

**5.10.2** At the same time introducing a buffer can provide the opportunity to improve public access to green spaces in the borough.

This also contributes to the development of the boroughs green infrastructure and providing attractive links between green spaces.

#### **Policy DM04: Environmental considerations for development**

- a.** All major development will be required to demonstrate through an Energy Statement compliance with the Mayor's targets for reductions in carbon dioxide emissions within the framework of the Mayor's energy hierarchy.
- b.** Where Decentralised Energy (DE) is feasible or planned, major development will either provide:
  - i.** suitable connection
  - ii.** the ability to connect in future
  - iii.** a feasibility study
  - iv.** a financial contribution to a proposed feasibility study.
- c.**
  - i.** Where there is a localised source of air pollution, buildings should be designed and sited to reduce exposure to air pollutants.
  - ii.** Development proposals will ensure that development is not contributing to poor air quality and provide air quality assessments where appropriate.
- d.** Proposals to locate development that is likely to generate unacceptable noise levels close to noise sensitive uses will not normally be permitted. Proposals to locate noise sensitive development in areas with existing high levels of noise will not normally be permitted. Mitigation of noise impacts through design, layout, and insulation will be expected where appropriate.
- e.** Proposals on land which may be contaminated should be accompanied by an investigation to establish the level of contamination in the soil and/or groundwater/surface waters and identify appropriate mitigation. Development which could adversely affect the quality of groundwater will not be permitted.
- f.** Proposals for Notifiable Installations or developments near to existing Notifiable Installations will only be permitted provided that:
  - i.** There is no unacceptable risk to an individual's health and safety; and
  - ii.** There will be no significant threat to environmental quality.
- g.** Development should demonstrate compliance with the London Plan water hierarchy for run off especially in areas identified as prone to flooding from surface water run off. All new development in areas at risk from fluvial flooding must demonstrate application of the sequential approach set out in the NPPF (paras 100 to 104) and provide information on the known flood risk potential of the application site.
- h.** Development proposals will wherever possible be expected to naturalise a water course, ensure an adequate buffer zone is created and enable public accessibility. Where appropriate, contributions towards river restoration and de-culverting will be expected.

#### **Useful References**

- Air Quality Action Plan, LB Barnet
- Circular 01/2006 Environmental Protection Act 1990 – Part 2A. Contaminated Land, DEFRA, 2006
- Code for Sustainable Homes – Technical Guide, CLG, 2010
- Design Guidance Note 5 – Extensions to Houses, 2010
- Framework for assessing the sustainability of soil and groundwater remediation, UK Sustainable Remediation Forum (SuRF-UK), 2010
- London Heat Map for Barnet, May 2010
- London Plan, 2011
- Manual of River Restoration Techniques, River Restoration Centre, 2002
- Model Procedures for the Management of Land Contamination (CLR 11), Environment Agency, 2004
- National Planning Policy Framework
- Souder City – The Mayor's Noise Strategy, 2004
- Sustainable Design and Construction SPD
- Sustainable Design and Construction SPG, GLA, 2006
- Thames River Basin Management Plan; Environment Agency; 2009