

Local Plan

Draft North Finchley Town Centre Framework Supplementary Planning Document (SPD)

Initial Equalities Impact Assessment (EqIA)

October 2017

DRAFT

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Section 1: Introduction

- 1.1 An Equalities Impact Assessment (EqIA) is a measure that public authorities often carry out prior to implementing a policy, with a view to ascertaining its potential impact on equality.
- 1.1.2 This Equalities Impact Assessment has been prepared as a supporting document for the North Finchley Town Centre Framework Supplementary Planning Document (SPD). The EqIA together with the Sustainability Appraisal assesses the equalities, economic, environmental and social implications of the SPD which will be adopted as part of Barnet's Local Plan.
- 1.1.3 The SPD has been produced to support and guide appropriate development, change, investment and improvements in the future of the town centre over the next 10 to 15 years.

Section 2: Equalities Impact Assessment and Target Groups

- 2.1 A public authority must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
 - Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
 - remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic,
 - take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;.
 - encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
 - The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.
 - Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to tackle prejudice, and promote understanding.

The relevant protected characteristics are—

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

The purpose of this EqlA is to ensure that in making a decision in relation to the SPD for North Finchley the Council complies with the public sector equality duty.

This EqlA will be updated in light of the responses to the consultation on the SPD.

2.1.2 This EqlA is an opportunity to consider whether a policy, strategy or approach, affects all groups in the same way or whether there is a significant positive, negative or neutral impact on particular groups before a policy is formally introduced. On the whole, EqlAs should make sure that equality is placed at the centre of policy development, highlighting the likely impact of the policy on the target groups and to take action to improve the policies where appropriate as a result or to demonstrate the potential benefits.

2.1.4 The methodology employed for the assessment is based on best practice in EqlAs and the Greater London Authority (GLA) EqlA guidance (2006). Further the Planning for Equality and Diversity in London' Supplementary Planning Guidance (SPG) (2007) states that the overarching principles for consideration when planning for equality are:

- Celebrating London's diversity;
- Promoting equality of opportunity and social inclusion;
- Promoting community cohesion; and
- Sustainable and healthy communities.

2.1.6 The GLA's SPG identifies the key issues regarding spatial planning and inequality to be:

- Urban design and public realm;
- Accessible, inclusive and safe environments;
- Access to appropriate, affordable housing;
- Access to employment and training opportunities;
- Access to social infrastructure and community facilities;
- Access to high quality open space;
- Access to public transport, walking and cycling facilities; and
- Access to retail, leisure and recreation facilities.

2.2 Other studies that relate to Barnet's context are:

Barnet Corporate Plan 2015 - 2020¹ (April 2015)

- 2.2.1 The Corporate Plan sets out Barnet's strategic equalities objective: 'citizens will be treated equally, with understanding and respect, and will have equal access to quality services which provide value to the tax payer'.
- 2.2.2 The Corporate Plan describes how the consideration of equalities is embodied into decision making is fully integrated into the Council's business planning process. Policies, functions and activities are analysed for their equalities impacts and risks. These considerations will provide factual and specific information and assess their impact on different groups of people within the equalities strands groups.
- 2.2.3 The document also states that the Council will remove or mitigate disadvantages suffered by people who share a relevant protected characteristic, take steps to meet their needs and encourage people who share a relevant protected characteristic to participate in public aspects of life where participation by such persons is low.

Barnet Equalities Policy 2014²

- 2.2.4 Barnet's policy seeks to ensure that decision making includes issues regarding equality as a material consideration and that there is an awareness of any disproportionate impact on any particular group.
- 2.2.5 With this in mind all efforts to achieve equality among citizens will be taken by all deciding parties involved.

2.3 EqIA Methodology and Assessment

- 2.3.1 The EqIA assessment has been carried out in accordance with Barnet's Equalities Policy 2014³ and the GLA's guidance on equality and diversity: Equal Life Chances for All 2014.⁴

The step-by-step methodology is as follows:

- Information gathering regarding evidence on needs and priorities
- EqIA
- Consultation
- Final Assessment

- 2.3.2 The methodology utilised for the assessment is based on guidance published by the GLA and has been carried out in consultation with representatives from the

¹ Corporate Plan 2015 – 2020 <https://www.barnet.gov.uk/citizen-home/council-and-democracy/policy-and-performance/corporate-plan-and-performance.html>

² <https://www.barnet.gov.uk/citizen-home/council-and-democracy/policy-and-performance/equality-and-diversity.html>

³ <https://www.barnet.gov.uk/citizen-home/search.html?keywords=Barnet+Equalities+Strategy>

⁴ <https://www.barnet.gov.uk/citizen-home/council-and-democracy/policy-and-performance/equality-and-diversity.html>

Council's Equalities Team. Equalities Impact Assessment fulfils the Local Authorities' public sector duty to have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity between different groups and;
- Foster community cohesion

2.3.3 The assessment considers the impact various elements of the proposed spatial development have on each of the equalities groups. The EqIA is aimed at target groups which are considered to be at particular risk of discrimination and inequality of opportunity. The protected characteristics as embodied by the Equality Act 2010.

2.3.4 The EqIA also considers the impact on unemployed people, people from areas of high deprivation.

The purpose of this assessment is to:

a) Identify whether and to what extent this SPD could produce disadvantage or enhance opportunity for any groups with the protected characteristic defined in the Equality Act 2010;

b) Establish whether the potential disadvantage is significant enough to require measures to reduce or remove the disadvantage;

c) Identify and set out the measures that will be taken to remove or reduce the disadvantage;

d) Where mitigation measures are not possible, to set out and explain why;

e) To ensure that Members are fully aware of the implications the proposal may have from the perspective of equalities in decision making.

2.3.5 Equality and Diversity issues are a mandatory consideration in decision making in the Council pursuant to the Equality Act 2010. This means the Council and all other organisations acting on its behalf must have due regard to the equality duties when exercising a public function.

2.3.6 The specific duty set out in s149 of the Equality Act is to have due regard to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

2.3.7 The EqIA uses a range of sources to inform the analysis.

Section 3: North Finchley Town Centre Framework SPD

3.1 Site and Surrounding Area

- 3.1.1 North Finchley is located within the east of Barnet and is designated as a district centre in the Local Plan. It is the third largest town centre within the Borough in terms of commercial floorspace. The town centre covers two wards, West Finchley and Woodhouse.
- 3.1.2 North Finchley is a linear town centre, the spine of which is the High Road (A1000). Looking at the wider town centre area the northern zone is primarily typified by new residential development with ground floor commercial uses. The central zone has a more traditional character with historic retail parades prominent. The southern zone comprises more of a mixture of buildings including the Tally Ho and the Arts Depot.
- 3.1.3 Woodside Park and West Finchley stations (both on the Northern Line) are within a 10 minute and 15 minute walk away from the centre respectively. The Town Centre is serviced by 7 bus routes. This gives the majority of the town centre a Public Transport Accessibility Level (PTAL) rating of 3 (good) with the areas adjacent to High Road having 4.
- 3.1.4 The surrounding residential area comprises terraced housing which largely grew between the 1870s and 1930s and fanned out from the stations in the area (West Finchley and Woodside Park). The town centre is within easy access of green spaces and a range of primary and secondary schools.

3.2 The SPD, Status and Objectives

- 3.2.1 The SPD is intended to be a high-level strategy for North Finchley that sits within Barnet's overall Development Plan. This will mean the document will sit below the LB Barnet Local Plan Core Strategy (2012), LB Barnet (Development Management Policies), the London Plan (2016) and the National Planning Policy Framework (NPPF) (2012). The SPD is a non-statutory document and is to be considered within the overarching Planning Policy Framework for North Finchley town centre. The SPD cannot nor does it seek to establish new planning policies, but it does provide more specific guidance on the implementation of Local Plan and London Plan policies within North Finchley.
- 3.2.2 The SPD will provide guidance on the application of planning policy within the North Finchley Town Centre area and be a material consideration in the planning process for all applications affecting the town centre.
- 3.2.3 The overall objectives of this SPD are set within 4 themes:

Theme 1 - Town Centre Places

- Improvement of streets and spaces will occur through local street furniture, new public space creating a heart to the centre and reduced pedestrian, cycle and traffic conflicts.
- Proposals will contribute to the overall greening of the town centre through, strengthening links to existing open spaces, planting trees and landscaping reflecting the suburban character.

- Proposals must be of high quality in terms of urban design and architecture, with a specific focus on creating a town centre environment that is welcoming, safe, durable and stimulating whilst responding to the local character of North Finchley and its history
- The entrances - gateways - into the town centre will be examples of outstanding and distinctive architecture supported by high quality public realm, in particular landscaping, lighting and local public art as appropriate.
- In areas identified as appropriate for tall buildings there will be specific development requirements, such as, that new development be of exceptional high quality design and that the buildings be suited to the character of the local context

Theme 2 - Town Centre Economy

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

Theme 3 - Town Centre People

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

Theme 4 - Town Centre Movement

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

Proposed Land Use Mix

- 3.2.4 It is considered that there is potential for significant mixed use development in North Finchley within the town centre and residential led development in the surrounding area. Residential led intensification is already happening at the edges of the town centre through new development and the conversion of office buildings.

Residential

- 3.2.5 New residential development will be supported throughout the town centre when it is above ground floor level. Opportunities for residential led development will be encouraged outside the town centre. The SPD highlights that in the gateway locations to the town centre residential and residential led mixed use development will be supported in order to contribute to the overall vitality and viability of North Finchley.

Non-residential Use

- 3.2.6 Retail uses dominate the town centre. In terms of planning use classes within North Finchley, almost 80 per cent is retail. Two thirds of the retail uses are shops. The next largest retail use are restaurants and cafes. Nearly one retail unit in five within North Finchley is either a restaurant or café. There is a low vacancy level across the town centre of 8%, which is lower than the London average of 10%.
- 3.2.7 There is a strong convenience goods offer with Sainsbury's, a Tesco Express, an Aldi and a Waitrose within the local area. The town centre has a relatively high concentration of betting shops, charity shops, and payday loan lenders. North Finchley is also home to a small weekly market which is currently located at Lodge Lane Cap Park. The SPD plans to protect the primary shopping area and boost the retail character, whilst simultaneously balancing independent and mainstream shops.

- 3.2.8 The evening economy will be enhanced with a stronger concentration around the Tally Ho southern area. Offices will be accommodated and promoted towards the southern end of the town centre. Flexible office and co-working space will be encouraged to promote new patterns of working.
- 3.2.9 There are also a range of community, cultural and leisure uses throughout the town centre including the Arts Depot. Within the surrounding area of the town centre there are a number of schools both primary and secondary. Barnet's Local Plan (Policy CS10) highlights that the Council will work with partners to ensure community facilities are provided for Barnet's communities. It sets out that we will 'expect development that increases the demand for community facilities and services to make appropriate contributions towards new and accessible facilities....or improving existing provision, particularly within town centres.' The Core Strategy contains Policy CS NPPF - National Planning Policy Framework - Presumption in Favour of Sustainable Development. It sets out that LB Barnet will when considering development proposals will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Green Spaces

- 3.2.10 The SPD proposes a new greening strategy due to the lack of tree cover and overall green space within the town centre boundary. Existing tree cover is sparse and lacks continuity. The SPD proposes tree lined boulevards for High Road and Ballards Lane, planting between the roadways and pavements to improve the pedestrian experience. The character of the two streets will differ by the selection of species. Nether Street and gateway spaces will incorporate the planting of greenery into the area as well.

Town Centre Movement

- 3.2.11 The roads in North Finchley are prioritised for vehicular traffic with the High Road (A1000) serving as an important traffic carrying corridor and a strategic link. Traffic congestion is a problem for the town centre. The carriageway width and capacity suggests considerable scope for road space reallocation to other uses i.e. for pedestrians, cyclists, buses, parking and loading and streetscape improvement.
- 3.2.12 Improving the public realm is of key importance in supporting walking, cycling and bus use, and providing a fitting environment to improve on this is necessary. Buses should represent a positive and attractive movement choice for local people within the town centre.

Car Parking

- 3.2.13 The parking capacity for off-street parking in the town centre is approximately 511 spaces. A considerable amount of kerb-side space on the high road is given over to parking and loading which although considered highly convenient for users is effectively prioritising road-space away from other uses such as the public realm, widening footpaths or prioritising for cyclists.

Town Centre Density and Design

- 3.2.14 Proposals must be high quality in terms of urban design and architecture. The focus will be to create a welcoming and durable town centre which will also be robust and adaptable, so that it can compensate for the needs of future generations.

Section 4: Baseline summary for North Finchley Town Centre

4.1 North Finchley SPD Boundary

4.1.1 The map below shows the area of coverage for the SPD.

Map 1: North Finchley SPD Boundary



Source: North Finchley Town Centre Framework; Map Copyright: LBB

4.1.2 At an early stage in the SPD process a baseline socio-economic assessment of North Finchley was undertaken. The assessment compared various socio-economic measures at ward level (West Finchley and Woodhouse ward), borough level (Barnet), regional (London) and national level using data sourced from the 2011

Census and other datasets including the Metropolitan Police Crime Statistic database, Office for National and NOMIS Official Labour Market Statistics.

Population

Table 1: Barnet Population Figures

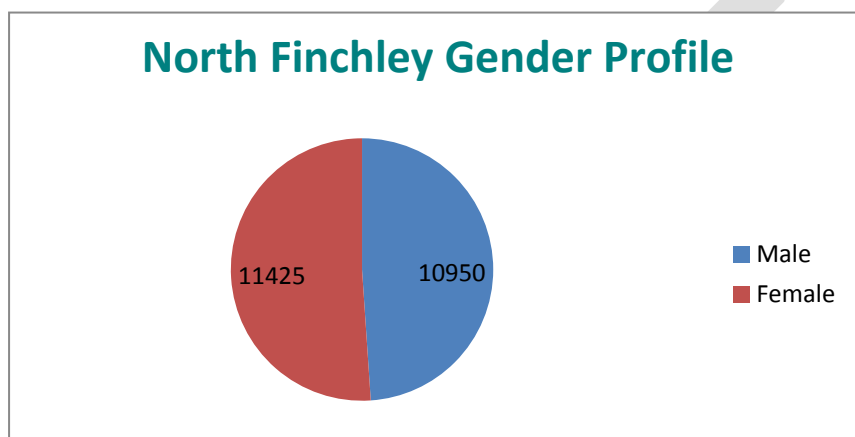
Year	2011	2015	% change
Wards			
Brunswick Park	16,450	16,700	1.52%
Burnt Oak	18,300	19,850	8.47%
Childs Hill	20,100	21,600	7.46%
Colindale	17,150	22,700	32.36%
Coppetts	17,300	17,700	2.31%
East Barnet	16,200	16,750	3.40%
East Finchley	16,050	16,950	5.61%
Edgware	16,800	18,650	11.01%
Finchley Church End	15,800	16,600	5.06%
Garden Suburb	16,000	16,550	3.44%
Golders Green	18,900	19,950	5.56%
Hale	17,500	18,200	4.00%
Hendon	18,550	19,500	5.12%
High Barnet	15,350	15,650	1.95%
Mill Hill	18,500	19,550	5.68%
Oakleigh	15,850	16,300	2.84%
Totteridge	15,200	15,800	3.95%
Underhill	16,000	16,100	0.63%
West Finchley	16,600	17,350	4.52%
West Hendon	17,450	18,950	8.60%
Woodhouse	17,650	18,300	3.68%
Barnet	357,650	379,800	6.19%

Source: GLA 2015 Round Demographic Projections (2016)

- 4.1.3 The combined population of West Finchley and Woodhouse in 2015 was estimated at 35,650 persons. As shown by Table 1 the two wards have only seen a marginal increase from 2011 with both populations increasing by 3.5-4.5%.

Gender Profile

Figure 1: North Finchley LSOA Gender Profile



Source: Census 2011

- 4.1.4 In terms of gender Figure 2 highlights that there are almost 500 more females in the North Finchley giving a ratio of 51% to 49%

Age Profile

Table 2: Resident Age Profile

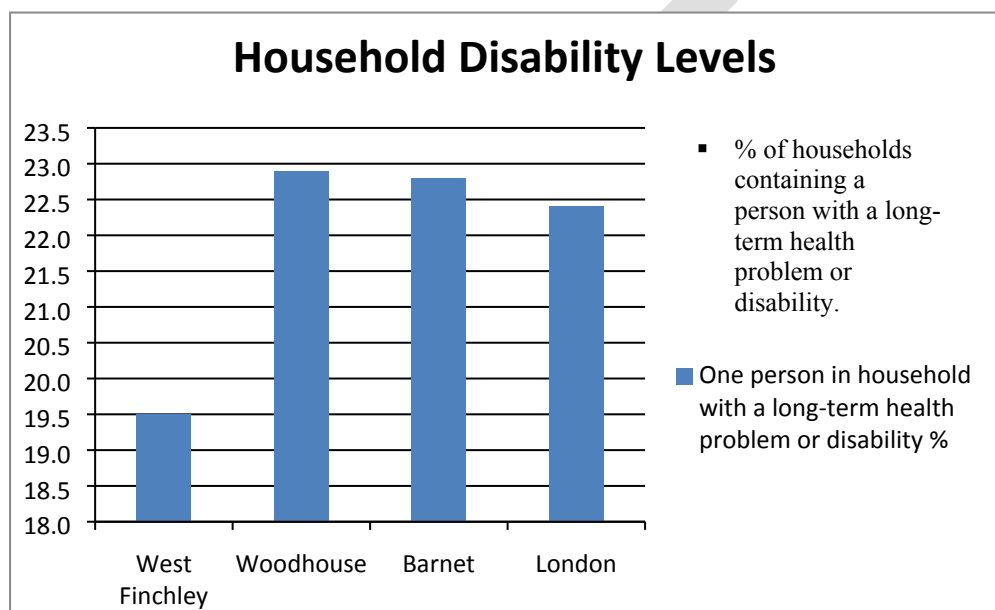
	0-14	15-29	30-44	45-59	60-74	75-89	90+
Barnet	20%	19%	24%	18%	12%	6%	1%
West Finchley	17%	18%	30%	17%	10%	6%	1%
Woodhouse	18%	19%	25%	20%	11%	6%	1%

Source: Census 2011

- 4.1.5 The two wards of West Finchley and Woodhouse have a population structure that reflects the borough as a whole. Figure 3 shows higher proportions of residents in the 30 to 44 age group particularly in West Finchley. There is an under-representation of children compared to the Borough average.

Disability/ Long-term Health Problem

Figure 2: Household Disability Levels



Source: Census 2011

- 4.1.6 The disability levels within Barnet according to the 2011 census data at the borough level are 22.8%. This is slightly higher than the London average of 22.4%. The two wards of West Finchley and Woodhouse have 19.5% and 22.9% respectively of households containing a person with a long term health problem or disability. Figure 4 shows lower levels in West Finchley than for the Borough or London.

Diversity

Table 3: Barnet's Diversity

Area	White %	Mixed/ multiple ethnic groups %	Asian/ Asian British%	Black/ African/ Caribbean/ Black British%	Other ethnic group%
Barnet	64.1%	4.8%	18.5%	7.7%	4.9%
Brunswick Park	68.4%	5.2%	17.1%	5.0%	4.3%
Burnt Oak	46.5%	5.5%	25.7%	17.4%	4.8%
Childs Hill	61.1%	5.2%	17.1%	8.1%	8.5%
Colindale	40.1%	6.2%	28.9%	19.2%	5.6%

Coppetts	65.0%	6.3%	16.0%	8.5%	4.2%
East Barnet	76.6%	5.0%	10.6%	5.1%	2.7%
East Finchley	71.8%	5.6%	11.8%	7.3%	3.5%
Edgware	60.8%	3.8%	21.8%	9.1%	4.5%
Finchley Church End	66.9%	4.2%	17.8%	4.9%	6.2%
Garden Suburb	78.6%	3.6%	10.4%	2.7%	4.7%
Golders Green	65.8%	3.9%	14.8%	6.8%	8.8%
Hale	59.4%	4.5%	21.6%	10.8%	3.8%
Hendon	63.7%	4.3%	17.6%	7.0%	7.4%
High Barnet	81.7%	4.0%	8.8%	3.1%	2.3%
Mill Hill	63.9%	5.3%	18.5%	8.3%	4.2%
Oakleigh	73.3%	4.4%	14.4%	5.0%	2.9%
Totteridge	65.7%	3.9%	22.7%	3.5%	4.1%
Underhill	72.7%	5.0%	12.1%	7.5%	2.7%
West Finchley	60.8%	5.1%	25.1%	4.2%	4.7%
West Hendon	49.4%	4.2%	32.0%	9.1%	5.3%
Woodhouse	62.4%	5.5%	21.0%	6.2%	4.9%

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Source: Census 2011

- 4.1.7 According to NOMIS Official Labour Market Statistics and Census data nearly two thirds of Barnet residents identify themselves as belonging to the White ethnic group. Figure 4 shows that both wards are more diverse than the Borough as a whole. While the largest ethnic group is White, in both wards in West Finchley one in four residents are of Asian origin. Within Woodhouse one in five residents belongs to the Asian ethnic group.

Religion

Table 4: Barnet's Religious Diversity

Religion	Barnet %	West Finchley %	Woodhouse %	England %	London %
Christian	41.2	38.1	45.0	59.4	48.4
Buddhist	1.3	2.1	1.0	0.5	1.0
Hindu	6.2	9.0	9.3	1.5	5.0
Jewish	15.2	9.1	6.4	0.5	1.8
Muslim	10.3	7.8	9.7	5.0	12.4
Sikh	0.4	0.8	0.5	0.8	1.5
Other religion	1.1	2.3	1.5	0.4	0.6
No religion	16.1	22.2	18.4	24.7	20.7
Religion not stated	8.4	8.5	8.4	7.2	8.5

Source: Census 2011

- 4.1.8 In similarity with the Borough there is significant religious diversity in West Finchley and Woodhouse, however, Table 4 shows that the wards have higher proportions of Buddhists, Hindus, Muslims and Sikhs than the borough. There is significant representation of the Hindu community in both wards. Within Barnet the second largest faith group (after Christians) is the Jewish community. In Woodhouse the Muslim community is the second largest faith group. It is also significant that in both wards the proportion of residents with no religion is higher than the levels for Barnet.

Languages

Table 5: Barnet Household Language

Area	All people aged 16 and over in household have English as a main language	At least one but not all people aged 16 and over in household have English as a main language	No people in household have English as a main language
	%	%	%
Barnet	71.0	11.9	14.4
West Finchley	64.5	14.3	19.0
Woodhouse	67.6	13.3	16.2

Source: Census 2011

- 4.1.9 English is the first household language for the majority of the residents within Barnet. Within West Finchley and Woodhouse as shown by table 5 the proportions are below the borough level.

Table 6: Barnet Residents Place of Birth

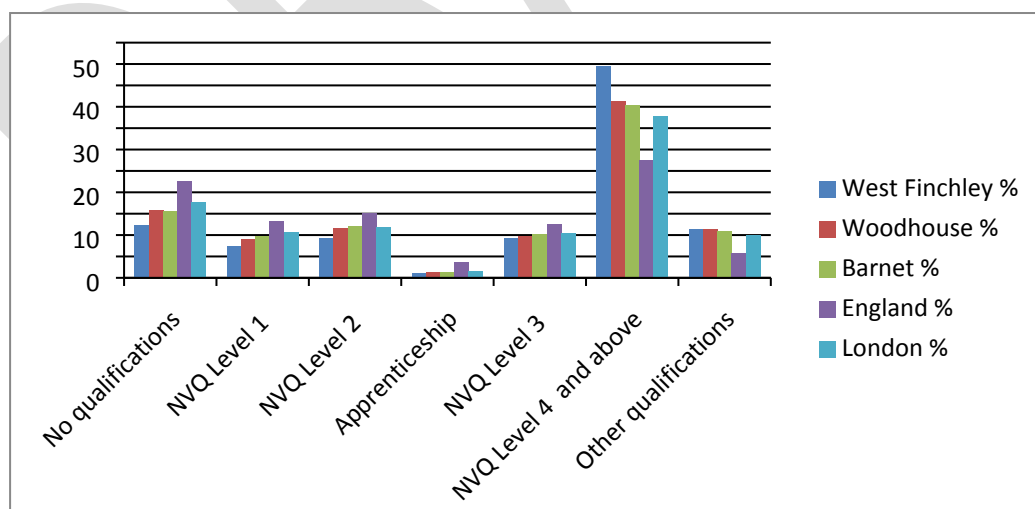
Place of Birth	West Finchley	Woodhouse	Barnet
Europe	71.8%	75.4%	75.4%
Africa	7.1%	7.6%	7.6%
Middle East and Asia	17.9%	14.0%	14.2%
Americas and the Caribbean	2.5%	2.5%	2.2%
Oceania	0.8%	0.6%	0.5%

Source: Census 2011

4.1.10 West Finchley and Woodhouse follow similar trends to Barnet concerning the country of birth of their residents. The majority of residents are European with a significant proportion of communities from Middle East and Asia. Woodhouse has almost identical proportions of diversity amongst its residents to Barnet, with West Finchley differing slightly. West Finchley has a lower proportion of European born residents to Barnet but a much higher proportion of Asian residents. There is also a significant Polish community in West Finchley and Woodhouse at 3.3% and 2.9% respectively compared with 2.4% for Barnet.

Education, Income and Employment

Figure 3: Qualifications in the wider area



Source: Census 2011

4.1.11 A significant proportion of residents in both wards are qualified to NVQ Level 4 and above. In 2011, almost 50% of West Finchley residents and 41% of Woodhouse residents held a degree or equivalent compared with 40% in Barnet and 27% nationally.

- 4.1.12 Earnings for West Finchley and Woodhouse are in line with the borough average (£40,135 for the two wards combined) compared with the £39,904 for Barnet (2013) according to GLA ward level income data.

Table 7: Economic Activity in the Wider Area

Economic Activity	West Finchley	Woodhouse	Barnet	London	England
Economically active	75.0	73.1	71.4	71.7	69.9
In employment	67.8	65.0	63.4	62.4	62.1
Employee: Part-time	10.0	12.0	11.8	10.9	13.7
Employee: Full-time	42.8	38.2	36.1	39.8	38.6
Self-employed	14.9	14.8	15.6	11.7	9.8
Unemployed	4.2	4.6	4.4	5.2	4.4
Full-time student	3.0	3.5	3.5	4.1	3.4
Economically Inactive	25.0	26.9	28.6	28.3	30.1
Retired	8.0	9.0	8.9	8.4	13.7
Student (including full-time students)	7.1	7.0	8.2	7.8	5.8
Looking after home or family	4.9	4.6	5.5	5.2	4.4
Long-term sick or disabled	2.4	3.3	3.1	3.7	4.0
Other	2.6	2.9	3.0	3.2	2.2
Unemployed: Age 16 to 24	0.7	0.9	1.0	1.2	1.2
Unemployed: Age 50 to 74	0.7	0.9	0.8	0.9	0.8
Unemployed: Never worked	0.5	0.8	0.8	1.1	0.7
Long-term unemployed	1.5	1.7	1.7	2.0	1.7

Source: Census 2011

Self-Employment Rates

- 4.1.13 The self-employment rates in West Finchley and Woodhouse are higher than the national rate at 14.9% and 14.8% compared to 9.8% nationally. Barnet has a slightly higher self-employment rate of 15.6%.

Labour Market

- 4.1.14 In both wards the proportion of residents within working age that are economically active (75% and 73% for West Finchley and Woodhouse respectively) are higher than that of both the borough (71%) and London (72%).

Unemployment

- 4.1.15 The unemployment levels for West Finchley and Woodhouse (4.2% and 4.6%) vary slightly from the borough average (4.4%) this is below the London average (5.2%).

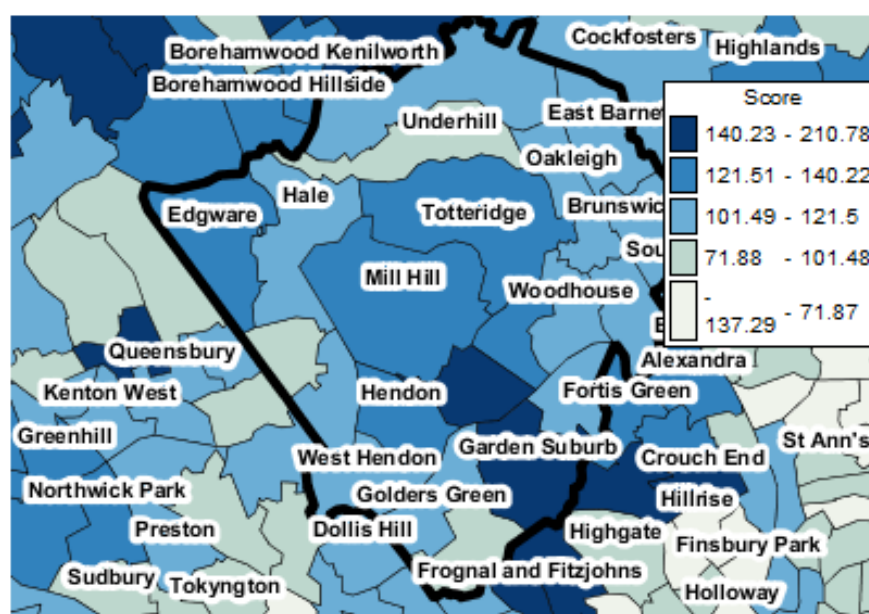
Full-time and Part-time Workers

- 4.1.16 Barnet has a lower proportion of residents in full-time employment (36%) than the London average (40%). However, at ward level, West Finchley has a higher percentage of people in full time employment with Woodhouse just below the London average (43% and 38% respectively).
- 4.1.17 Part time employment for West Finchley (10%) is lower than that of the London average (10.9%). Woodhouse is representative of Barnet for part-time employment, both of which are higher than the London average at 12% and 11.8% respectively.

Health

- 4.1.18 Life expectancy among both male and female residents in Barnet is higher than that of the national average (Barnet m-81.9 f-85.0, England m- 79.4, f-83.1). There are also high amounts of health inequalities between the different wards within the borough when considering life expectancy from birth across different wards. West Finchley and Woodhouse are in the lower 5th decile of wards within the borough with Burnt Oak which having the lowest life expectancy at birth and Garden Suburb which has the highest life expectancy from birth in Barnet.
- 4.1.19 Around 52% of the residents in West Finchley consider themselves to have very good health. In Woodhouse this figure is 49%. By comparison, the Barnet figure is at 51% and the national figure is 47%.
- 4.1.20 The map below shows the performance of the wards within Barnet on their health score with darker areas scoring higher. Woodhouse has a score of 103 with West Finchley scoring 132.5.

Map 2: Barnet Health Score



Childhood Obesity

- 4.1.21 Levels of childhood obesity are below the borough average. The childhood obesity for the area for year 6 (age 11-12) educational levels in accordance to the National Child Measurement Programmes 2015/16 data is 11.9% and 17.4% for West Finchley and Woodhouse in comparison to 19.6% for Barnet.

Table 8: Barnet Child Obesity Levels

Ward name	%
Brunswick Park	18.4
Burnt Oak	24.2
Childs Hill	20.8
Colindale	25.5
Coppetts	18.0
East Barnet	16.6
East Finchley	15.1
Edgware	19.0
Finchley Church End	14.3
Garden Suburb	11.4
Golders Green	17.3
Hale	22.6
Hendon	17.1
High Barnet	19.4
Mill Hill	17.1
Oakleigh	19.0
Totteridge	16.9
Underhill	21.0
West Finchley	11.9
West Hendon	20.5
Woodhouse	17.4

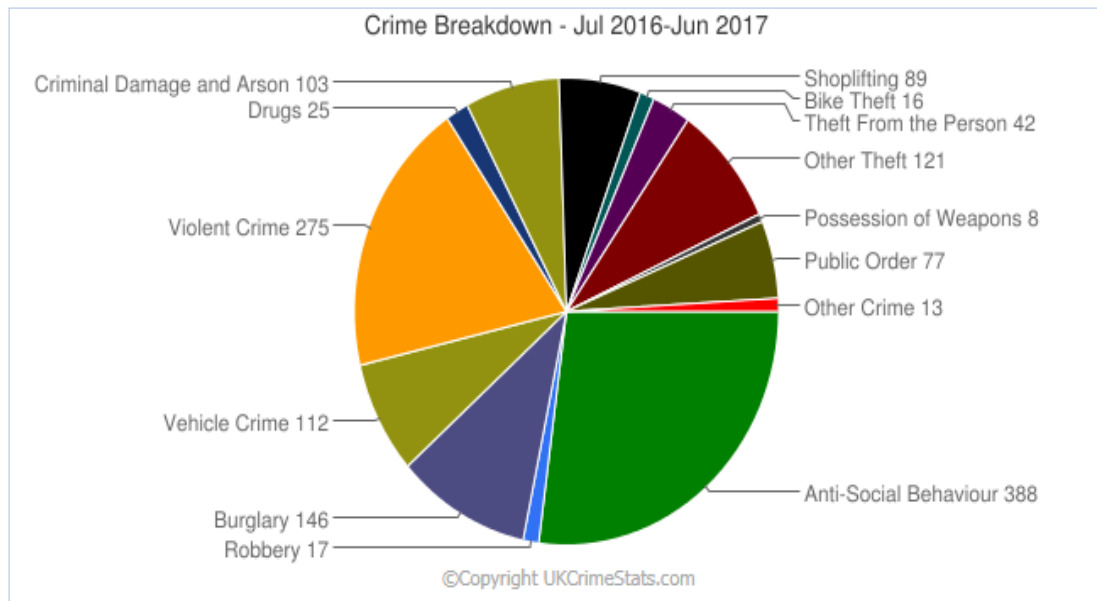
Source: National Children Measurement Programme 2016

Housing Types in North Finchley

- 4.1.22 According to the 2011 census, 55% and 48% of West Finchley and Woodhouse residents lived in flats, compared to 43% for Barnet. The proportion of households that were overcrowded in 2011 was 19% and 18% for West Finchley and Woodhouse respectively. By comparison, the Barnet figure was 18%.

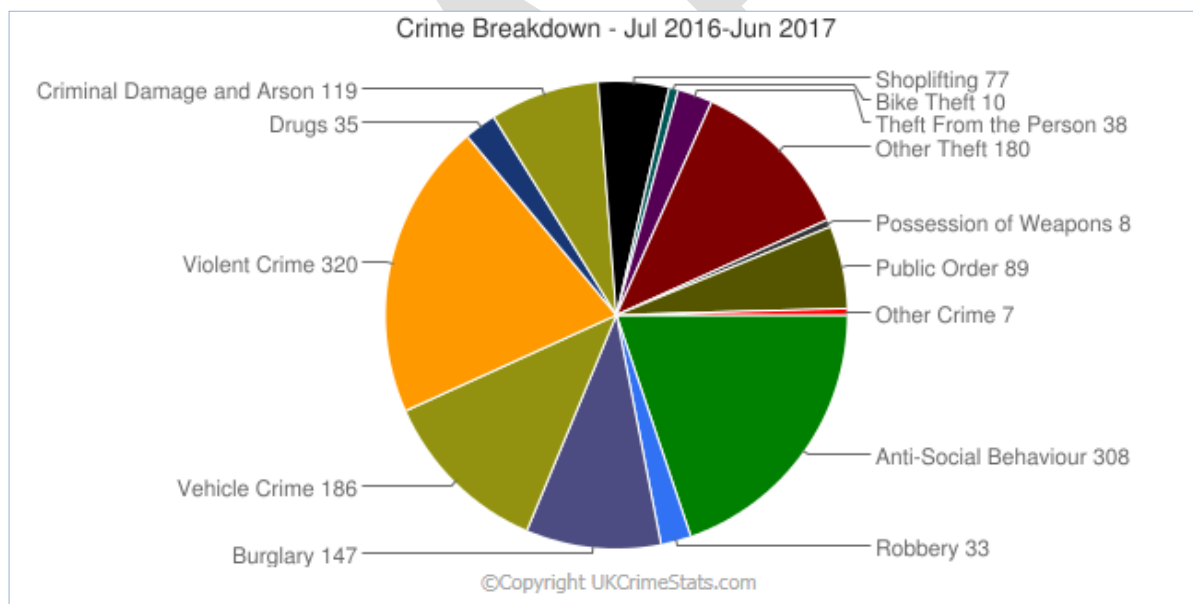
Crime

Figure 4: West Finchley Crime Breakdown



Source: UK Crime Statistics

Figure 5: Woodhouse Crime Breakdown



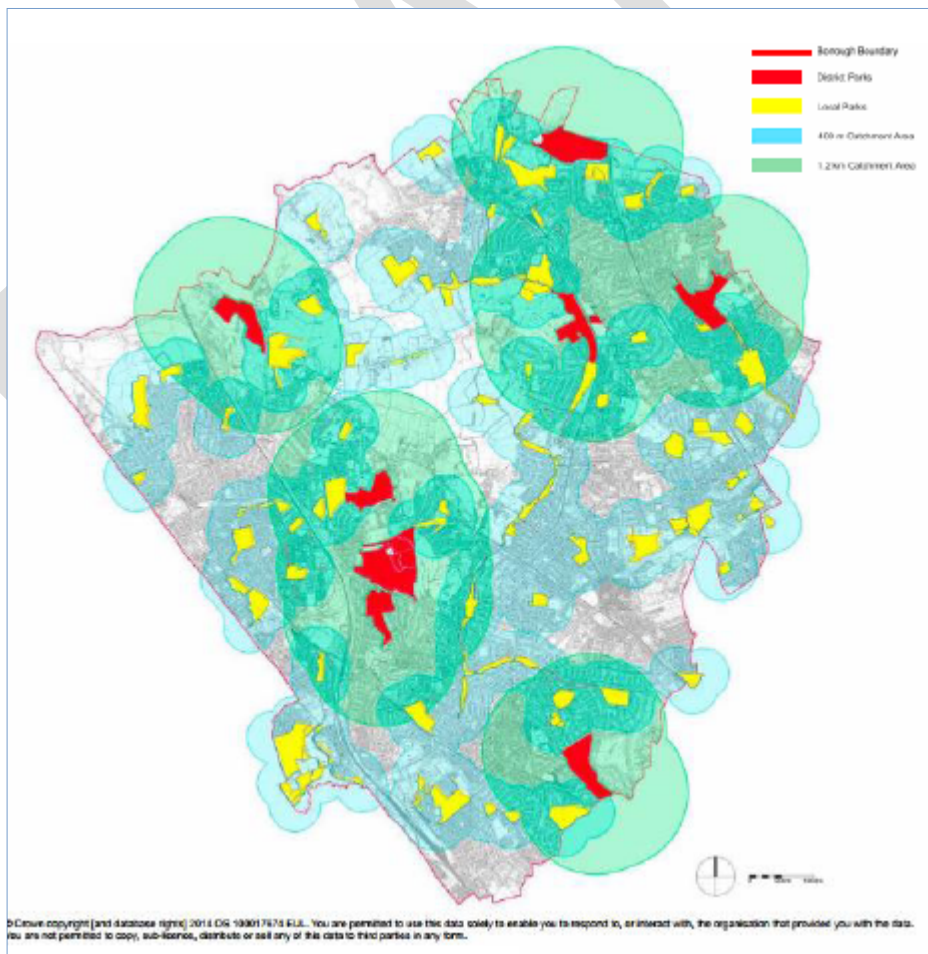
Source: UK Crime Statistics

4.1.23 The Crime rate for June 2017 in West Finchley and Woodhouse is 7.93 and 8.14 respectively this puts the two wards at 25th and 30th in terms of lowest crime rate within all wards in a 5 mile radius (out of 78 total). Anti-social behavioural crimes and violent crimes were the top two crimes for both wards. The proposal to increase the night time economy in the area has the potential to further increase the anti-social crime in the area.

Open Space

4.1.24 North Finchley is highlighted in the Local Plan as an area of public open space deficiency because much of North Finchley is more than 400 meters away from a Local Park.

Figure 6: Barnet Open Space Provision

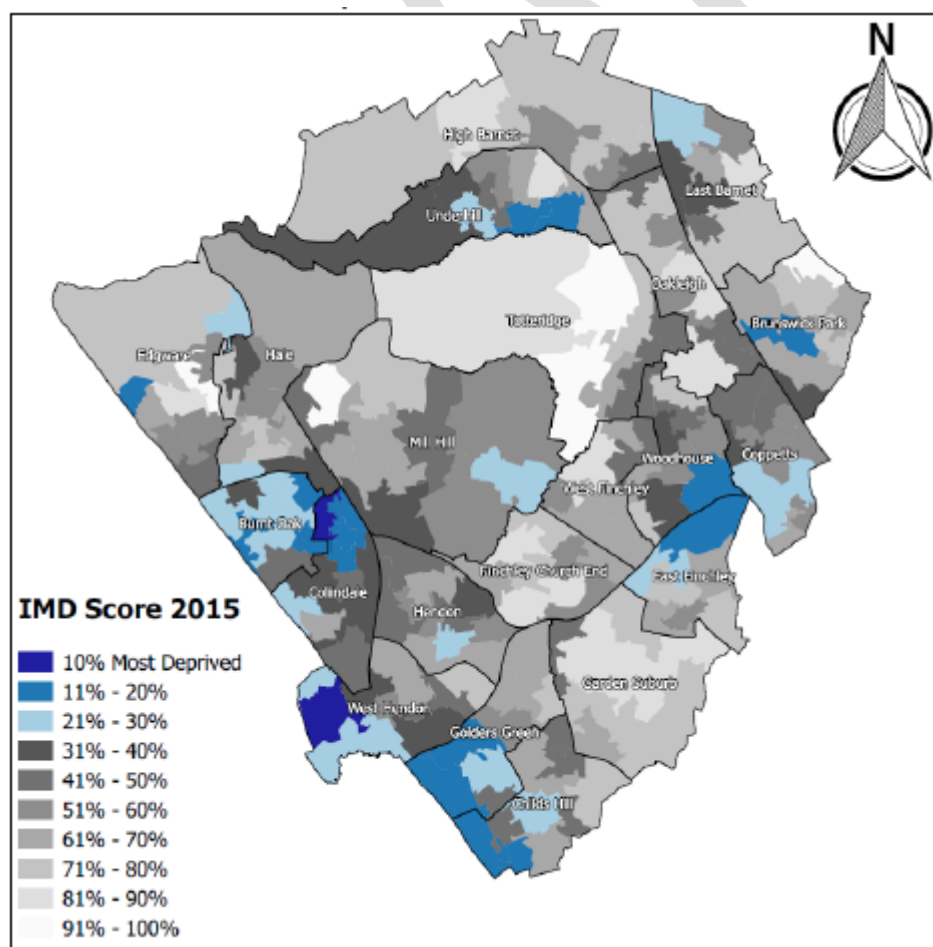


Source: Barnet Local Plan 2012

Deprivation

- 4.1.25 There is an affluent social platform across the wider area of North Finchley and Experian's Social Mosaic Analysis has revealed that the majority of households (52%) around North Finchley are mainly wealthy and affluent urban/ suburban families. There however are pockets of deprivation within the town centre catchment area especially to the south east.

Figure 7: Barnet IMD Scores



Source: Summary Report of the 2015 Index of Multiple Deprivation

Access to Transport

4.1.26 North Finchley is well connected with access to the Northern Line at West Finchley and Woodside Park. There are 7 bus routes as shown in table 9 below. The majority of the town centre has a PTAL rating of 3, with the area adjacent to the High Road having a rating of 4.

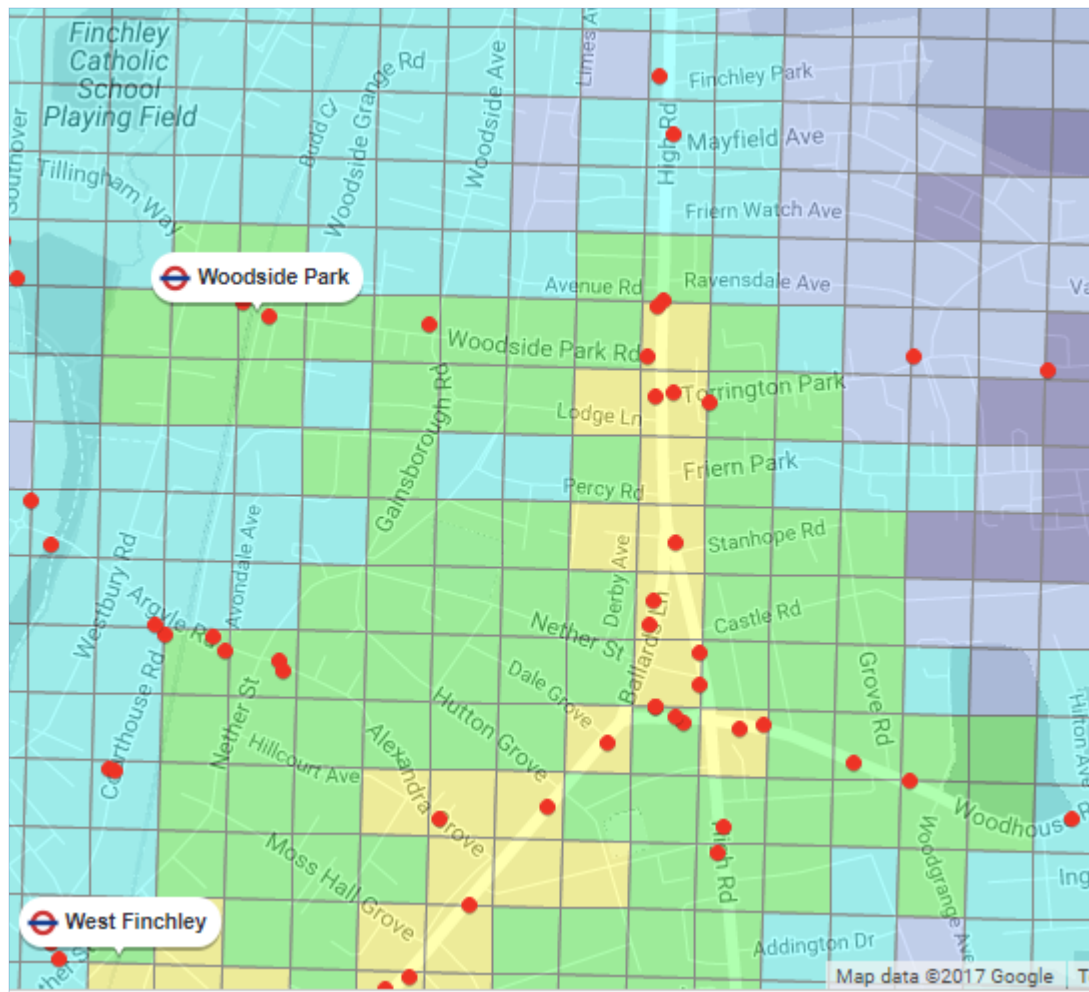
4.1.27 Car Ownership in West Finchley and Woodhouse is slightly lower than the borough average with a higher percentage of residents owning no cars or vans per household (32.1 and 30.2% respectively) when compared to the borough average (28.7%). There are less households owning more than one car in these two wards than the borough.

Table 9: North Finchley Bus Routes

Route	Direction	Freq of Peak Hour Services (0800 – 0900)	Freq of Peak Hours Services (1700 – 1800)
13	Towards Victoria	Every 3-6 Minutes	Every 3-6 Minutes
125	Towards Finchley Central/ Towards Winchmore Hill	Every 9-11 Minutes, Every 9-13 Minutes	Every 9-12 Minutes, Every 9/13 Minutes
134	Towards North Finchley/ Towards Tottenham Court Road	Every 5-9 Minutes, Every 5-9 Minutes	Every 5-9 Minutes, Every 5-9 Minutes
221	Towards Edgware/ Towards Turnpike Lane	Every 10-14 Minutes, Every 5-6 Minutes	Every 10-12 Minutes, Every 5-6 Minutes
263	Towards Barnet Hospital/ Towards Highbury and Islington Station	Every 10-11 Minutes, Every 7-10 minutes	Every 8-12 Minutes, Every 7-10 minutes
383	Towards Woodside Park Station/ Towards The Spires	0803 0833, 0823 0853	1703 1733, 1723 1753
460	Towards Wilesden	Every 11-14 Minutes	Every 11-14 Minutes

Source: TfL website.

Figure 8: North Finchley Town Centre PTAL Rating and Key



Map key - PTAL



Source: <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat>

Table 10: Wider Area Car Provision

Cars	Barnet	West Finchley	Woodhouse
	%	%	%
No cars or vans in household	28.7	32.1	30.2
1 car or van in household	44.1	48.0	47.1
2 cars or vans in household	21.1	16.3	18.3
3 cars or vans in	4.6	3.0	3.5

household			
4 or more cars or vans in household	1.5	0.6	0.9

Source: Census 2011

Access to Retail

- 4.1.28 North Finchley is designated as a district centre in the London and Barnet's local plan. The units located within the town centre have a total floorspace of 37,900sqm. The vast majority of town centre units fall within A-Class uses of which 65% relate to retail uses and 16% relate to restaurants.
- 4.1.29 In terms of convenience goods there are three primary options within the town centre. Sainsbury's is the main foodstore in the heart of the town centre which is in line with its linear format. A Tesco Express has been recently opened in the high street and there is an Aldi located in the ground floor of the Arts Depot at Ballards Lane. There is a large format Waitrose slightly further south of the town centre (approx. 3 min walk).
- 4.1.30 There is a limited offer of comparison goods due to the proximity and connectivity of North Finchley to places with significant offers of comparison goods such as Brent Cross Shopping Centre, Central London, Wembley and Wood Green. There are a number of independent retailers in the area towards the value end of the market, with a limited number of high end shopping brands and concentrations of betting shops, charity shops and payday loan lenders.
- 4.1.31 North Finchley has a small weekly market, every Friday in the Lodge Lane car park from 9am to 4pm. The market covers 0.13 hectares of the car park and is accessed from High Road via Winifred Place. It is currently hidden, but if relocated it could provide positive economic and social opportunities with items generally sold at cheaper prices than the high street.

Section 5: Assessment of SPD for North Finchley Town Centre in Relation to Impact on Equality Groups

	Social	
Objectives	Criteria	Commentary
<p>Mixed use variety in town centre.</p> <p>The SPD seeks to enhance and protect retail parades and boost the variety by achieving a balance between the independent and multiple retail shops across the town centre. The North Finchley market at Lodge Lane car park is also to be relocated to a higher profile location. The SPD promotes an increased supply of new homes and</p>	Reduction of deprivation	<p>Although there is a high proportion of affluent families in the area surrounding North Finchley the location of certain uses such as betting shops, loan lenders and off-licenses has an association with more deprived communities.</p> <p>The weekly market at Lodge Lane Car Park serves the community of</p>

<p>wider housing choice. New residents will increase footfall in the area in turn increasing patronage and expenditure. The evening economy will also be enhanced through the stronger offer in restaurants and leisure activities in the southern zone and Tally Ho triangle with an increase in modern units. The environment is to be enhanced in the area with more greenery brought into the town centre. Contributions from development promoted in the SPD will support improved community infrastructure.</p>		<p>North Finchley providing an affordable retail offer</p> <p><i>The enhancement of the town centre through investment in residential mixed use developments the SPD aims to enhance North Finchley as an attractive town centre. Relocation of the market can improve the retail offer and provide an economic boost to the town centre. A higher quality retail offer may reduce presence of betting shops, loan lenders and off-licenses</i></p>
<p>Framework to guide future proposals and developing for a vibrant town centre.</p> <p>To guide investment and development in the area with the aim to maximise the vibrancy of the town centre will increase the opportunity to create a strong, vibrant and successful town centre.</p>	<p>Housing, services and meeting the needs of a diverse community.</p>	<p>An increase of mixed use housing would benefit the local area by increasing the supply of housing including affordable housing and wheelchair housing. CIL from these developments could also be used to improve upon infrastructure within the area.</p> <p><i>Providing for residents an opportunity to have a mixture of types of housing, tenures and services which contributes to a successful town centre.</i></p>
<p>Maximising existing and future movement.</p> <p>The SPD proposes that street space should be reallocated and given to the public through the widening of pavements which would allow for an expansion of the public realm and the potential for the increase in variety of ways in which it can be used. Addressing the impacts of the vehicle dominated streets helps create a safer pedestrian and cyclist friendly environment. Parking should be utilised better in order to more efficiently designate street space and bus services should be reworked to make them more visible and more efficient in terms of journeys.</p>	<p>Improving town centre permeability.</p>	<p>The street scape in the town centre is poor with vehicle dominated highways. There are no convenient facilities for cyclists in the area, and car ownership in West Finchley and Woodhouse is lower than that of the borough. There are good connections via the underground (northern line) and buses, with 7 routes through the centre. The town centre has an overall PTAL rating of 3, with some areas hitting 4 along High Road (A1000).</p> <p><i>Although there are good transport connections in the town centre, more can be done to increase the efficiency of transport, especially</i></p>

		<i>buses and reallocate space to pedestrians, cyclist and public realm improvements. This would make North Finchley safer for disabled people and persons with mobility problems as well as for children.</i>
<p>High quality public realm.</p> <p>There is a lack of public realm in North Finchley. The SPD intends to create an environment that is welcoming, safe, durable and stimulating. The provision of street furniture and creation of more green spaces within the town centre will contribute greatly to this, as will the addition of public art in specific locations around the town centre. Improving the public realm will also add to the permeability of the area and increase the movement. Reallocating road space to pedestrian movement and use will create a platform which can be used for improving the public realm. This will also allow for restaurants and cultural units in the southern town centre zone to be able to take advantage and create more outdoor seating in the area.</p>	<p>Provision of high quality public space and units.</p>	<p>The public realm reflects that North Finchley is more of a corridor than a place where people are willing to stay. There is currently a mixture of use throughout the town centre and some tree coverage.</p> <p><i>There are opportunities to create more spaces for locals and visitors through greening certain areas, providing for more outdoor seating for cafes and restaurants together with more active frontages. This should create a more attractive town centre. Public realm improvements and more accessible and modern retail units will benefit all pedestrians including those with mobility impairments.</i></p>
<p>Safe and secure community environment.</p> <p>The gyratory at North Finchley presents an unsafe road environment for pedestrians and cyclists, making it inconvenient and even hazardous to cross anywhere other than formal controlled crossing locations. There is a need to improve this through improvement of the public realm and overall quality of the high street.</p>	<p>Safe and secure environments.</p>	<p>In West Finchley and Woodhouse the most prominent crimes were anti-social behaviour and violent crime. Although the crime rate was low within these two wards, the improvements to the night time economy may increase this especially anti-social behaviour.</p> <p><i>There is an opportunity to create a safer and more welcoming town centre by introducing more active frontages and creating an environment which better reflects the needs of local communities. Improving the night time economy in the area has the potential to increase anti-social behaviour, however this can be managed.</i></p>

<p>Community involvement.</p> <p>Widening the day-time and evening economy will increase choice for residents and visitors. An enhanced retail offer within a more attractive setting will generate greater local expenditure.</p> <p>The relocation and improvement of the local market will also further increase and enhance the local economic offer to the community. There is support for new developments that provide benefits to the community in terms of health and education.</p> <p>High design standards.</p> <p>There is a need to try and achieve high quality design within the area which caters to all possible stakeholders in the community. There is to be a key focus in the design for proposed developments in relation to maintaining active frontages and the combination of units to meet the needs of retail units in the area. The local character of North Finchley is to be maintained, yet modernised and improved where possible. Greening of the town centre area with the creation of a boulevard and provision of public art will further compliment the area. The RDG and DMP para 4.1.1-3 refer to designing for those who are disabled and for design to cater for the diverse community.</p>	<p>Providing high quality development and increasing community involvement.</p>	<p>There is a diverse community within the town centre with a strong proportion of different minorities in the areas including multiple nationalities such as Polish and a high proportion of Asian communities. Nearly 50% of school children in West Finchley and 41% in Woodhouse do not speak English as their first language, with the most common languages being Japanese, Polish, Gujarati and Farsi.</p> <p>The weekly market is currently hidden away within Lodge Lane Car Park.</p> <p><i>Relocation of the weekly market to a more prominent town centre location could revitalise it and increase footfall. Opportunities for more market provision are highlighted in the SPD.</i></p> <p><i>A safer and more attractive environment with an improved town centre that better responds to local needs will re-integrate the town centre with the surrounding residential communities</i></p>
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Section 6: Identifying Potential Equality Effects

- 6.1 This report identifies whether people with protected characteristics are likely to be affected disproportionately and/or differentially by impacts from the SPD.
- 6.2 A disproportionate equality effect arises when an impact has a proportionately greater effect on people sharing a protected characteristic as compared to other members of the population at a particular location. In this EqIA this is used in two main ways:

- Where an impact is predicted on a residential area, where people sharing a protected characteristic make up a greater proportion of the affected resident population than their representation in the wider local authority area
- Where an impact is predicted on a community resource predominantly or heavily used by people sharing protected characteristics (e.g. a place of worship attended by a particular faith group or a school attended by children).

- 6.3 A differential equality effect is one which affects members of a protected characteristic group differently from the rest of the general population because of specific needs, or recognised sensitivity or vulnerability associated with their protected characteristics.
- 6.4 In some cases, members of a protected characteristic group could be subject to both disproportionate and differential equality effects.
- 6.5 The following section sets out the proposals and guidance in the SPD and assesses the impacts on different equalities groups:

Assessment matrix – SPD Impacts on equalities target groups

Target equalities group (key) + positive impact, - negative impact and 0 neutral impact										
Age – A; Disability – D; Gender Reassignment – G; Marriage and Civil Partnership – MCP; Pregnancy and Maternity – PM; Race – R; Religion or Belief – RB; Sex – S; Sexual Orientation – SO										
SPD design element and spatial Planning Objective	Target Groups									Potential Impact
	A	D	G	MCP	PM	R	RB	S	SO	
Encouraging sustainable economic growth and economic regeneration	+	+	0	0	0	+	+	0	+	New opportunities for employment and the expansion of businesses and businesses are supported and encouraged by the SPD. Modern retail units that better respond to local needs and those of independent and national operators are to be created by combining existing units. The SPD is also

										<p>concentrating the growth of town centre uses such as retail and leisure within the core of the town centre. The North Finchley market can have a more enhanced role within a town centre which when revitalised will prove less attractive as a location for uses such as betting shops and payday loan lenders.</p> <p>The growth of the evening economy is promoted which can provide venues for a range of target groups such as the LGBT community.</p>
To provide necessary infrastructure to support existing and future growth	+	+	0	0	+	+	+	0	0	<p>Infrastructure will be delivered to support across North Finchley. Investing in public realm improvements, improving the experience for local residents of all backgrounds. The improvement of community facilities, particularly health and education, will be funded through CIL and S106.</p>
To protect and enhance the quality of landscape, townscape and local distinctiveness	+	0	0	0	0	0	0	0	0	<p>The SPD supports enhancing the current townscape and public realm in the town centre making North Finchley as a more attractive place to live, visit and dwell. This will happen through reallocation of street space for pedestrian use, improve the relationship between ground floor uses and streetscape, greening the area and the installation of public art to create a sense of civic pride. Public realm improvements and more accessible and modern retail units will benefit all pedestrians including those with mobility impairments.</p>
To conserve and enhance	+	+	0	0	0	0	0	0	0	<p>Open spaces are to be encouraged through the</p>

open space, green corridor and biodiversity										prioritisation on pedestrians on the streets as well as creating open spaces in specific locations. The SPD includes a greening strategy. There is to be a mass greening of the area with proposals to create a boulevard of trees along the Great North Road. Ballards Lane and the Gateways are to have large amounts of greening brought into the area.
To conserve and enhance historic environment and cultural assets	+	0	0	0	0	0	0	0	0	The cultural zone of the town centre will be enhanced with a wider variety of restaurants and cultural units introduced into the area to support the existing Arts Depot and the enhancement of heritage character within North Finchley. There are a number of buildings with strong architectural quality especially in the central zone.
To improve the health of the population	+	+	0	0	0	0	0	0	0	The SPD strongly promotes the use of public transport such as buses as well as walking and cycling through the city centre. Greening of the area will also provide space to relax and improve the air quality within the town centre. It also seeks to improve the access and promotion of nearby tube stations.
To improve the skills and education of the population	+	+	0	0	0	+	0	0	0	Any planning applications will trigger planning obligations within Barnet's SPD on Skills, Enterprise, Employment and Training. Jobs will be created through the introduction of new retail and business space together with the widening of the evening economy.
To provide	+	+	+	+	+	+	+	+	+	Residential use is promoted

everyone with the opportunity to live in a decent and affordable home										throughout the town centre with opportunities for intensification at the northern and southern gateways. This will help increase supply of affordable as well as wheelchair housing
To reduce crime and the fear of crime	+	+	0	0	0	+	+	0	+	The SPD highlights Local Plan policies on Development Standards which cover designing out crime as well as our strategic policy on making Barnet a safer place . is aiming to mitigate crime Through a design focus on active edges and open spaces the SPD can help mitigate crime and the fear of crime. The improvement of the evening economy could increase anti-social behaviour; however with properly management this can be mitigated.
To promote social inclusion, equality, diversity and community cohesion	+	+	+	+	+	+	+	+	+	The SPD helps to address some of the problems facing the town centre and promotes the creation of meeting spaces and cultural activities within North Finchley. A safer and more attractive environment with an improved town centre that better responds to local needs will re-integrate the town centre with the surrounding residential communities

Section 7: Monitoring

- 6.1 The council will monitor the implementation of the SPD and assess the extent to which the objectives and policies are being achieved. Where targets are not being met, the Council will explain why and set out what steps are to be taken to correct this in the AMR. The EqIA will be updated in light of the feedback from the consultation exercise.