



Sustainability Appraisal
Edgware Supplementary Planning Document
December 2020

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1. Non-Technical Summary

Edgware Growth Area

- 1.1 The Edgware Growth Area Supplementary Planning Document (SPD) is being produced jointly by Barnet and Harrow Councils. Once adopted, it will add detail to the policies contained with both Boroughs development plans. It will also provide specific detailed guidance expanding upon and supporting the London boroughs of Barnet and Harrow's Local Plan policies, together with setting out the environmental, social, design and economic objectives in relation to the SPD area.
- 1.2 A Sustainability Appraisal (SA) is a process of assessment to ensure that sustainability is at the heart of decisions on the preparation of new planning documents. In relation to Edgware growth area 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 boroughs of Barnet and Harrow. It will also help ensure that any adverse effects are minimised or appropriately mitigated.
- 1.3 A 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 options and ensure that negative impacts on sustainability are minimised and potential benefits are maximised.

The approach used for the SA process

- 1.4 The approach taken to the development of this SA is based on previous work undertaken by the Barnet Councils 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 Edgware growth area 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 Edgware Growth Area SPD. The SA Framework covers social, environmental and economic themes.

2. Introduction

- 2.1 This Report is the Draft Sustainability Appraisal (SA) for Edgware Growth Area.
- 2.2 The SPD sets out the councils' town centre framework for the Edgware Growth Area. It also responds to development opportunities that are emerging in the area by providing a spatial strategy to guide future development proposals for key sites within the town centre.
- 2.3 The SPD is intended to be a high-level strategy for the Edgware Growth Area that sits within Barnet and Harrows overall Development Plan. 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 Edgware.
- 2.4 While SPDs do not always require a sustainability appraisal, in some circumstances one may be considered if the significant effects have not already been considered by the Local Plan. The councils consider the Plan to warrant assessment of the impacts of the framework in line with the SEA Directive.

Background to Edgware Growth Area SPD

- 2.5 Edgware Town Centre lies within the boroughs of both Barnet and Harrow. Both councils want to ensure it secures the status of Edgware as a major town centre and support renewal. The SPD will seek to reimagine Edgware as a key destination in North London and establish a clear vision to guide and enable transformation.
- 2.6 There is already a framework of planning policy and guidance that is relevant to the Edgware Growth Area. Barnet's Core Strategy (2012) supports enhancement of priority town centres, including Edgware, through promotion of mixed-use development Under Policy CS1. Barnet's emerging Local Plan identifies Edgware Town Centre as a Growth Area. Harrows Core Strategy (2012) also supports growth in Edgware and encourages mixed-use redevelopment in parts of the centre. In 2013 Barnet adopted the Edgware Town Centre Framework as a mechanism for revitalising Edgware's retail elements, in particular the Broadwalk Centre, and public realm. The Town Centre Framework was produced before the ongoing changes to town centres across Barnet and London-wide, in particular the decline of major retail stores, and the increased pressure for new homes.

Context

- 2.7 Edgware is a major town centre situated in the north-west of the Barnet. It has developed as a place which includes extensive retail and community facilities, along with tube and bus stations, serving a large catchment area.
- 2.8 Despite its advantages as a destination for shopping and transport the town centre has experienced a range of pressures in recent years, including a significant loss of major retailers, heavy road congestion, anti-social behaviour, neglected heritage and poor public realm.
- 2.9 The Covid-19 pandemic which began in 2020, is likely to have an impact on Edgware, including on shopping habits, work patterns and the need for local amenities such as open space.
- 2.10 While Edgware is very well connected by tube and bus, travelling to the town centre by foot and bicycle is often not so easy while Station Road is frequently highly congested with vehicles travelling to and through the town centre, adding to air and noise pollution.
- 2.11 Both design and land use vary considerably across the SPD area. Edgware Town Centre is relatively urban, comprising modern, sometimes taller buildings, particularly along the western end of Station Road and the A5. To the eastern end of Station Road, the buildings are 2-3 storeys and present a coherent frontage of design from the inter-war period. This lower-rise character is mirrored to the west of the town centre, along Whitchurch Lane, although here the building style is more mixed in character.
- 2.12 Within the Town Centre there is opportunity for large scale change and growth due to extensive areas of underused land. These sites will be used to lead the regeneration of Edgware through imaginative development and cultural renewal, bringing in new uses, new housing, and a much-improved environment.
- 2.13 This SPD will support the existing retail offer while seeking a new and improved leisure and cultural presence which draw more people to the town centre during the day and evening. The key aims of the SPD are to:
- Support comprehensive redevelopment of key sites to reflect Edgware's status as a major town centre, provide new public spaces and make the street environment more attractive.

- Establish the policy and design context for the redevelopment of the key sites within the town centre.
- Provide supplementary detail to policies contained within the LBB Core Strategy (2012), development management policies (2012), and the Harrow Local Plan Core Strategy (2012) and Development Management policies, as well as the London Plan.
- Outline how development will be delivered, and infrastructure investments secured
- Engage all interested stakeholders in the development process.

Vision and objectives behind the Edgware Growth Area

- 2.14 The Draft SPD includes a draft vision and a suite of objectives to help realise this vision. These are outlined below.

Edgware Town Centre will become a vital and vibrant destination open to all and which supports communities across Barnet, Harrow and beyond.

It will provide an outstanding place for modern urban living in a wider suburban context. The environment will feel safe and welcoming at all times.

Edgware's status as a major town centre in North London will be reinforced as a destination for leisure, culture and civic offerings that supports the day and evening economy. The centre will be home to a new thriving commerce – a place in which companies start up and want to move to.

The town centre will celebrate Barnet and Harrow as family-friendly boroughs, meeting the diverse needs of local communities and people of all ages and circumstances.

Edgware will be a healthy town centre with substantial new and integrated public spaces and landscaping to support wellbeing, to encourage visitors to stay, and to bring people together to relax and play.

Improved connectivity will see a move towards more sustainable options by providing pleasant and easily understandable routes for pedestrians and cyclists, alongside effective public transport improvements including a better transport interchange experience.

Edgware's renewal will be enabled by growth, with new homes delivering an inclusive mixed-use approach that makes better use of brownfield land and brings new life into the town centre.

Residential development must unlock social and economic town centre opportunities while being integrated with the surrounding residential areas. High quality public realm, design and architecture will be essential to creating a diverse, distinctive and attractive feel to the area, and will draw on local character and heritage where appropriate to the surrounding context.

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

Table 1: Objectives for the Edgware Growth Area

Objective	Description
Objective 1	Major Town Centre status retained and enhanced. The core functions of Edgware Town Centre will be retained, supported and enhanced. Edgware will be developed as a destination with a diverse retail, commercial, leisure and cultural offering that attracts people from a wide catchment area to support our existing local businesses and local economy. The retail offer will be focused on Station Road as the main shopping thoroughfare to ensure the traditional shopping parades are maintained and enhanced. Edgware's commercial offering will be supported by new homes, bringing people closer to the activities of the town centre. This coupled with improvements to the public realm and shift towards a greener, cleaner local environment will also improve the Town Centre experience for visitors, existing and new residents alike.
Objective 2	A significant cultural and leisure offering, including support for the evening economy. Provide new attractions that make Edgware a destination location and draw people in from a wide area while supporting local identity and the economy. Potential options include a new cinema, swimming pool and a diverse range of eating-out options that support a safe evening economy.
Objective 3	Improving transport options - Edgware Town Centre will move towards being more sustainable, with better options to walk and cycle to the Town Centre for those living locally and better public transport options for those coming from further afield. Improvements to transport options aim to deliver a far better local environment that does not lead to significantly worse traffic congestion impacts.
Objective 4	New public transport interchange. Create a better sense of arrival in Edgware with an improved relationship between the rail and bus stations and the wider town centre to reduce congestion, improve the pedestrian

	experience and increase convenience and choice in transport modes.
Objective 5	Efficient land use. Comprehensive regeneration of key sites that will support the Town Centre and deliver much needed new homes to a well-connected location.
Objective 6	Deliver new homes on well-connected, brownfield land. Meet housing needs by increasing the delivery of new homes. High level capacity studies indicate that the SPD area could deliver thousands of new homes which would be a mix of sizes, types and tenures to accommodate a wide need. Sites would need to comply with design and local planning guidance.
Objective 7	High quality design that will stand the test of time. Ensure that new development is rooted in good design and meets the challenge of its locational context across Edgware's varied town centre with a focus on appropriate massing and height.
Objective 8	Celebrate local heritage. Edgware's valued historical buildings must be protected and restored and constitute an essential part of the town centre renewal.
Objective 9	New and improved public spaces. Deliver new, linked public open spaces and transform the streets and footpaths to provide pleasant clean and safe environment for pedestrians and cyclists.
Objective 10	Meet the need for local community infrastructure. Ensure new development makes resources available for schools, GP surgeries and community groups.
Objective 11	Economic growth and local jobs. Generate investment that leads to sustainable economic growth and provides local jobs.
Objective 12	Tackle Climate change and pollution. Ensure that development mitigates and adapts to climate change and reduces air and noise pollution.
Objective 13	Increase biodiversity and environmental resilience. Protect existing and create new habitats that supports diverse wildlife.
Objective 14	A safe place to live, work and visit. Ensure that people feel safe by designing out crime and anti-social behaviour.
Objective 15	Support health & wellbeing. Development and change must holistically support physical and mental wellbeing.

Objective 16	A diverse and family-friendly community. Meet the needs of people from all social backgrounds and ensure that families and children feel safe and included.
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Sustainability Appraisal

2.16 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.

2.17 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. National Planning Practice Guidance describes Sustainability Appraisal 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.

2.18 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 in the case of the Local Plan, will be refined through the SA process into policies to form its eventual content.

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

2.20 The SA seeks to determine how the draft SPD promotes sustainability, as well as assessing the alternative option of having no SPD in place. Its role is to assist with the identification of an appropriate approach, in sustainability terms, to predict implications for sustainable development and put forward recommendations for improvements where necessary.

¹ Strategic environmental assessment and sustainability appraisal (2015)

- 2.21 The Edgware Growth Area SPD has been prepared to be consistent with the London Plan, the core strategies for both Barnet and Harrow and Barnet's emerging Local Plan. The sustainability appraisal carried out for Barnet's emerging Local Plan has informed this work.
- 2.22 The SA process is a 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;
 - Seeking representatives on the SA Report from consultation bodies and the public.
- 2.23 One alternative option has been addressed within this SA Report. This is set out in Section 4 of this Report.

Table 2: 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

2.24 This SA builds upon the work previously undertaken by the councils in terms of Stage A - the SA Scoping Report.

2.25 This SA incorporates the strategic environmental assessment (“SEA”) and the councils consider the proposed SPD warrants assessment of impacts of the framework in line with the SEA directive. Table 3 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. The use of the term SA throughout this document also includes any relevant requirements of a SEA.

Table 3: 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 NTS 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 implementation of the plan or programme;	<ul style="list-style-type: none"> • Appendix 1 of the SA Scoping Report provides the baseline information for the wider Borough(s) of Barnet and Harrow, but where relevant and possible, information more specific to Edgware 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 and the SA Report which identifies key baseline information for the wider Borough(s) of Barnet and Harrow, but where relevant and possible, information more specific to Edgware 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	<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

architectural and archaeological heritage, landscape and the interrelationship between the above factors;	
(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 Section 4 of this document.
(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.

Key sustainability issues

- 2.26 The SA Scoping Report, through a review of existing council baseline data, relevant policies, strategies and programmes and through monitoring, engagement, identified key sustainability issues which the sustainability appraisal should address.
- 2.27 A summary of these sustainability issues is provided in Section 4 (Table 4) of the SA Scoping Report.

3. The Sustainability Appraisal Framework

- 3.1 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.
- 3.2 The SA Scoping Report establishes the appraisal framework for the Edgware Growth Area SPD. A set of SA objectives were developed; these are largely based on the SA objectives 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 Edgware Growth Area SPD.
- 3.3 The SA framework is comprised of 15 sustainability objectives against which the Edgware SPD (including alternative options) have been tested.

Table 4: Sustainability Appraisal Objectives and Indicators

IIA objective	Prompt question	Indicators
1. Promote a high quality, inclusive and safe built environment	<p>Will the policy:</p> <ul style="list-style-type: none"> Secure high-quality architecture and urban design that enhances local character and distinctiveness? Promote location sensitive density and design? Create robust and adaptable buildings that can respond to change over their life? Make the built environment safer and more inclusive? Encourage measures to reduce crime and fear of crime including anti-social behaviour? 	<ul style="list-style-type: none"> Amount of new public space and pedestrian routes created by new development Proportion of new developments and public spaces designed to be inclusive Number of developments with BREEAM scores of very good or excellent Healthy street scores Percentage of developments incorporating secure by design principles (including passive surveillance and defensible space) Overall crime rates in the Boroughs and fear of crime
2. Ensure efficient use of land infrastructure	<p>Will the policy:</p> <ul style="list-style-type: none"> Optimise use of previously developed land 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? 	<ul style="list-style-type: none"> Percentage of development on previously developed land Density levels achieved against London Plan targets Progress against infrastructure investment programmes

	<ul style="list-style-type: none"> • Provide the necessary infrastructure in the right locations to support development e.g. water, sewerage, energy transport etc? • 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? • Ensure Barnet and Harrows historic environment contributes to social and cultural life in the Borough? • Encourage management plans to be actively prepared and implemented? 	<ul style="list-style-type: none"> • Number of new heritage assets identified and appropriately conserved • Number of heritage assets at risk • Number of applications permitted developments that infringe strategic or local protected views • Change in the number of protected landmarks • Progress on updating and implementing management plans
4. Promote liveable 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? 	<ul style="list-style-type: none"> • Distribution of key facilities and local services across the Boroughs • Floorspace of facilities/services lost or gained • Town centre health checks • Environmental nuisance levels • Provision of multipurpose facilities • Other data concerning infrastructure sufficiency (e.

	<ul style="list-style-type: none"> • Improve connections of neighbourhoods with facilities/amenities? • Encourage a vibrant social environment that attracts visitors to the Borough while respecting the needs of residents? • Reduce the impacts of noise, vibration and pollution on the public realm? 	
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 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) • Homeless households in temporary accommodation
6. Promote social inclusion, equality, diversity and community cohesion	<p>Will the policy:</p> <ul style="list-style-type: none"> • Reduce inequality and the negative consequences of relative poverty? • Reduce social exclusion and ensure that everyone has access to the same opportunities? • Promote fairness, social cohesion and integration? 	<ul style="list-style-type: none"> • Relative ranking for indices of multiple deprivations (IMD) – income, employment • Number of households in fuel poverty • % public buildings fully accessible

	<ul style="list-style-type: none"> • Promote equity between population groups and those with protected characteristics? • 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 increase the skills of residents? • Improve opportunities and facilities for formal, informal and vocational learning for all ages? 	<ul style="list-style-type: none"> • Jobs, employment and activity rates
7. 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? • Reduce death rates? • 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? • Reduce the proliferation of activities with negative health externalities? • Improve air quality? 	<ul style="list-style-type: none"> • Indicators set out in the Mayor's Health Inequalities Strategy • Proportion of the population participating in 30 minutes of moderate intensity sport • Healthy street scores • Mortality rate • Proportion of the Borough/ ward deficient in open spaces

<p>8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes</p>	<p>Will the policy:</p> <ul style="list-style-type: none"> • Sustain and increase the Boroughs 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? • Widen the opportunities for residents to access employment, particularly those groups experiencing above average worklessness? • Provide a range of employment opportunities? • Tackle barriers to employment, such as affordable childcare and skill levels? • Provide training and job opportunities for local residents? 	<ul style="list-style-type: none"> • Number and range of Boroughs businesses, including formation and survival rates • Employment floorspace lost/retained/created • Proportion of residents who are economically inactive • Proportion of 16-18years old not in education, employment or training • Proportion of residents with no qualification • Number of apprenticeships taken up in construction schemes
<p>9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking</p>	<p>Will the policy:</p> <ul style="list-style-type: none"> • Improve connectivity both within the Boroughs and to neighbouring Boroughs and wider London? • 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? 	<ul style="list-style-type: none"> • Enhance mode split in favour of active transport, and secondly public transport • Emissions level from transport • Location of major transport generating demand developments • Distribution of local services across the Boroughs • Proportion of car-free housing

	<ul style="list-style-type: none"> • Reduce harmful emissions from transport? • Reduce the negative impacts of servicing and freight? 	<ul style="list-style-type: none"> • Number of people killed or seriously injured in road accidents • Motor traffic flows through the Boroughs • 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
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	<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? • 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? 	<ul style="list-style-type: none"> • Open spaces and Green Infrastructure linkages lost/gained/improved • Open space deficiency • Access to public open space • Number of sports/playing fields and outdoor recreation spaces

<p>11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.</p>	<p>Will the policy:</p> <ul style="list-style-type: none"> • Increase protection and improve opportunities for biodiversity including biodiversity in 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? • Ensure development does not increase flood risk? • Protect existing trees and increase tree planting? • Increase biodiverse green roofs, green walls and soft landscaping? • Maximise opportunities to enhance biodiversity? • Maximise opportunities to improve water quality in the Boroughs waterbodies? • Impact on access to nature? • Increase green infrastructure and improve connectivity? • Maximise opportunities for engagement with wildlife, including environmental education? • Support positive management of green infrastructure (green roofs, walls, soft landscaping etc) for biodiversity? 	<ul style="list-style-type: none"> • Net loss/gain of Sites of Nature Conservation Importance (SNCIs) 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 • Development resulting in increased use of previously unused space for Green Infrastructure
<p>12. Reduce contribution to climate change and enhance community</p>	<p>Will the policy:</p> <ul style="list-style-type: none"> • Improve energy efficiency and carbon emissions associated with buildings and transport? 	<ul style="list-style-type: none"> • % of / number of new developments incorporating flood mitigation measures in their

<p>resilience to climate change impacts.</p>	<ul style="list-style-type: none"> • 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 Boroughs? 	<p>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
<p>13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste</p>	<p>Will the policy:</p> <ul style="list-style-type: none"> • Use local, sustainable materials and resources? • Promote the use of renewable sustainable energy sources? • Minimise the use of non-renewable resources? • Ensure design is appropriate for lifetime of development? • Minimise the volume of waste produced in Barnet, including construction and deconstruction waste, food and household waste? • Increase the proportion of waste recycled or composted? • Provide the right type of infrastructure to deal with residual waste in the most sustainable way? 	<ul style="list-style-type: none"> • Water use per capita on a Borough wide basis • Residual household recycling rates • Percentage of household waste sent for reuse, recycling and composting

<p>14. Maximise protection and enhancement of natural resources including water, land and air</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
<p>15. To minimise and manage the risk of flooding</p>	<ul style="list-style-type: none"> • Reduce the risk of fluvial flooding? • Reduce the risk of groundwater flooding and / or surface water flooding? • Promote the use of SUDS? • Avoid locating new homes in areas of flood risk? 	<ul style="list-style-type: none"> • Number of new developments contributing towards flood reduction measures (e.g. SUDS) • Number of developments built within Flood Zone 3.

4. Sustainability Appraisal of the Edgware Growth Area SPD

- 4.1 The development principles within the SPD will be assessed against the SA objectives (as set out in Table 4). These will be appraised using matrices in Table 5 below 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

- 4.2 Planning Practice Guidance states that sustainability appraisal 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?

- 4.3 The Local Plans for both Barnet and Harrow have established the quantum and spatial pattern of development within their boroughs; the SPD sets out further guidance on implementing the policies contained within the Local Plans.
- 4.4 Within Edgware Growth area, there are significant development opportunities due to extensive areas of underused land. This represents a major opportunity for large scale growth and development and the need for a coherent framework which has influenced the range of options considered for new planning guidance in the SPD.
- 4.5 The main option for consideration by SA has been whether introducing new supplementary planning guidance would have a positive impact and lead to more sustainable development in the area, or whether relying on the existing planning policy would deliver development of the same quality.
- 4.6 This SA has been tested against two scenarios:

- Option 1a – the appraisal evaluates the sustainability of the proposed SPD against the Sustainability Appraisal Framework set out in Table 4. The SPD was assessed, and consideration was given to whether it would give rise to positive impacts. This assessment is provided in Table 7.
- Option 1b – this option looked at the prospect of sustainable development coming forward in the area relying only on existing planning policy without the development of the Edgware Growth Area SPD. This assessment is provided in Table 8.
- A SA summary of both options is provided in Table 6.

Table 6: Summary of option 1a and 1b

	Option 1.a	Option 1.b
1. Promote a high quality, inclusive and safe built environment	++	+
2. Ensure efficient use of land infrastructure	++	-
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	+?	+?
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++	-
5. Ensure that all residents have access to good quality, well-located, affordable housing	+?	+
6. Promote social inclusion, equality, diversity and community cohesion	++	+
7. Improve the health and wellbeing of the population and reduce health inequalities	++	-
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	++	-
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	++	?
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	++	?

11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	?	?
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	-
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	?	+
14. Maximise protection and enhancement of natural resources including water, land and air	?	-
15. To minimise and manage the risk of flooding	?	?

SA limitations

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

- The SPD does not provide baseline data for employment land need or retail floorspace needs; this would be a high level of detail for an SPD and are only required for Local Plan documents.
- The effects of the SPD on aspects of the appraisal framework, in particular those focused on the environment such as flooding and energy use, cannot be determined in depth without further detail which will be contained in planning applications.

Sustainability Appraisal Against the Sustainability Objectives

4.8 The following sections assess firstly the SPD (option 1a) against the SA objectives, and secondly assess the situation of having no SPD in place and relying on existing planning policy to bring development forward in the area (option 1b).

Table 7: Sustainability Appraisal Assessment of option 1a.

Sustainability Objective	Symbol					Comments
	++	+	?	-	--	
1. Promote a high quality, inclusive and safe built environment	++					High quality design is a consideration throughout the SPD and Objective 7 seeks to ensure that new development meets the challenge of its locational context across Edgware's varied town centre with a focus on sensitive massing and height. The SPD sets out a range of measures that development proposals will need to consider in terms of design. Part of these measures include the requirement to use a 'safety by design' approach that helps people to feel safe by designing out crime and anti-social behaviour, for example by natural surveillance in new developments. Edgware Town Centre has been identified as a tall building location. Where tall buildings are deemed appropriate, the SPD states that development proposals must show excellent design for any tall building and demonstrate a sensitive relationship with other town centre buildings, particularly Edgware's heritage assets, and the surrounding low-rise residential suburbs
2. Ensure efficient use of land infrastructure	++					The SPD recognises that parts of the town centre land is used very inefficiently, with extensive areas of surface car parking, brownfield land, and the presence of sub-optimal low-rise buildings. A key objective of the SPD is to support the comprehensive regeneration of key sites that optimises density and meets the growth needs of the boroughs. Redevelopment of these key sites will be on previously development land which all have a PTAL score between 5 and 6. Planning obligations will be required from developers to support infrastructure provision.

<p>3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.</p>		+	?		<p>Growth within Edgware Town Centre 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. There are a number of heritage assets across the town centre, with a concentration on the eastern side of the A5, and at the western end of Station Road. These assets are identified within the SPD and Objective 7 seeks to promote high quality design that is sensitive to its surroundings. Objective 8 states that Edgware cultural heritage and assets must be protected and constitute an essential part of the town centre renewal programme. The SPD notes that a number of important heritage assets are not in good condition, including the Railway Hotel which is derelict and unused but remains an important community asset. Under development Principle 4, there is a range of criteria to ensure that historical and cultural assets are protected and enhanced, therefore providing an opportunity to bring unused and derelict heritage assets back into use and/or improve their overall condition.</p> <p>The SPD recognises the need for a new and improved leisure and cultural presence which draw more people to the town centre during the day and evening. Objective 2 seeks to provide new attractions that make Edgware a destination location and draw people in from a wide area while supporting local identity and the economy. Options include a new cinema, swimming pool and a diverse range of eating-out options.</p>
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4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++				<p>Part of the overall vision for Edgware Town Centre is to be a vibrant destination whose social and economic gravity supports local community. Redevelopment of the Edgware Town Centre will entail the delivery of several new public open spaces and ensure that there is suitable space provided for education, health and community groups. The SPD will also aim to improve pedestrian and cycle connections which will provide better access to both new and existing community and health facilities.</p> <p>The SPD seeks to expand its retail, cultural and leisure offering which will help to promote and sustain a diverse and vibrant local economy. It notes that air and noise pollution are problematic due to heavy traffic flow, particularly along station road and high street corridors. However, the transition to more sustainable modes of transport (i.e. walking, cycling and public transport) will improve this. It also recommends that consideration when locating land uses, particularly residential, to help mitigate against air and noise pollution.</p>
5. Ensure that all residents have access to good quality, well-located, affordable housing		+	?		<p>Objective 6 seeks to deliver thousands of new homes, in order to meet the housing needs of the borough. A large quantum of this could potentially be delivered at key sites such as the Broadwalk Centre, TfL land and Forumside areas.</p> <p>There is currently limited information on the range and type of housing that will be provided, however, it is stated in the SPD that housing will be a mix of sizes and tenures.</p>

					<p>The SPD does acknowledge the rise in housing prices and states that affordable housing will be provided as part of the housing mix that is in line with both London plan and local plan policies. This will form the basis of a S106 agreement which will be determined as part of any future planning applications.</p> <p>The SPD promote high quality design throughout, however, there is no reference to energy efficient homes.</p>
6. Promote social inclusion, equality, diversity and community cohesion	++				<p>Objective 10 of the SPD seeks to ensure that there is suitable space provided for education, health and community groups. Through regeneration of the town centre, it will create a better environment where people will want to spend more time and help foster good community relations. In addition, the SPD intends to deliver a diverse range of housing to accommodate the diverse needs of the local community.</p> <p>In terms of skills and training, the SPD will seek to increase training of local people and be aware of the barriers to employment which some people may experience when looking for work. There is limited detail contained within the SPD as to how this will be achieved, however, with improvements to the retail and commercial space within the town centre, there may be more job opportunities. Any forthcoming planning applications will trigger planning obligations and those contained in Barnet's SPD on Skills, Enterprise, Employment and Training.</p> <p>A separate Equality Impact Assessment has been carried out to assess the impacts of the SPD on those with protected characteristics.</p>

<p>7. Improve the health and wellbeing of the population and reduce health inequalities</p>	<p>++</p>				<p>The SPD places a strong emphasis on reducing the need to travel by car and promote walking and cycling. The SPD aims to significantly improve the provision for active travel options. This will be achieved through a range of measures including improved footpaths, public realm, improved transport options and a new public transport interchange.</p> <p>The SPD notes that there is a lack of public open space, and those spaces which are nearby are not always well signposted. The SPD seeks to deliver several public open spaces which provide sufficient areas for residents and visitors to use for recreation, play and relaxation. Promotion and good management of these spaces could help to reduce health inequalities across the borough.</p> <p>Objective 10 also seeks to ensure that there is suitable space is provided for education, health and community groups.</p> <p>If successfully implemented, these measures will positively support health and wellbeing of the population through 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.</p>
<p>8. Foster sustainable economic growth and increase employment opportunities</p>	<p>++</p>				<p>Objective 11 seeks to generate investment that leads to sustainable economic growth and provides local jobs. Improvements to the retail area and expansion of the cultural and leisure offering could attract more footfall. Improving the appearance, public realm and movement</p>

across a range of sectors and business sizes					<p>will help create a better more attractive environment which in turn could attract more businesses and people into the area. Improvements to the overall streets and public realm could help generate additional investment.</p> <p>The SPD proposes to expand its leisure and cultural offering and draw a wider catchment of people. Options include a new cinema, swimming pool and a diverse range of eating-out options that support the evening economy.</p> <p>Through Barnet's SPD on Skills, Enterprise, Employment and Training there may be the opportunities for the creation of apprenticeships and other forms of training. The potential for local people would also be enhanced through improved connectivity.</p> <p>It is possible that a reduction in car parking could have an adverse impact on local businesses, however, it is noted that the SPD seeks to better manage and utilise car parking spaces to mitigate against adverse impacts.</p> <p>The promotion of sustainable travel, enhancing existing and planning for future public transport would have positive economic impacts by improving accessibility to employment/ economic activities.</p>
9. Minimise the need to travel and create accessible, safe and sustainable connections	++				<p>Objective 3 of the SPD seeks to promote improve transport options and move towards more sustainable modes of transport. In order to achieve this, a key theme and objective throughout the SPD is to improve the public realm by providing an environment that supports</p>

and networks by road, public transport, cycling and walking					walking, cycling and the use of public transport. This will be achieved through a range of measures including direct well signed and high-quality pedestrian links through the town centre, improvements to pedestrian crossings and providing dedicated cycling infrastructure and cycling parking within the SPD and surrounding area. Objective 4 seeks to provide a new public transport interchange, which will change the relationship between the rail and bus station and the wider town centre.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	++				SPD notes that there is a lack of open space within Edgware Town Centre and there are poor links to surrounding spaces. Objective 9 seeks to deliver new and improved open spaces that are linked. As part of the redevelopment of the town centre, there will be a delivery of several public open spaces for recreation, play and relaxation. The SPD states that there will be a requirement for these spaces to be accessible and interlinked for pedestrian and cycle use and will be extensively planted to provide a sense of greenery and nature. In addition, improvements to the public realm and pedestrian and cycling infrastructure, there is likely to be linkages to surrounding open spaces.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.			?		Population growth and increased development may have the potential to have adverse impacts on the natural environment. However, Objective 13 of the SPD seeks to increase biodiversity by protecting existing and creating new habitats. There is limited detail on how this will be achieved, however, the delivery of several new public open spaces could help positively contribute towards habitats and biodiversity. 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.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.		+			<p>Objective 12 of the SPD aims to tackle climate change. This will in part be achieved through high quality design and incorporating energy efficiency buildings. It also states that new development will need to mitigate and adapt to climate change in line with the policy and regulatory framework.</p> <p>The SPD notes that air pollution is an issues, particularly along Station Road and High Street corridors, however, throughout the document, sustainable modes of transport are promoted (i.e. walking, cycling and public transport), which have the potential to reduce the number of car journeys made and reduce CO2 emissions and other greenhouse gases.</p>
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste			?		The SPD does not make any reference to waste. Sustainable development should address the approach taking to waste, 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. 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			?		The SPD does not mention encouraging water efficiency or water pollution although this would be considered at detailed planning application stage.

					<p>The SPD identifies key sites for intervention which are considered to have potential to make a significant contribution to the regeneration of the growth area. These sites brownfield land and extensive surface car parks. Redevelopment of these will be making more efficient use of the land.</p> <p>The SPD promote more sustainable forms of transport which in turn will reduce the reliance on fossil fuels and improve air quality.</p>
15. To minimise and manage the risk of flooding					<p>The SPD makes reference to the flood risks associated with the growth area and intends managing flood risk through the design and location of development and make use of sustainable urban drainage systems.</p>

Summary of option 1a

- 4.9 The appraisal of the Edgware Growth area is considered positive and the SPD is 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 mitigate and enhance biodiversity features), but generally, the document addresses all the key elements of sustainability and contribute positively towards achieving this.
- 4.10 There are some instances where care will need to be taken to ensure that one objective does not outweigh or preclude achievement of another objective (e.g. promoting growth and development at the expense of the areas special historical context).

Environmental

- 4.11 The appraisal highlights that the SPD will contribute positively to achieving environmental aims. Positive impacts include:
- The delivery of new public open spaces;
 - Making better, more efficient use of land within the town centre and promote mixed use development in an area with excellent PTAL rating;
 - Measures which promote the use of sustainable travel, improve existing transport will help create more environmentally sustainable alternatives to car travel, particularly in relation to carbon emissions and air quality;
 - Improvements to the public realm which will help promote walking, cycling and an improved local environment.

Social

- 4.12 The SPD will have considerable positive social impacts, which include:
- The delivery of new homes, including affordable housing;
 - Improvements and provision of community facilities to include education and health;
 - New public open space to improve opportunities for leisure and wellbeing, along with community interaction;
 - Improved connectivity and public realm which will increase accessibility to local facilities and job opportunities;
 - The promotion of sustainable travel will promote healthier lifestyles.

Economic

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

- The improvement of the retail, cultural and leisure offering will draw more people into the area and encourage them to stay longer. This will also enhance the night-time economy and provide a range of employment opportunities;
- The promotion of sustainable travel options and improvements to existing transport infrastructure could improve accessibility to employment/ economic opportunities;
- Improvement to the overall environment and public realm could attract further investment and economic growth.

Table 8: Sustainability Appraisal Assessment of option 1b.

Sustainability Objective	Symbol					Comments
	++	+	?	-	--	
1. Promote a high quality, inclusive and safe built environment		+				Option 1b may result in the crime levels / fear of crime staying the same. However, option 1b may result in lost opportunity to improve the overall visual appearance of the area and the opportunity to improve connectivity and the fear of crime.
2. Ensure efficient use of land infrastructure				—		The SPD recognises that parts of the town centre land is used very inefficiently, with extensive areas of surface car parking, brownfield land, and the presence of sub-optimal low-rise buildings. There are also a number of vacant units within the town centre. Option 1b approach may mean that these buildings would likely remain inefficient, unused and/or vacant over a longer period of time.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.		+	?			Edgware growth area contains a number of heritage assets, with a concentration on the eastern side of the A5, and at the western end of Station Road. Many of these assets are not in good condition with some lying unused and derelict. Whilst it is recognised that growth and development may put pressure on such assets in the short term if not managed correctly, option 1b may mean the lost opportunity to improve these assets long term and a further deterioration of some.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles				-		Option 1b is likely to maintain but not improve existing access to community facilities.

5. Ensure that all residents have access to good quality, well-located, affordable housing		+			Option 1b would promote new housing but at reduced capacity compared to option 1a. option 1a is likely to improve the supply of housing and positively contribute towards meeting housing needs of current and future residents in a more comprehensive and integrated manner.
6. Promote social inclusion, equality, diversity and community cohesion		+			Option 1b is likely to maintain the current level of social/community inclusion, however, may not provide the same opportunities to enhance these. It would also not provide the same level of opportunities to improve employee education/ training programmes.
7. Improve the health and wellbeing of the population and reduce health inequalities			-		Option 1b would maintain current provision of public open space and green infrastructure but would not present opportunities to create or enhance these assets for recreational purposes or for exercise. In addition, Option 1b is unlikely to sway people to take up less polluting forms of transport without good alternatives in place. The existing layout is designed to encourage car use. This approach would not create the same opportunities for cycling or the promotion of walking as an alternative to driving and therefore, reduced health benefits.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes			-		Option 1b could result in more vacant units within the town centre and a lost opportunity to diversify the local economy to include a greater cultural and leisure offer.
9. Minimise the need to travel and create accessible, safe and sustainable connections and			?		Option 1b will not reduce the need to travel by car and maintain a layout which is designed to encourage car use.

networks by road, public transport, cycling and walking					
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional			?		There is a lack of open space within Edgware Town Centre. Option 1b would maintain current provision and could result in lost opportunities to provide new public open spaces. It would also not improve the access and links to surrounding areas.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.			?		Option 1b could provide opportunities to protect existing biodiversity but opportunities to enhance biodiversity would be more limited.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.				-	Option 1b is unlikely to see a significant reduction in the number of car users compared to option 1a.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste		+			Option 1b is unlikely to lead to the same construction levels and therefore construction waste. However, it could result in a lost opportunity to promote the circular economy.
14. Maximise protection and enhancement of natural resources including water, land and air				-	Option 1b will not present the same opportunities to improve air quality which is exacerbated by the heavy use of the main road going through the town centre
15. To minimise and manage the risk of flooding			?		Option 1b is unlikely to result in the same growth and development as 1b and therefore not place the same pressure on

						flood infrastructure. However, it would not provide opportunities to enhance and improve this infrastructure.
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Summary of option 1b assessment

- 4.15 Option 1b has fewer positive impacts than option 1a and reflects a number of 'lost' opportunities to improve the social, economic and environmental offering of Edgware Growth Area. With no coherent strategy in place, the growth area is less likely to be able to support business development, improve social infrastructure, and transport and movement to the same extent as option 1a. The SA suggests option 1b would fail to achieve the desired objectives and aspirations for Edgware.
- 4.16 Whilst existing planning policy and site allocations would help address most of the sustainability objectives, as borough wide documents they would not make the most of the unique development opportunities to address some of issued and opportunities for Edgware. For example, without interventions to diversify town centre uses could result in further decline of the high street, particularly following the Covid-19 pandemic. In addition, the SPD also presents an opportunity to restore and bring the Railway Hotel back into use which is a valued local heritage asset and currently in a state of disrepair.
- 4.17 Whilst existing policies and allocations could be used to promote new housing, economic growth and environmental issues, they would not cover how these could be addressed in a comprehensive and integrated way that is specific to Edgware. On the other hand, a SPD for Edgware Growth Area provides the potential to guide more closely how sustainable development can be delivered across the area and ensure that the town centre retains its status as a major town centre. In addition, the SPD provides the potential to improve the public realm and transport options throughout the area, particularly more sustainable modes such as walking and cycling.
- 4.18 Option 1b would help deliver additional homes and employment/economic uses in the area that has been identified as a tall building location and has excellent transport links. However, it may not present the optimum opportunities for growth and development.
- 4.19 Both options have the potential to generate negative outcomes in relation to waste and non- renewable resources given the potential impacts of construction. Policies to address these issues where possible in the SPD may help mitigate these impacts.

5. Conclusion

- 5.1 The benefits of having the SPD clearly outweighed the option of relying on existing policy. The SPD seeks to encourage the provision of a balanced mix of town centre uses that improves the overall retail, leisure and cultural offer to help enhance the commercial attractiveness of the Edgware. Without the SPD, the town centre may not be able to fulfil its potential and role as a major town centre. In order to promote the area as commercially attractive, additional guidance will maximise the diversity of town centre uses in conjunction with high quality public realm. The development of the evening economy will help keep the town centre lively and safe throughout different times of the day and more leisure opportunities to residents, visitor's and workers.
- 5.2 The SPD will also help deliver a town centre that is more accessible with a high-quality public realm and open spaces, making streets and places more enjoyable and better used. In addition, the SPD seeks to ensure high quality design and that heritage assets are protected and enhanced which will make a positive contribution to the character of the area.

6. Monitoring the significant effects of the Edgware Growth Area

- 6.1 The monitoring process set out in Table 4 will enable the significant effects of implementing the SPD to be supervised. A principal tool in the monitoring process will be the Annual Monitoring Reports (AMR) for both Barnet and Harrow. The AMR assesses progress for a range of areas, including environmental factors such as air quality, biodiversity, waste, employment and town centres, housing delivery and transport.