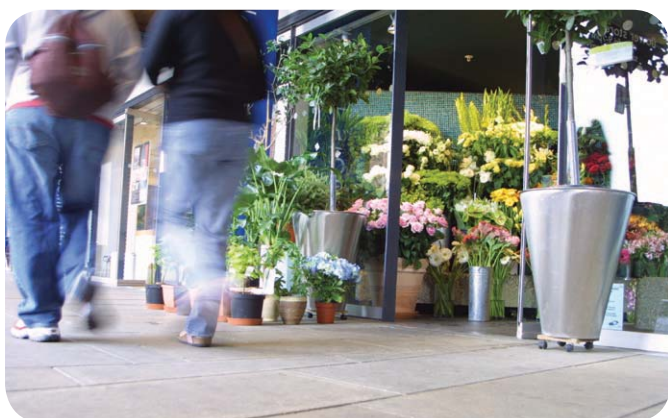


Fig 8.11 Local High Street

Flexible Mixed Use

8.4.7 The central section of the local high street is flexible and should contain buildings of 4-6 storeys in height with a mix of uses, for example office or retail at ground floor and residential above, or a retail/office block adjacent to a residential block. The emphasis will be on creating an active ground floor frontage.

8.4.8 Buildings should be designed to accommodate change over time. Retail is limited to around 1000 sqm of space in POLICY MHE5 in order to complement the existing offer at Holders Hill Circus and cater for local convenience needs and limited A3-A5 uses (cafes, restaurants, bars and takeaways).



Examples of retail and community uses.

Community Hub

8.4.9 The northern end of the local high street is relatively central to the AAP site and a good location for community facilities and school playing pitches. By clustering local facilities together there is the opportunity to create a multi-functional community hub which offers a range of services and community space.

8.4.10 The key elements of the community hub are the proposed primary school and GP surgery/local health centre which are detailed in POLICY MHE4. The health centre and school buildings should be designed to front onto the local high street with servicing and parking provided to the rear, and should reflect and integrate with the surrounding local high street in terms of scale and design. The proposed village green within Character Area 3 sits to the north of these uses adding a further complementary element to the community hub.

Landscape

8.4.11 Open spaces within this Character Area include the playing pitches to the rear of the school (around 1 hectare) which will be available for school and community use, the retained woodland which is to be improved and opened up for wider public access, and the adjacent Green Belt land which is currently used as a Scout Camp. These uses provide a buffer between the high density urban form of the high street and the Green Belt to the east of Frith Lane. Landscape and public realm within the high street should be of a high quality and may include sections of shared surface outside key community facilities. A formal alignment of street trees should be planted in keeping with the proposed urban form.

Access

8.4.12 Pedestrian and cycle movements will be enhanced, with generous pavements, shared surface areas and wide crossings. The High Street will also be suitable for bus use. A small number of car parking spaces will be provided on street or to the rear of the high street frontage. Servicing should be provided to the rear.

8.5 Character Area 5: Employment Hub

MHE-CA5: Character Area 5, Employment Hub

The employment hub (totalling around 2.5 hectares) sits to the east of the High Street with frontage onto Bittacy Hill, the proposed Local High Street and Frith Lane.

Proposed uses comprise:-

- The existing Bittacy Business Centre;
- An adjacent 1 hectare area for additional employment uses in accordance with POLICY MHE3;
- Sustainable infrastructure including potentially a combined heat and power plant and recycling facilities.

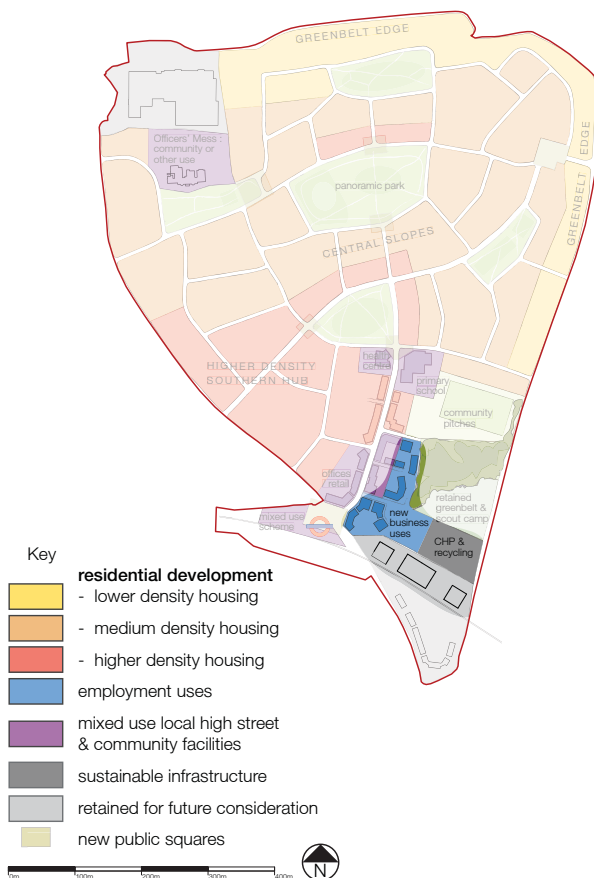


Fig 8.12 Employment Hub

8.5.1 The proposed Employment Hub Character Area sits towards the southern corner of the AAP site and has excellent access to the underground station and proposed local high street facilities. It builds on the existing business uses provided at Bittacy Business Centre and expands the employment area to provide opportunities for a broader range of workspaces and uses. In particular the Employment Hub will provide a range of B1 and B8 uses.

8.5.2 The additional 1 hectare of land is likely to provide approximately 4,000-5,000 square metres of B1 employment floorspace. A range of unit sizes of up to 600 sq m could be provided within the scheme to develop the small and medium enterprise (SME) base of the area.

8.5.3 Sustainable infrastructure proposals are detailed within POLICY MHE 14. The proposed siting of these uses separated from housing by employment and open space is viewed as the optimum location within the site. However, this is subject to technical testing as part of the preparation of a detailed energy strategy and the location will be determined at this stage.



Appendices

1. List of reference documents
2. National planning policy background

The following background documents are available from the Council:

- Baseline Report
- Appropriate Assessment
- Equalities Impact Assessment
- Sustainability Appraisal

Appendix 1: List of Reference Documents

AAP section reference	Document title	Ownership	Available from:
2.4	LBB Unitary Development Plan (UDP), 2006	LBB	www.barnet.gov.uk/statutory-development-plans
2.5	LBB Three Strands Approach, 2004	LBB	www.barnet.gov.uk/3-strand-approach.pdf
2.3	London Plan, (Consolidated with Alterations since 2004), 2008	GLA	www.london.gov.uk/londonissues/planninganddevelopment.jsp
1.2	Local Development Scheme, 2007	LBB	www.barnet.gov.uk/statutory-development-plans
1.5	Statement of Community Involvement, 2007	LBB	www.barnet.gov.uk/statutory-development-plans
2.5	Barnet Sustainable Community Strategy, 2006	Barnet LSP	www.barnet.gov.uk/sus-community-strategy-2006-2016.pdf
2.5	LBB Corporate Plan (2008/09 – 2011/12)	LBB	www.barnet.gov.uk/corporate-plan.htm
2.5	Barnet Children & Young People's Plan 2007/08 - 2009/10	LBB	www.barnet.gov.uk/children-youngpeople-plan-2007-10.pdf
2.5	Primary Schools Capital Investment Programme (PSCIP) (2007)	LBB	www.barnet.gov.uk/pscip
5.2	North London Sub-Regional Development Framework (SRDF), 2006	GLA	www.london.gov.uk/mayor/planning/srdf/index.jsp
5.7	Providing for Children and Young People's Play and Informal Recreation, 2008	GLA	www.london.gov.uk/mayor/strategies/sds/spg.jsp
5.8	Manual for Streets, 2007	DfT/DCLG	www.manualforstreets.org.uk
5.8	TfL Cycling Action Plan, 2004	TfL	www.tfl.gov.uk/assets/downloads/businessandpartners/cycling-action-plan.pdf
5.8	Car Parking: What Works Where, 2006	English Partnerships	www.englishpartnerships.co.uk/publications.htm
5.9	SPD Sustainable Design and Construction, 2007	LBB	www.barnet.gov.uk/statutory-development-plans
5.9	Code for Sustainable Homes	CLG	www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/englandwales/codesustainable/
5.9	Green Guide to Specification, 2002/2008	BRE	www.bre.co.uk
5.9	Mayor's Municipal Waste Strategy, 2003	GLA	www.london.gov.uk/mayor/strategies/waste/index.jsp
5.10	By Design: Urban design in the planning system: towards better practice, 2000	CABE/ODPM	www.communities.gov.uk/publications/planningandbuilding/bydesignurban
6.2	DCLG Circular 05/2005	DCLG	
6.4	Town and Country Planning Act, 1990 (as amended)	HMSO	www.opsi.gov.uk/acts.htm
6.4	Highways Act 1980	HMSO	www.opsi.gov.uk/acts.htm
6.4	SPD Planning Obligations or S106 agreements, 2006	LBB	www.barnet.gov.uk/barnet-spd-planning-obligations-sept2006.pdf
7.1	Planning and Compulsory Purchase Act 2004	HMSO	www.opsi.gov.uk/acts.htm
7.1	Barnet Annual Monitoring Report (AMR)	LBB, annually	www.barnet.gov.uk/annual-monitoring-report

Appendix 2: National Planning Policy Background

National Planning Policy Guidance promotes high quality and sustainable development. Sustainable communities require sufficient quality housing to meet the needs of the community, a flourishing local economy supported by adequate infrastructure, a high quality safe and healthy environment and the amenities and sense of space and place to support a diverse and vibrant local community. The Government's approach to the planning system is underpinned by the three interrelated themes of sustainable development, mixed use and design:

- Sustainable development seeks to deliver the objective of achieving economic development to secure higher living standards, while protecting and enhancing the environment. In particular, a sustainable framework should seek to use already developed areas in the most efficient way while making them more attractive places in which to live and work and to shape new development patterns in a way which minimises the need to travel;
- Mixed use development can help create vitality and diversity and reduce the need to travel. The planning system seeks to deliver high quality mixed use developments, high standards of urban design, access to public open space and ready access to public transport;
- Emphasis is placed on good design. The effects of new development have a significant effect on the character and quality of an area and design is recognised as a matter of public interest.

PPS1: Creating Sustainable Communities (2005)

The Government's commitment to the creation of sustainable communities and the delivery of sustainable development is reiterated in PPS1 which focuses on:

- The need for planning authorities to take an approach based on integrating the four aims of sustainable development: economic development; social inclusion; environmental protection and prudent use of resources;
- The need for positive planning to achieve sustainable development objectives and proactive management of development;
- The need for plans to set clear visions for communities and to help to integrate the wide range of activities relating to development and regeneration;
- The need for the planning system to actively promote participation and involvement.

PPS1 states that planning should facilitate and promote sustainable patterns of development by:

- Making suitable land available in line with objectives to improve the quality of life;
- Contributing to sustainable economic growth;
- Protecting and where possible enhancing the natural and historic environment and existing successful communities;
- Ensuring high quality development through good design; and
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable and liveable communities with good access to key services.

PPS1 promotes development that builds socially inclusive communities and the need to address accessibility to jobs, health, housing, education, shops, leisure and community facilities.

PPS3: Housing

Housing establishes the Government's objectives for housing and reinforces the commitment to more sustainable patterns of development. Sustainable development is to be achieved through concentrating the majority of additional housing development within urban areas, making efficient use of land, maximising the re-use of previously developed land and creating compact mixed use and balanced communities. It seeks to ensure that housing development is well connected to and well served by public transport facilities and comprises high quality built development and open spaces. It promotes housing development in suitable locations which offer a good range of community facilities and with good access to jobs, key services and infrastructure. A key objective is that Local Planning Authorities will continue to make effective and efficient use of land and reduce and adapt to the impacts of climate change. Good design is highlighted as being fundamental to using land efficiently. Good design should be facilitated by identifying the distinctive features that define the character of an area.

PPS 9: Biodiversity and Geological Conservation

Biodiversity and Geological Conservation sets out guidance and principles to ensure that the potential impacts of planning decisions on biodiversity and geological conservation are fully considered. It states that development plan policies should be based on up-to-date information about the environmental characteristics of the area and should aim to maintain and enhance, restore or add to biodiversity and geological conservation interests.

PPS 10: Planning for Sustainable Waste Management

Planning for Sustainable Waste Management sets out the Government's strategy for sustainable waste management, moving the management of waste up the 'waste hierarchy' of reduction, reuse, recycling and composting and only disposing as a last resort with the objective of breaking the link between economic growth and the environmental impact of waste. Development Plan Documents will be required to identify sites and areas suitable for new or enhanced waste management facilities and planning authorities should consider opportunities for on-site management of waste where it arises.

PPS 22: Renewable Energy (2004)

PPS 22: Renewable Energy (2004) states that local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, locational requirements and the potential for exploiting them subject to appropriate environmental safeguards. Consideration should be given to the opportunity for incorporating renewable energy projects in all new developments.

PPS 23: Planning and Pollution Control (2004)

PPS 23: Planning and Pollution Control (2004) advises that any consideration of the quality of land, air or water and potential impacts arising from development possibly leading to impacts on health is capable of being a material planning consideration in so far as it arises or may arise from or may affect any land use. The planning system plays a key role in determining the location of development which may give rise to

pollution either directly or indirectly and in ensuring that other uses and developments are not affected by potential sources of pollution. The statement reiterates that the Government believes that planning should become a more strategic, proactive force for economic, social and environmental well-being and attaches great importance to controlling and minimising pollution. In line with PPS23, any proposed development within the area will need to undertake a site risk assessment to identify contaminated land / remediation.

PPS 25: Development and Flood Risk (December 2006)

PPS 25: Development and Flood Risk (July 2001) sets out the Government's policy on flood risk management. The objective is to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of highest risk.

PPG4: Industrial and Commercial Development and Small Firms (November 1992)

PPG4: Industrial and Commercial Development and Small Firms (November 1992) emphasises the need for development to take account of the locational demands of business and wider environmental objectives. The guidance reiterates PPG1 and other guidance by highlighting the contribution that mixed uses have in achieving sustainable development, the importance of re-using urban land, and minimising the need to travel (especially by private car). It encourages the provision of a range of employment land and accommodation.

PPG13: Transport (March 2001)

PPG13: Transport (March 2001) outlines the government's aim of achieving reduced car dependency via transport and planning policies that are integrated at the national, strategic and local level. The Guidance places an emphasis on putting people before traffic, indicating that new development "should help to create places that connect with each other sustainably, providing the right conditions to encourage walking, cycling and the use of public transport."

PPG15: Planning and the Historic Environment (September 1994)

PPG15: Planning and the Historic Environment (September 1994) seeks to ensure there is effective protection for all aspects of the historic environment. Conservation and economic prosperity are promoted as complementary objectives and the historic environment is seen as being of particular importance for leisure and tourism. New development will be required to respect their historic setting in terms of scale, massing, height and alignment and to use appropriate materials.

PPG16: Archaeology and Planning (November 1990)

PPG16: Archaeology and Planning (November 1990) sets out the government's policy on archaeological remains and how they should be handled, particularly in light of discovering the remains through the development plan process and actual development. The PPG advises on the degree of weight they should be afforded in relation to planning decisions and conditions.

PPG17: Sport and Recreation (July 2002)

PPG17: Sport and Recreation (July 2002) seeks to protect and where possible enhance open space and recreation facilities and promotes the creation of high quality open spaces which are accessible and well-suited to the needs of the communities they serve.

Sustainable Communities: Building for the Future (February 2003)

Sustainable Communities: Building for the Future (February 2003) identifies key proposals for sustainable growth in housing supply over the next 15 years. The initiative aims to deliver sustainable communities through such measures as raising the standard of homes and developing additional affordable homes. It forms part of the Government's wider initiative to raise the quality of life within communities and identifies the elements that form a sustainable community: these include flourishing local public transport system, housing choice, good quality public services, diversity and a sense of place.

