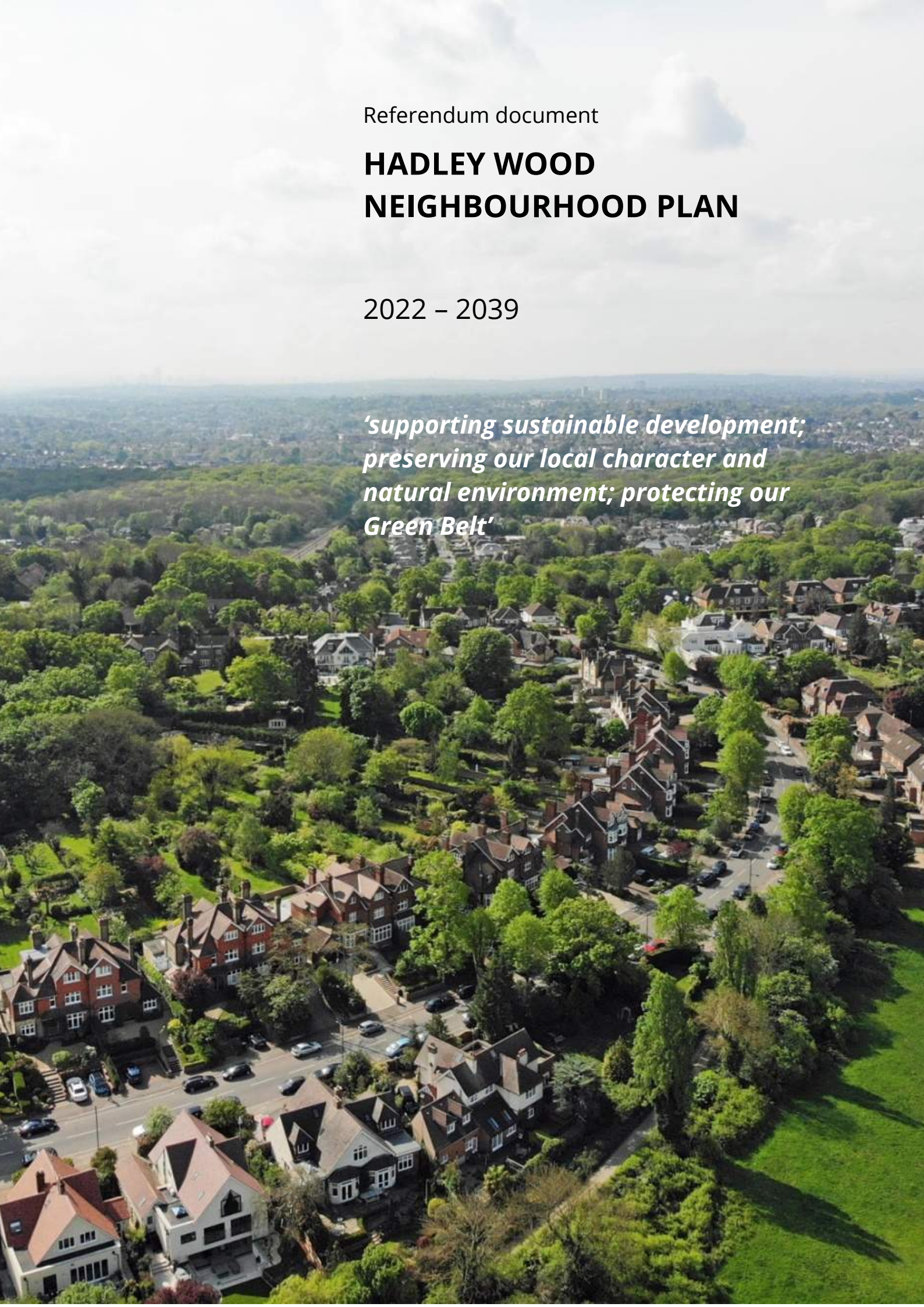
Referendum document

HADLEY WOOD NEIGHBOURHOOD PLAN

2022 – 2039

'supporting sustainable development; preserving our local character and natural environment; protecting our Green Belt'



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FOR FURTHER INFORMATION PLEASE VISIT THE WEBSITE
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Foreword

The Neighbourhood Plan is based upon the views of the local community and supporting evidence. It establishes planning policies and aspirations to guide future development in Hadley Wood. The Plan recognises and supports the aspirations of homeowners to enhance and extend their properties, and so has policies that encourage sustainable development, preserve our local character and protect the natural environment, including the local Green Belt.

Hadley Wood is a relatively isolated and car-dependent community on the borders of Hertfordshire and Greater London, is poorly served by public transport and has very limited local infrastructure or services. The 'setting' of Hadley Wood, surrounded by beautiful Green Belt farmland and mature woodlands, is to be treasured and deserves continued protection. The open space within the Plan area provides areas for recreation as well as for wildlife. Private front and rear gardens with mature trees, green space and low front boundaries enhance local character. Space between buildings provides views to greenery and open countryside beyond. Together these attributes form a major part of local character, play a key role in reducing flood risk, supporting biodiversity, and mitigating the impacts of climate change. Overall Hadley Wood has the characteristics of a rural village rather than a London suburb.

However, it is our view that recent and rapid development has harmed character and biodiversity, increased car use and added to flood risk. Between 2000 and 2018 the number of homes increased by a third, entirely by intensification of development on small sites (source: HWNPF), but with very limited accompanying investment in local infrastructure and services. So, whilst the Plan understands the national and borough imperative to build more homes, historic growth rates are not sustainable and, with no known brownfield sites, Hadley Wood can only make a small contribution towards this need.

The Neighbourhood Plan responds to these local circumstances and challenges with policies to ensure that all future development is more sympathetic and considerate, both to neighbours and to nature. Polices and aspirations will:

- Protect the Green Belt and Local Green Spaces, both within the boundary of Hadley Wood and in the immediate surrounding area.
- Maximise the retention of all trees, both in the public space and in private gardens.
- Replant trees lost during/for development on a 2 for 1 basis.
- Retain at least 25% of front gardens as green space, allowing adequate but not excessive hardstanding.
- Encourage projects to re-instate front gardens.
- Discourage tall front boundaries that change the character of our streets.

- Ensure development addresses drainage and avoids waterlogging and flooding.
- Retain an appropriate space between the house and the side boundary with neighbours, and increases this gap where the scale and bulk of development is greater.
- Ensure that future back garden development is of a scale, height and proximity that is more considerate to all neighbours, both to the side and to the rear.
- Construct a wider range of property types, including three and four bedroom family homes.
- Support the creation of additional footpaths and cycle paths.
- Protect our local amenities, including the local shopping centre and public transport.
- Repair grass verges and pavements damaged during construction.
- Encourage more considerate parking arrangements for construction vehicles.

The Plan aims to achieve gains for everyone:

- Our community will benefit as we protect and preserve the best of local character and the natural environment.
- Our community will furthermore benefit from accessing 25% of developers' contributions to the Council, to invest in truly local priorities.
- Homeowners will benefit as space, views, trees and gardens are attractive features that benefit wellbeing and enhance the marketability and value of their property.
- Applicants (homeowners and developers) will benefit from clearer policies and guidelines, fewer objections to proposals, and speedier approval.
- Neighbours will benefit from more sympathetic, sustainable and less intrusive development.
- Enfield Council will benefit from clearer local priorities when considering planning applications against conflicting policies and objectives.

The Hadley Wood Neighbourhood Plan

Supporting sustainable development; preserving our local character and natural environment; protecting our Green Belt.

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1. Introduction

A plan for Hadley Wood

1.1 This is the submission version of the Neighbourhood Plan for Hadley Wood, incorporating feedback from the formal Regulation 14 and 16 public consultations and the independent examiner's report.

1.2 Work on the Plan started in late 2014, as residents felt that Hadley Wood's unique characteristics, reflecting its semi-rural setting yet being part of a Greater London borough, needed more tailored policies. The Plan sets out the local community's aspirations for Hadley Wood over the period to 2039[1] and establishes policies in relation to land use and development. These are policies that will influence future planning applications and decisions in the area. But the Neighbourhood Plan is much more than this: it represents the community's manifesto for Hadley Wood.

1.3 The area covered by the Plan was established by Enfield Council and is illustrated in Figure 1.

1.4 The purpose of neighbourhood planning is to give local people and businesses a much greater say in how the places where they live and work should develop over time. Neighbourhood planning is designed to give local people a very real voice in shaping the look and feel of an area.

1.5 Hadley Wood was formally designated as an area for neighbourhood planning purposes in July 2015. Since then, the Hadley Wood Neighbourhood Planning Forum[2] ("HWNPF" and "Forum") has surveyed, spoken to and listened to members of the community, and has used the issues and opportunities raised during that process to help inform production of the final policies and projects in this Neighbourhood Plan.

1.6 There are a number of stages involved in preparing a Neighbourhood Plan:

- A first draft of the Plan was prepared based on input from residents in workshops, surveys, public meetings and discussions with Enfield Council.
- Formal feedback from residents and other stakeholders was sought in the public consultation.
- After this, appropriate changes were made for submission to Enfield Council, who are to arrange independent examination.

[1] This aligns with the period covered by the emerging Local Plan being prepared by Enfield Council.

[2] The Localism Act 2011 (http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted) gave communities the power to develop neighbourhood plans, to be progressed by Town and Parish councils, or, in unparished areas, neighbourhood forums.

- That review may require changes to ensure compliance with all relevant legislation.
- The final version will be put to a referendum, where all people of voting age residing in the Plan area will be able to cast a vote on whether they think the final Neighbourhood Plan should be brought into force ('made').
- If more than 50% of people who turn out vote 'yes', the Neighbourhood Plan will be used to help shape future planning decisions and applications in Hadley Wood. The 'made' NP will become part of the Council's Development Plan and Planning Officers will have to take into account the NP in the same way that they do Enfield Council's other planning policies.

The purpose of the Neighbourhood Plan

1.7 The London Plan is the statutory spatial development strategy for the Greater London area that is written by the Mayor of London and published by the Greater London Authority. The central premise of the London Plan 2021[3] is that of 'Good Growth'. This, in effect, means that the scale, location and type of any new development should reflect the character and quality of place. In particular, the new London Plan states:

- *'Existing green space designations will remain strong to protect the environment'* (para 1.2.6);
- *'Improvements to green infrastructure, biodiversity and other environmental factors, delivering more than 50 per cent green cover across London, will be important to help London become a National Park City'* (para 1.2.6);
- *'London's distinctive character and heritage… will be conserved and enhanced'* (para 1.2.7);
- *'Development must prioritise sites that are well-connected by existing or planned public transport'* (Policy GG2 B);
- *'Development must proactively explore… higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling'* (Policy GG2 C);
- *'Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.'* (Policy G6 D);
- *'Development must protect and enhance London's open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening, including aiming to secure net biodiversity gains where possible'* (Policy GG2 F);

[3] The London Plan was adopted in 2021. This represents the strategic policy framework for London, which the Neighbourhood Plan, and the emerging Enfield Local Plan, must align with.

- *'Plan for good local walking, cycling and public transport connections to support a strategic target of 80 per cent of all journeys using sustainable travel'* (Policy GG2 G);
- *'Seek to improve London's air quality'* (Policy GG3 F);
- *'Developments must plan a more integrated approach to water management, while minimising flood risk'* (para 1.6.3).

1.8 The characteristics of Hadley Wood[4] are unique in the London context, and include:

- The heavily vegetated nature of the built form and immediate surrounds, including views to this.
- The layout of development and scale of building, including the openness of the streetscape, and its separation from the London conurbation.

1.9 However, the character of Hadley Wood has begun to change. Between 2000 and 2018 the number of housing units has grown by around one third, with over 200 new homes added, as well as almost 100 substantial redevelopments, and significant changes from extensions, hard standings and outbuildings (source: HWNPF review). In the same period there has been very limited investment in infrastructure and services. In particular, this change has seen:

- The development of new housing that is significantly larger than the existing development, often occupying the entire width of the property boundary, creating a continuous form of development along the street, undermining the open character of Hadley Wood and restricting views to trees and the surrounding countryside.
- The loss of front gardens to areas of paving for off-street parking, and the enclosure of gardens behind boundary walls, disrupting the nature of the street environment and leading to a loss of landscaping.
- Increasing occurrences of flooding, likely results of climate change, but also exacerbated by the additional areas of hard surfacing in front and rear gardens, which have been lost to parking and development.

1.10 If recent patterns of development and change continue the character of Hadley Wood could be detrimentally altered. Those qualities that the community has stated they value most, and which comprise reasons why many people live in Hadley Wood, will be lost.

1.11 Enfield's strategic policies are supported, but this Neighbourhood Plan puts in place policies that are intended to deliver 'good growth' and sustainable development in Hadley Wood. For these reasons, the Neighbourhood Plan has a strong emphasis on green infrastructure and the natural environment, and requires all applications for

[4] These are presented in the Hadley Wood Heritage and Character Assessment April 2018 (Appendix 6).

new development to respond positively to these considerations, strengthening and enhancing the quality of life and environment for all.

1.12 In summary, the 'making' of the Neighbourhood Plan for Hadley Wood will:

- Enable the local community to positively influence future development in Hadley Wood.
- Strengthen Enfield's existing planning policies by emphasizing those that are most important to Hadley Wood.
- Add local planning policies that are tailored to local aspirations.
- Allow the community to have a stronger influence over local planning applications, with the HWNPF becoming a formal consultee.
- Set a standard for the content and quality of planning applications.
- Facilitate stronger relationships with local developers and architects.

Structure of the plan

1.13 Following this introduction, the draft Neighbourhood Plan comprises ten further sections. These are:

- Section 2: 'Hadley Wood today', presents an overview of the area covered by the draft Neighbourhood Plan, what existing planning policy says for the area, key issues and comments raised during consultation.
- Section 3: 'Hadley Wood tomorrow', presents the vision and objectives for Hadley Wood.
- Sections 4–8: These sections present the policies and associated projects for Hadley Wood, based upon the objectives outlined in Section 3.
- Section 9: Includes a policy with regard to the Community Infrastructure Levy and the projects which the funding should be targeted towards as a result of new development in the Plan area.
- Section 10: 'What happens next' outlines the current stage in the plan making process, and what the future steps in the process are.
- Section 11: Lists the Policies and Aspirations, to facilitate an easy overview.

1.14 For the avoidance of doubt, within sections 4–9, each topic area includes some introductory and explanatory text, followed by one or both of the following:

Policies - contained in green shaded policy boxes.

The Neighbourhood Plan establishes development management policies.

- Applicants must demonstrate compliance with these policies when submitting planning applications, or outline valid rationale for an exception.
- Planning officers will consider the Neighbourhood Plan policies alongside Enfield Council's planning policies in the determination of planning applications. Some NP policies strengthen and add weight to existing national or local policies. The rationale is to add weight to the policy when applications are considered by the local planning authority.

The effectiveness of the Neighbourhood Plan is therefore dependent on enforcement of its policies by Enfield Council's Planning department.

Aspirations and Projects – contained in brown shaded boxes.

The Neighbourhood Plan covers more than traditional planning matters, as it presents the community's vision for the area. Items that the community are seeking, but that cannot be delivered through planning policy, are identified and contained in Project and Aspirations boxes.

1.15 Attention is drawn to the Article 4 Direction for the Hadley Wood Conservation Area. This restricts the scope of permitted development rights in relation to particular sites and particular types of development in the Hadley Wood Conservation Area.

Legislation and policy affecting the conservation area may take precedence over Neighbourhood Plan policies.

1.16 The outcomes of the Plan submission will be monitored and responded to by the HWNPF during the remainder of its designated term (to 18 January 2025), when the longer-term arrangements will also be reviewed.

1.17 The HWNPF will also help in the implementation the Aspirations and other projects identified in this Plan, or raised with it afterwards.

2. Hadley Wood ‘today’

The Neighbourhood Plan Area

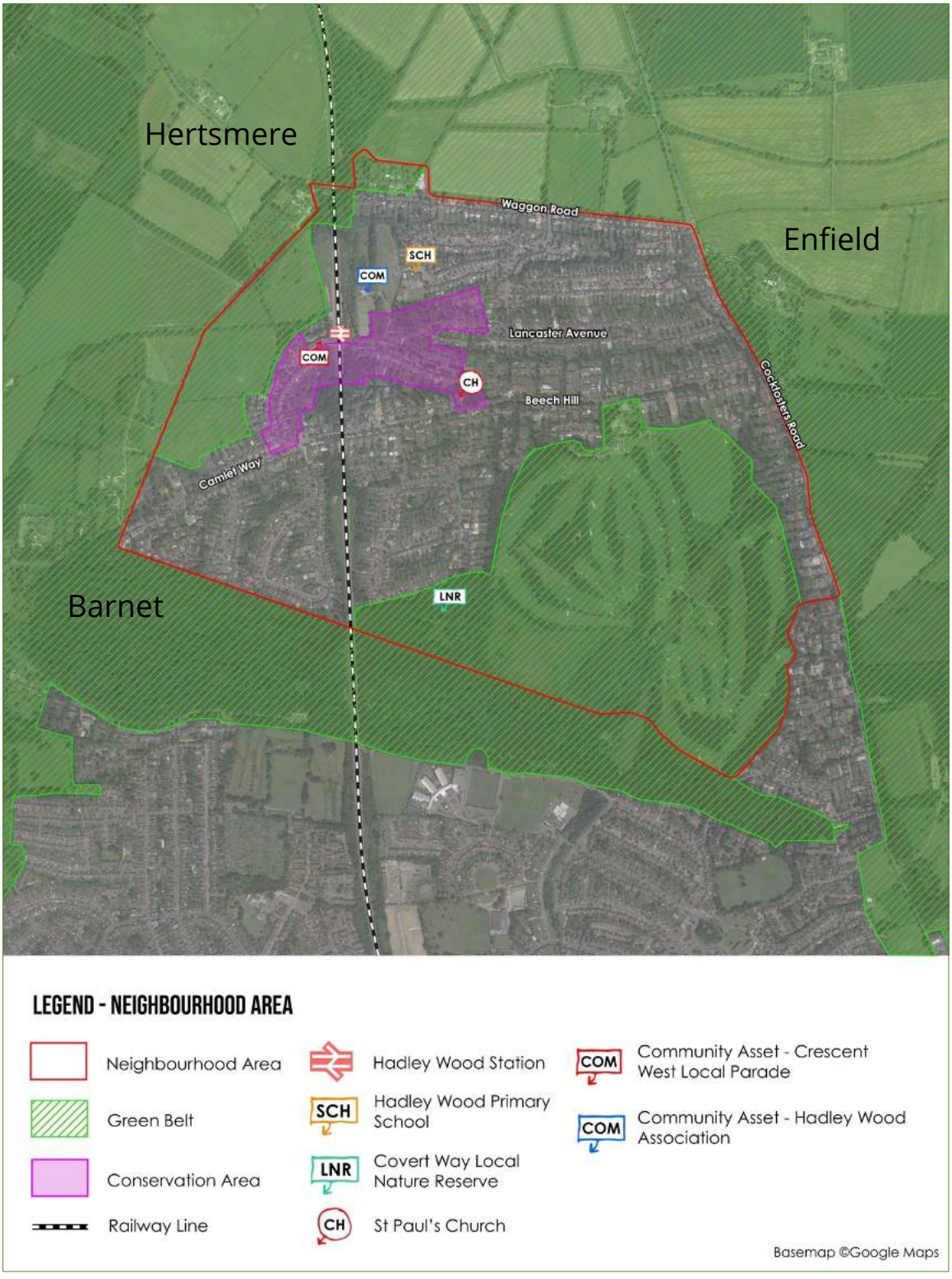


Figure 1: The designated Hadley Wood Neighbourhood Plan area.

2.1 The Neighbourhood Plan Area covers the settlement of Hadley Wood (Figure 1). Hadley Wood is a 'free-standing' settlement to the north of New Barnet, located on the edge of the London Borough of Enfield. It is surrounded by London's Metropolitan Green Belt, with a combination of agricultural, common and recreational land separating this from other nearby areas, including Cockfosters, High Barnet and New Barnet. As such, this semi-rural location benefits from 'clean air', with relatively low levels of nitrogen dioxide pollution (*Source: 'National Atmospheric Emissions Inventory', The Tree Council*).

2.2 Waggon Road forms the northern boundary of the Neighbourhood Plan area, overlooking Green Belt agricultural land to the north.

The southern boundary is formed by Hadley Wood Golf Club and the Covert Way Local Nature Reserve, both also part of the Green Belt.

The eastern boundary runs along and includes Cockfosters Road, which runs north-south, connecting Hadley Wood with Potters Bar, Trent Park and Cockfosters. There is a form of almost continuous ribbon development along the western side of Cockfosters Road, linking Hadley Wood with Cockfosters. The eastern side again comprises agricultural Green Belt land.

The western boundary is along the Monken Hadley Conservation Area, part of the Borough of Barnet.

Beech Hill and Camlet Way form the main east-west spine through the centre of Hadley Wood, from which other residential streets radiate. Crescent West and East form a loop north of Camlet Way, along which the local centre and Hadley Wood railway station are found.

2.3 Hadley Wood is an increasingly car-dependent community, with the lowest levels of public transport accessibility (PTAL), as measured by Transport for London. Train services run between Moorgate in the City of London to the south and Welwyn Garden City in the north, and link Hadley Wood with London Underground services, but only from Finsbury Park onwards. Since 2014, the train operator has been Great Northern, part of the Govia Thameslink Railway (GTR) franchise. Hadley Wood is located in close proximity to the M25 for access to the national road network for business and leisure travel.

2.4 The area remained largely undeveloped until the late 19th century, when the railway station was opened. Over time it became an attractive commuter suburb and remains as such today, displaying a primarily domestic character of development. The centre of Hadley Wood, around Crescent East and West, dates from Victorian times and forms the core part of the designated Conservation Area[5].

[5] See map of the Conservation Area in Appendix 2

2.5 Subsequent expansion of Hadley Wood from the 1900's to the 1960's took place through a series of new streets and estates, each reflecting the prevailing architecture of the time, and with spacious gardens. Since the 1990's development has been piecemeal, with infill/back garden, extensions, conversions and luxury apartments prevailing. The majority is of high quality construction and innovative architecture, but not strategically planned. The number of homes in Hadley Wood has grown by over a third over the last twenty years and has begun to change the 'leafy, semi-rural village' character of the area.

2.6 As at 2018, the Neighbourhood Plan area had a population of approximately 2,475 people, with a mean age of 40 years. By comparison, the mean age for residents in Enfield as a whole was 36 years. The predominant age band in Hadley Wood was 45 to 59, representing a quarter of the total population in the Neighbourhood Plan area.

Almost half of all homes in Hadley Wood were owned outright, i.e. do not have a mortgage (Figure 2), comparing to an average of just 26% for Enfield and 31% for London as a whole[6]. In total, around 92% of all homes in Hadley Wood are privately owned (either outright or with a mortgage), compared to 58% across Enfield and 63% for London as a whole.

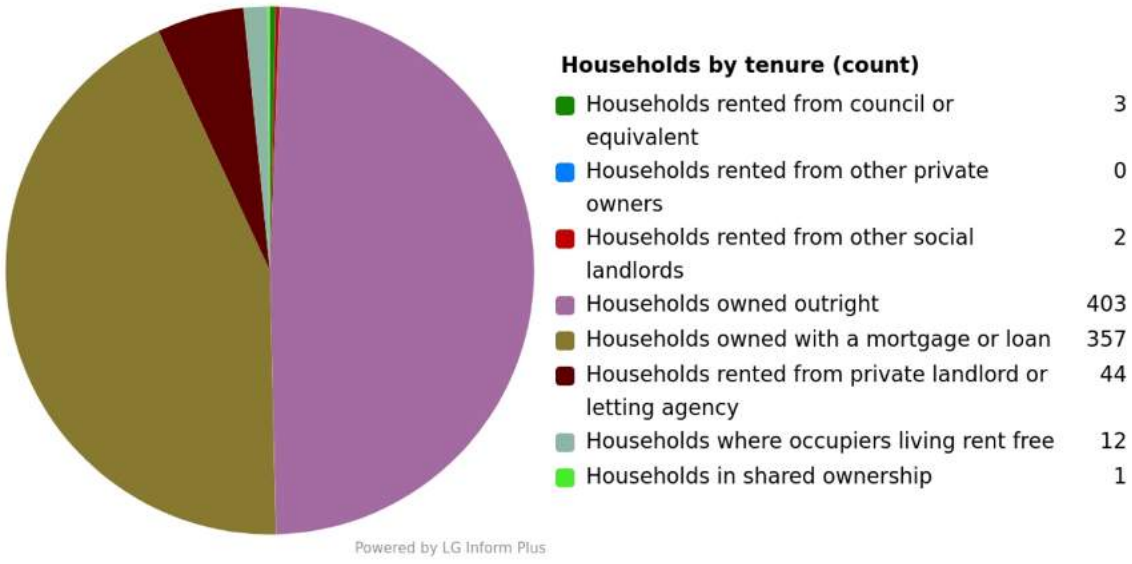


Figure 2: Household tenure in Hadley Wood (footnote 6)

[6] Information sourced from Local Government Association research report, 'Basic facts about Hadley Wood Neighbourhood Plan area', using information from the Office for national Statistics, Census 2011.

What you told us

2.7 The consultation exercises undertaken by the HWNPF between 2015 and 2022 identified a range of issues of importance for addressing in the Neighbourhood Plan. Consultation exercises suggested that:

- Hadley Wood is a distinct and well-defined neighbourhood, entirely surrounded by Green Belt woodland, farmland and managed open space. Within Hadley Wood itself the network of green spaces, trees, verges, streams and gardens are what help characterise the area. However, new and extended development has resulted in the loss of green space, particularly in terms of front gardens, many of which have been paved over and walled in. This both changes the feel of the area and, because of a loss of vegetation and permeable surfaces, is increasing the risk of flooding.
- The wide range of property styles and types adds character and variety to the street scene, and the distance between properties gives a sense of space. However, more recent development, including new builds and extensions to properties, are seeing these qualities diminish, with new, larger homes dominating the street. At the same time, the presence of larger homes is distorting the supply of homes for different needs, with fewer opportunities for people to live in smaller properties, including those looking to downsize.
- There is a sense of community, it is a safe, quiet and peaceful environment in which to live. However, the increasing presence of new front walls and fences around properties is considered to negatively impact on this sense of community, changing the nature of the street environment.
- The area is poorly provided for in terms of local community facilities and amenities. There is no NHS GP or dentist, bank, post office, supermarket, leisure centre or secondary school. Whilst the Hadley Wood Association Centre and the local shopping parade provide important and valued services, both would benefit from investment and refurbishment.
- Hadley Wood is officially assessed as very poorly served by public transport, with the entire neighbourhood in the lowest categories of Public Transport Accessibility Level (PTAL 0, 1a, and 1b), as measured by Transport for London. The train service is predominantly only two per hour, and the interconnecting shoppers' bus to Barnet Spires only runs hourly between 10am and 2pm on Mondays to Saturdays. A bus to Potters Bar and Cockfosters passes along the eastern edge of the Plan Area but is not within walking distance for the vast majority of the local population. The network of footpaths and cycle routes linking Hadley Wood with the surrounding communities is limited and distances are substantial. There are no direct public transport links to key local amenities such

as hospitals, NHS dentists and doctors and secondary schools, supermarkets or to Enfield town centre.

- There is severe congestion along the Cockfosters Road during peak commuter periods, when the road operates at more than 100% of capacity[7], whilst the westerly approach to Camlet Way (from Monken Hadley Common) is a bottleneck at school start and finish times. Local congestion within Hadley Wood is increasing, due to a combination of contractors' vehicles and greater use of home delivery services.

2.8 Although not all of these are 'land-use planning policy' matters, they do reflect the community's concerns and hopes for the area and are thus embedded in this Neighbourhood Plan through a combination of the vision, objectives and supporting Aspirations.

Legal context of neighbourhood plan

2.9 Neighbourhood plans must be prepared in line with national guidance and legislation, including the Localism Act (2011), the Neighbourhood Planning (General) Regulations (2012)[8], the Neighbourhood Planning Act, the National Planning Policy Framework (NPPF, 2021), National Planning Practice Guidance (NPPG) and the Environment Act (2021).

2.10 Neighbourhood plans must be in general conformity with the strategic policies of the development plan. The development plan for Hadley Wood comprises the Enfield Core Strategy, adopted in 2010 and the Enfield Development Management Document, adopted in 2014. Work on a new Local Plan is being undertaken by Enfield Council, covering the period up to 2039.

2.11 Furthermore, the London Plan also comprises part of the 'Development Plan'. An updated London Plan was adopted in 2021. The London Plan and Enfield Local Plan, and evidence underpinning these, have therefore been used to help inform the Hadley Wood Neighbourhood Plan.

2.12 Other relevant policy documents at the borough level for Hadley Wood, which form part of the Council's Development Plan, include:

- Section 106 Supplementary Planning Document (adopted 2016).
- Community Infrastructure Levy, Charging Schedule, Regulation 123 List and Instalment Policy (implemented 2016).

[7] Baseline Transport Review produced by WSP for Enfield Council in support of its draft Local Plan 2019-2039.

[8] Updated in 2015 and 2016.

- Decentralised Energy Network Technical Specification Supplementary Planning Document (adopted 2015).

2.13 This Neighbourhood Plan takes account of Enfield's development plan documents and the suite of supporting material providing evidence to this, all of which can be accessed via the Enfield Council website[9]. An interactive version of the Enfield Local Plan policies map is available online[10].

2.14 The relationship between the Neighbourhood Plan and the strategic policies of the development plan are described in the Basic Conditions Statement.

[9] See: https://www.enfield.gov.uk/services/planning

[10] See: https://www.enfield.gov.uk/__data/assets/pdf_file/0022/3487/adopted-polices-map-planning.pdf

3. Hadley Wood 'tomorrow'

3.1 This section of the Neighbourhood Plan sets out the vision and objectives for Hadley Wood. These have been developed through consultation and establish the community's aspirations for the future of Hadley Wood. At the heart of our Plan is 'Good Growth' with:

- principles that direct growth to the most accessible places, where local amenities are within walking and cycling distance, and where public transport options are available for longer trips;
- principles that retain existing trees, plant new trees, and mitigate the impacts of loss of natural habitats on environmental risks of flooding and poor air quality; and
- principles that recognize the cumulative impact of historical and future development on character, the environment and congestion.



Figure 3: Tree-lined streets and landscaped front gardens are a key characteristic of Hadley Wood (source: HWNPF)

3.2 Development in Hadley Wood should create high quality new homes and appropriately altering existing buildings. This should go hand in hand with improving public spaces and facilities to help protect and further enhance Hadley Wood's distinct and widely appreciated character. This Plan seeks to retain and protect positive features whilst supporting sustainable growth.

3.3 During the consultation for this neighbourhood plan residents highlighted a number of priorities:

- Greater focus on protection of the natural environment.
- More properties providing genuine down-sizing opportunities for local residents and a better opportunity for the younger generations to remain in Hadley Wood.

- Investments in public services and community facilities, so that fewer road journeys are needed.
- Completion of Enfield Council's plan for cycle routes to fully link the west to the east of the borough, including enhancing the existing public footpath between Waggon Road and the Ridgeway.
- Improvements to street pavements, particularly where they are absent, as they are in parts of Duchy Road and Waggon Road.
- A major refurbishment of the Hadley Wood Association Centre to update and modernise local community facilities including more flexible spaces for a greater range of organisations, recreation, education and hall hire, and improved bases for clubs, pre-school and the local community security patrol; together with investment in the sports field (at Bartrams Lane), tennis courts and grounds generally.
- Investment in the local primary school.
- Upgrading broadband, so that homeworking becomes an efficient alternative to commuting.
- Strategic reviews and investments in local waterways and main drainage to mitigate increasing flood risks.

Vision

3.4 Our vision for Hadley Wood is:

Future development in Hadley Wood should follow the principles of 'good growth', by reinforcing and protecting the intrinsic qualities of both the built and the natural environment.

New homes must be of a high quality design and provide a wider choice for all.

The Green Belt, other green spaces, trees and vegetated gardens, that are so important to biodiversity, wellbeing, drainage and air quality, must be given stronger protection from inappropriate development.

New footpaths, cycle routes and improved public transport will help healthier active lifestyles and reduce reliance on the car.

The Plan supports sustainable development, while helping to preserve our local character and protect the natural environment.

3.5 The policies, and projects presented within this Neighbourhood Plan intend to deliver on the vision and objectives that flow from it, as presented in the following section of the Plan.

3.6 It is important that the Neighbourhood Plan is read as a whole. The policies should be viewed together in the preparation and determination of planning applications.

Objectives:

3.7 The objectives below provide a framework for the Neighbourhood Plan policies.

Objective 01: Green Infrastructure and Natural Environment

Development will protect and enhance the existing green/open space and the natural environment, and provide new tree planting.

Hadley Wood is a distinct community, separated from other built up areas by Green Belt comprising farmland, historic common land and woodlands. The attractive, undulating landscape around Hadley Wood is recognised as an Area of Special Character and forms the setting of Hadley Wood, contributes greatly to biodiversity and flood mitigation, and large parts are designated as an area of Archaeological Importance. The Neighbourhood Plan does not propose any amendments to the Green Belt, and opposes inappropriate development in the local Green Belt, both within and immediately surrounding the Neighbourhood Plan area.

Within the boundaries of Hadley Wood are a number of green, open spaces, including the sports field at Bartrams Lane, the area by the tennis courts, the Covert Way Local Nature Reserve and the golf course. The retention of these areas is assumed in this Plan, and Local Green Space designations are added to enhance protection of these and other valued spaces.

Street trees and grass verges are an important element of the natural environment and are to be maintained and enhanced. Front and rear gardens, with lawns, beds and trees, are also vitally important to the natural environment. Development is to retain more of these natural assets.

Objective 02: Flood Risk

Future development will demonstrably manage rainwater run-off and flood risk.

The retention of trees and greater vegetated space, and the use of more porous and permeable materials for driveways and patios, will mitigate the risk that comes with climate change. Flood risk assessments, drainage plans, and provision of Sustainable Drainage Systems will form part of proposals for development, as appropriate.

Objective 03: Housing

Development in Hadley Wood will provide a wider range of housing sizes, including smaller family homes and downsizing options.

Incremental development on small sites over the last 20 years has increased the stock of large and expensive properties in Hadley Wood. New development will provide a wider range of housing options.

In the absence of large brownfield sites, future development will likely be on small sites and must be designed to reflect the character and qualities of the immediate area. The cumulative impact on the street scene, natural environment, flood risk and congestion will need to be considered.

Provision of new housing should go hand-in-hand with the delivery of improved infrastructure, including drainage and community facilities.

Objective 04: Design and Character

Development will be of high-quality design and will be informed by existing character and grain, including height, scale and massing.

The height and scale of new and extended buildings shall have regard to, and respect, the proportion, proximity, density and rooflines of existing buildings in their vicinity. In all development there shall be a clear presumption in favour of preserving the distinctive character and appearance of the area.

Objective 05: Public and Community Facilities

Development will, for example through CIL payments, support and contribute to public and community facilities in the area – bringing improvements for the local population.

Local services and community facilities – including the primary school, pre-schools, church, golf and tennis clubs, and the Hadley Wood Association Centre and grounds – are all highly important in delivering a sustainable community. However, new public services, such as an NHS GP practice or Community Health Centre, will be encouraged.

Objective 06: Transport

Development will, for example through CIL payments, support and contribute towards enhancing the provision of public transport, pedestrian and leisure footpaths and cycle routes.

Sustainable travel enhancements and the impact of vehicles on the local environment will be key considerations, including improvements to local bus services (for example

increasing the frequency of the 399 bus and extending the route to Cockfosters, High Barnet Underground station and Barnet Hospital). Rail related developments will continue to be one of the priorities, led and managed by the Hadley Wood Rail User Group.

Objective 07: The Crescent West Shopping Parade

Any future development of the Parade will promote and support our local retail businesses

The shopping parade and station are at the geographic centre of our community, providing a range of local services and employment. Further development of the community offering of this area will be promoted.

4. Setting and character

Objective 01: Green Infrastructure and Natural Environment

Development will protect and enhance the existing green/open space and the local environment, and provide new tree planting.

Objective 02: Flood Risk

Future development will demonstrably manage rainwater run-off and flood risk.

Objective 04: Design and Character

Development will be of high-quality design and will be informed by existing character and grain, including height, scale and massing.

Setting



Figure 4: Aerial view looking southeast across Hadley Wood, with the railway station in the foreground. This view emphasises the verdant character of the area, which the Plan seeks to protect and enhance. (source: HWNPF)

4.1 Hadley Wood's setting and character are overwhelmingly defined by its verdant character and the Green Belt that surrounds it.

4.2 Enfield's Core Strategy 2010-2025 contains important aims:

- Strategic Objective 2 promotes environmental sustainability;
- Strategic Objective 9 aims to protect and enhance the natural heritage and open character of the borough; and the network of green infrastructure; and
- Strategic Objective 10 promotes high quality design, enhancing local distinctiveness and identity.

4.3 A Heritage and Character Assessment was undertaken for this Plan (see Appendix 6), identifying key features and matters that should be considered in the design of new development, including extensions. This complements the Council's Hadley Wood Conservation Area Appraisal and associated Conservation Area Management Proposals[11], and takes account of the associated Article 4 Direction (2006).

4.4 The Heritage and Character Assessment states, amongst other things:

- Located 20km north of central London, some 2km within the M25. Part of Greater London but surrounded by Green Belt land and retains semi-rural 'village' feel.
- The Neighbourhood Plan area covers 2.5km², approximately 1,000 housing units and a population of some 4,000.
- Long history dating back to the 1100s, when Monken Hadley village and the Enfield Chase royal hunting ground were established. The latter was broken up into fields in 1777 and the Beech Hill Park mansion, now the Hadley Wood Golf Club House, was built.
- A small number of large houses existed until the railway station opened in 1884 and what is now the Conservation Area was constructed.
- Until the 1960s new streets with large plots were built on open farmland, whereas subsequent development was higher density in-fill. Since 2000 this has intensified, with re-builds comprising larger mansions and apartment blocks.
- Situated in rolling countryside which creates a verdant backdrop, visible across the area, particular from the higher ground.
- Self-contained village surrounded by Green Belt, isolated in rural landscape despite proximity to Barnet, Cockfosters and Potters Bar.

[11] https://www.enfield.gov.uk/services/planning/conservation-areas/hadley-wood-conservation-area

- Characterised by detached houses, with many surviving buildings. An eclectic mix of suburban styles, high quality built form and architectural detailing primarily in the Conservation Area.
- Trees in streets and gardens create layers of vegetated structure and contribute to the verdant character. Trees often have canopies visible above development rooflines.
- Spacious, often tree-lined, streets softened by grass verges and medium to large well-vegetated front gardens.
- Buildings are typically two storeys in height (some with loft/roof accommodation), reinforcing the domestic character of the settlement and reducing the visual impact of individual properties.
- Community facilities are focused around the station, including a parade of shops and community facilities of the Hadley Wood Association.
- Issues include, inter alia, the small number of amenities within walking distance; poor drainage; new development with little consideration for appropriate proportions; boundary treatments that are not in keeping with the traditional vernacular, height, visual permeability and materials; loss of architectural details; front gardens paved over; damage to grass verges by car parking and vehicles working on construction sites.



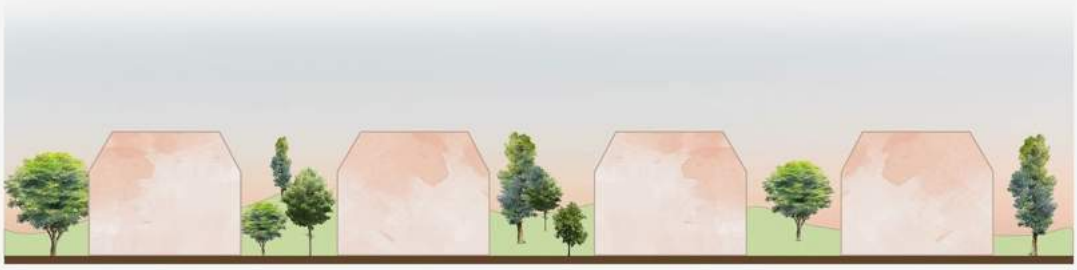
Figure 5: Views of the surrounding countryside are a key feature of Hadley Wood (source: HWNPF)



Figure 6: semi-rural setting of Hadley Wood, with low rise buildings that do not harm long-distance views (source: HWNPF).

4.5 The views of the countryside that are a characteristic feature are threatened by the extension, modification and redevelopment of properties, partly through Permitted Developments. Increasingly large developments create a 'terracing' effect, with buildings occupying (almost) the full width of the plots and reducing the gaps between buildings, restricting the views of the backdrop and thus the character of Hadley Wood. These views are further threatened by raising roof heights to add additional storeys to buildings.

It is important that new buildings, and extensions to existing buildings, should retain characteristic views through to gardens and the rural landscape beyond, as illustrated in Figure 7.



Above: Many streets in Hadley Wood are characterised by detached properties with space between these providing ***a sense of openness and views through to the surrounding landscape.***



Above: Where ***extensions*** *are proposed they should be in proportion to the existing building, allowing for the sense of space and views to be maintained. Large extensions and new development which occupy most of or the entirety of the plot width are discouraged. This creates a* ***terracing effect*** *which undermines the character of the street.*

Figure 7: Proposals for development in Hadley Wood, either new development or extensions, should avoid creation of a terracing effect and maintain views between properties. (source: Troy Planning)

Policy HW-1: Setting, character and views

Proposals for development in the Neighbourhood Plan area, including new build, extension or replacement buildings, must be sensitive to the characteristics(1), appearance and setting of Hadley Wood and must be in line with the following criteria and:

a) avoid creating a 'terracing' effect where buildings are extended to the edge of the plot boundary.

b) The width of the primary building frontage should reflect that of existing properties in the visible locality. Additional back facades may be acceptable as long as they accord with HW-1a) and appear subsidiary.

c) In all cases, development should retain a minimum of 1m offset from side boundaries and this should be increased in line with the prevailing street character, as the bulk and scale of the property is increased, or where a greater distance is required to retain views between adjacent properties.

d) Where a proposed development may result in a property that has a bulk and scale greater than that of the established street character of the immediate visible locality, the apparent scale should be mitigated by:

   i. tiering development, so upper floors are not the full width of the ground floor; and/or

   ii. having pitch roofs to the sides or crown roofs; and/or

   iii. further increasing the offset to the boundary in proportion to the increased bulk, scale and massing of the dwelling; and/or

   iv. designing side extensions that are subsidiary to the host property;

   with the resulting building remaining visually appropriate for the context.

(1) *For clarity, 'characteristics' include the prevailing architecture, scale, height and massing, boundary treatments and hardstandings; the natural environment including landscape, trees and vegetation; the views of trees, gardens and more distant countryside, visible between properties and over the roofscape.*

To respect the privacy, outlook and amenity of neighbours homeowners and developers are also strongly encouraged to adhere to the rules for larger developments when completing Permitted Developments, particularly with respect to spacing to the boundary and building angles.

Boundary walls

4.6 Enfield Core Policy 30 seeks to maintain and improve the quality of the built and open environment. Enfield DMD Policy 8 states that boundary treatments should *'not dominate or cause harm to the character or appearance of the property or street… in the case of front boundary treatments, the height should not normally exceed 1m.'* [12]

4.7 The erection of new boundary walls, gates and railings around front gardens has begun to change the characteristic street scene across Hadley Wood, reducing the verdant character of streets and undermining the special qualities of the area (see Figure 8, in contrast to Figure 9).

In many instances, buildings have effectively been enclosed behind boundary walls, compromising the open, landscaped nature of streets, with the alignment of the street front and building edges fragmenting the street.



Figure 8: Example of boundary wall that adversely impacts on the quality and character of an area (source: Google Maps)

[12] Note the Article 4 Direction that restricts certain PD rights for heritage assets, especially in the Conservation Area.



Figure 9: Open front gardens enhance the character of an area (source: HWNPF)

4.8 Although some changes to front gardens can be made under Permitted Development (PD) rights[13], such as installing walls and railings up to 1m in height, the importance of open and visible front gardens to the character of Hadley Wood means that for the Neighbourhood Plan area, best practice design guidance should apply (Figure 10).

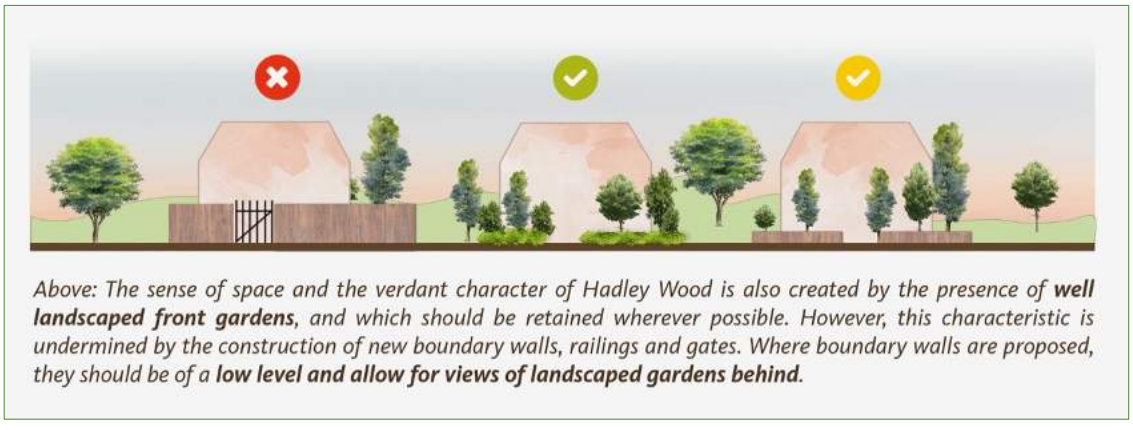


Figure 10: The open nature of the street scene in Hadley Wood should be retained wherever possible (source: Troy Planning)

[13] Works that do not require a planning application, as set out in the Town and Country Planning (General Permitted Development) Order 2015, as amended since then. Note: the Art. 4 Direction disapplies some of these rights for heritage assets and the Conservation Area.

Policy HW-2: Front boundary walls, railings and gates

Front boundary treatments require planning approval if the height exceeds 1m. Whenever new or replacement walls, gates and/or railings are installed:

a) These must be of an appropriate level and allow for views of landscaped gardens behind and comply with Enfield Policy DMD 8, which states that the height should not normally exceed 1m.

b) Solid front walls of 0.5m or lower will be supported. Front boundary treatments that are higher than 0.5m must be constructed of railings or similar, but can incorporate a solid lower section.

c) To ensure safety of pedestrians and road users gates that have the potential to block visibility of the footway or street must be set back from the edge of the pavement and carriageway, and maintain visibility splays (Enfield Council's Technical Standards refer [14]).

All front boundary treatments must, as far as possible, retain hedges, trees and other natural features and the open character of the street scene. They must also avoid damaging or destroying tree roots.

4.9 Whilst it is recognised that residents want to ensure the security of their homes, best practice guidance from the Metropolitan Police and 'Secured by Design'[15] discourages high front boundary treatments. It notes that:

"It will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low… avoid obstructing visibility of doors, windows and access gates to the rear of the property. Similarly, planting which allows a clear line of sight to the pavement and road is preferable."

The Planning Inspectorate has refused appeals in respect of tall gates and railings. For example, in dealing with the appeal by a Hadley Wood resident the Inspector noted: "There is no evidence before me to demonstrate that crime rates are significantly higher in [*road name*] as suggested. That aside, there is a wide and readily available range of alternative security measures for effectively protecting homes and vehicles."[16]

[14] https://governance.enfield.gov.uk/documents/s39945/ENV12134Appendix1.pdf

[15] Police Crime Prevention Initiatives, March 2019, Secured by Design: Homes 2019, Version 2.

[16] Details omitted to protect the privacy of the applicant; planning ref. 21/000040/ENFORC.

4.10 The Hadley Wood Neighbourhood Planning Forum encourages residents to improve home security through a series of other mitigation measures, as an alternative to walls, railings and gates. Security options include;

- Membership of both Hadley Wood Security and Neighbourhood Watch.
- Installing security cameras, doorbell cameras, door chains, and other home security devices.
- Using steering locks for cars parked on the road and driveway.
- Planting 'thorny' species under exposed windows.

Front gardens

4.11 Front gardens are a core component of the identity and character of the Neighbourhood Plan area. The landscaping of front gardens is also important in managing the risk of surface water flooding.

4.12 Various Enfield policies deal with gardens:-

- Core Strategy Policy 30 recognizes the importance of front gardens to the character and quality of place.
- DMD Policy 7 *'seeks to protect and enhance the positive contribution gardens make to the character of the Borough'*.
- Core Strategy Objective 2 aims to manage and reduce flood risk.
- DMD Policy 59 states that *'new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere'*.

4.13 The large scale paving over of front gardens is having a detrimental impact on the overall character of Hadley Wood. As established through the Heritage and Character Assessment[17], much of the area is typified by larger houses set back from the street edge and, historically, benefitting from large, well landscaped gardens. As a greater proportion of front gardens is paved over, and new walls and gates erected around these areas, so the character has begun to change. This is an issue recognised by Enfield Council, who state in their Development Management Policies Document[18] that:

'The cumulative loss of front gardens over time has a negative impact on suburban form and character of residential areas'.

[17] Aecom for HWNPF, Hadley Wood Heritage and Character Assessment 2018 (Appendix 6).

[18] Enfield Council, Development Management Document 2014 (See para 7.2.3).

4.14 The changes to front gardens and the impact on character is also noted within the Enfield Characterisation Study[19]. This identifies Hadley Wood as falling within the 'large suburb' character type. It notes:

'Houses in this type tend to be set well back from the road within a large plot. They are typically large and redevelopment with increasingly large and lavish buildings is a hallmark of the most affluent areas. Privacy and security is a notable concern with strong boundaries and gates now common, although these are not typically original'.

4.15 The impact is recognised in the Enfield Characterisation Study as a 'key issue'. The Study recommends that:

'Street trees, verges and planting in front gardens make a significant contribution to the quality and character of these areas and should be protected. This will help to mitigate against the effects of climate change and support better biodiversity and sustainable drainage.'[20]

This is reflected in Enfield DMD Policy 8, criteria (i), which states that hardstandings should *'not dominate the appearance of the street frontages or cause harm to the character or appearance of the property or street, and are permeable in line with DMD policies on Flood Risk'.*



Figure 11: Examples of impermeable hardstanding (source: Google Images)

4.16 The impact of changes to front gardens is expressed in Enfield's Development Management Document, with paragraph 7.2.1 stating:

[19] Urban Practitioners for Enfield Council, February 2011, Enfield Characterisation Study.

[20] https://www.enfield.gov.uk/__data/assets/pdf_file/0023/6089/planning-policy-information-enfield-characterisation-study-parts-5-6-february-2011.pdf

'The pressure for off-street road parking continues to see applications for converting domestic front gardens into parking spaces, ultimately resulting in an aesthetic and environmental impact on the character of a street. This may be through various impacts such as the loss of green landscaping and natural drainage, street furniture, or traditional boundary features such as walls, hedges and garden gates.'

4.17 Enfield has policies aiming to protect gardens:

- DMD Policy 8 states that development should provide '*adequate access, parking and refuse storage which do not, …, adversely affect the quality of the street scene*';
- DMD Policy 8 furthermore states that development should ensure that '*hardstandings do not dominate the appearance of the street frontages or cause harm to the character or appearance of the property or street*';
- DMD Policy 46 states that, where installation of a new dropped kerb is required to provide vehicle access to the area of paving, there should be *'no negative impact on the existing character of the area and the streetscape as a result of the loss of a front garden or grass verges to hardstanding*'.



Figure 12: Front gardens must retain planting (source: HWNPF)

4.18 Permitted Development rights allow homeowners to pave over up to five square meters of their front garden without planning permission when using non-permeable/porous materials, and any size when using permeable/non-porous materials or if rainwater is directed to a lawn or border to drain naturally.

4.19 This is despite guidance from the DCLG (now DLUHC) and Environment Agency issued in 2008[21], which acknowledged the impact of paved front gardens. It notes, for example, that the paving of front gardens with impermeable surfaces can:

- Increase the risk of flooding (see Figure 13).
- Carry pollutants into the drainage network, which damages wildlife and the wider environment.
- Create overflows from the foul sewerage network, passing untreated sewerage into watercourses.
- Reduce the amount of water soaking into the ground and reaching natural aquifers, limiting the natural cooling effect, and thus contributing to a rise in local temperatures (the urban heat island effect).

4.20 The in-combination effects of too much paved surfacing is causing major issues within Hadley Wood, increasing occurrences of surface flooding and overflow from drains that are unable to cope with the additional surface water run-off. This consequence is quite clearly acknowledged by DLUHC and the EA, who state:
'Although paving over one or two gardens may not seem to make a difference, the combined effect of lots of people in a street or area doing this can increase the risk of flooding'.[22]



Figure 13: Larger hardstandings with poor drainage can cause flooding; in this example cold conditions led to the road being iced over (source: HWNPF)

[21] Department for Communities and Local Government, with the Environment Agency, September 2009, Guidance on the permeable surfacing of front gardens.

[22] Department for Communities and Local Government, with the Environment Agency, September 2008, Guidance on the permeable surfacing of front gardens.

4.21 Hadley Wood is a car-dependent location, with many households having 2, 3 or 4 cars. For convenience, as well as security reasons, most cars are parked on driveways. Off-street parking is appropriate and encouraged, as many streets are relatively narrow and obstructions hamper the free flow of traffic, which in turn affects air pollution as well as highway safety (especially for cyclists and pedestrians).

4.22 However, the provision of sufficient off-street parking should not result in the removal of most or all soft landscaping in front gardens, as green spaces and vegetation represent an integral part of what defines Hadley Wood and help fight the effects of climate change.

4.23 An increasing number of councils now require part of the front garden to remain unpaved. For example, Welwyn Hatfield, Redbridge, Brent and Fleet stipulate that 50% must be soft landscaping [23]. Hadley Wood residents are strongly encouraged to follow the example of those councils and aim to keep up to half of the front garden vegetated, but Policy HW-3 sets the minimum area that must remain unpaved at 25%.

Policy HW-3: Paving of front gardens

Front gardens are of immense importance to the setting and character of a locality, reduce flooding risk, support biodiversity and help mitigate the effects of climate change.

All new and replacement hardstandings must:

1. Maximise the retained area of lawn and vegetation. A minimum of 25% of the front garden must be retained as soft landscaping, i.e. unpaved (unless individual circumstances render that not appropriate). Homeowners are strongly encouraged the maximum area possible~~;~~ and
2. Incorporate Sustainable Drainage Systems (SuDS) and permeable or porous materials that reflect the character of the area; and
3. Not directly run-off into the drainage system (to avoid adding to flood risk and to ensure pollutants do not enter rivers).

[23] Fleet – 50% https://www.hart.gov.uk/sites/default/files/2022-11/fleet_adopted_np_nov_19_accessible.pdf
Brent – 50% (30% for shorter and narrower front gardens)
https://www.brent.gov.uk/media/16405868/development-management-policies-final_small-nov-2016.pdf and
https://www.brent.gov.uk/media/16416230/guidance-notes-for-footway-crossover-v13-december-2019.pdf
Redbridge – 50%, depending on the garden size https://www.redbridge.gov.uk/media/7202/2019-redbridge-housing-design-guide-spd.pdf
Welwyn Hatfield – 50% unless individual circumstances render that not appropriate https://www.wgc-ems.org/design-guide/gardens/hardstanding/

Until such time that the GPDO 2015, as amended, includes adequate protections of front gardens, the approval of any application for new build, extension to existing dwelling or new/replacement front boundary treatment that reduces the permeable and/or vegetated area of the property is encouraged to, by default , add a condition that removes the Part 1, Class F Permitted Development rights ('Hard Surfaces'), unless there are other safeguards to ensure that a minimum of 25% of the area to the front of the dwelling will be kept as vegetated garden space.

4.24 To ensure that the above policy to protect the front gardens applies, approvals of new builds, extensions and new/replacement front boundary treatments are advised to be accompanied by a condition that removes the Class F Permitted Development rights for Hard Surfaces.

4.25 The two images below, from the same street elsewhere in north London, show the superior character of a locality when vegetation is retained:-



Figure 14: Trees, shrubs and other vegetation materially improve the character of an area (source: Google Maps)

4.26 In the Neighbourhood Plan area off-street parking is becoming a material issue where single family dwellings are replaced with apartment buildings, and developments have been approved that will require on-street parking on Cockfosters Road, Camlet Way and Duchy Road, which will create highway safety issues and discourage cycling.

4.27 The London Plan caps the number of parking spaces for new developments, as the Mayor wishes to reduce car usage. While the HWNPF is wholly supportive of this aim, it is only feasible if adequate alternative transport is available. As discussed in Appendix 5, Hadley Wood is poorly serviced by public transport and has very few amenities reachable by bike or on foot. Car usage will therefore remain the main mode of transport in the foreseeable future and adequate safe parking is important.

4.28 The issue has become a problem in the NP area for developments that involve the replacement of single family dwellings with high end apartment buildings, and the number of cars parked on the plot rises from less than 4 to over 15 in some cases. As costs have risen, development proposals increasingly have additional apartments

instead of underground car parks. The car parking is moved to the front of the buildings, which not only affects the character and setting but can also only accommodate a limited number of spaces for the future residents, and none for visitors, deliveries or trades.

4.29 The London Plan allows more parking spaces for locations with poor public transport:

- Table 10.3 of the London Plan (2021) stipulates a maximum of 1.5 spaces per 1, 2 and 3 bedroom housing unit.
- However, a footnote to the Table states that "boroughs should consider standards that allow for higher levels of provision where there is clear evidence that this would support additional family housing".

4.30 The entire Plan area is PTAL 0-1 and, until such time when walking, cycling and public transport (such as demand-responsive bus services to amenities and employment) are improved and realistic travel options, Policy HW-4 contains subtly higher parking standards for a very specific type of developments. Further explanatory notes can be found in Appendix 5.

Policy HW-4: Off-street parking

Notwithstanding the need to retain part of the front gardens as green space, adequate off-street parking should be provided to avoid adverse impacts, especially on highway safety. Plot sizes in the Neighbourhood Plan area allow both to be accommodated.

Where the number of housing units on a site is increased by way of apartments:

- For developments located on the NP area's main access roads, being Cockfosters Road, Beech Hill, Camlet Way and Waggon Road, the number of on-site parking spaces is required as follows:
  - 1.5 spaces per 1 - 2 bedroom unit;
  - 2 spaces per 3+ bedroom unit; and
  - an appropriate number of additional on-site spaces for visitors and deliveries/maintenance workers.
- For developments on other roads the maximum number of on-site parking spaces shall be 1.5 per 1+ bedroom unit.

4.31 The HWNPF encourages homeowners to 'de-pave' areas of hard surfacing. London Plan §4.2.10 states that "Impacts on existing biodiversity or green space, as a result of minor housing developments, should be minimised and mitigated through measures such as returning hard standing to green space…".

4.32 Portland, Oregon, has developed a concept to work with the local community to return paved surfaces to permeable surfaces. The initiative was set up as a response to the growing problems created by the increasing area of land covered by paved surfaces, resulting in stormwater pollution, the degradation of water quality and riparian habitats, as well as the disconnection with the natural environment[24]. In the UK, de-paving has been trialed in Lambeth, with funding and support from the Council[25].

Aspiration HW(i): Reinstating front gardens

The HWNPF encourages homeowners to 'depave' areas of hardstanding and impermeable surfaces in front gardens, preferably reinstating natural materials, or replacing impermeable surfaces with porous material.

Guidance published by The Royal Horticultural Society (e.g.: Front Garden Guide) [26] should be referred to when considering how best to redesign front gardens, particularly those incorporating parking provision.

The HWNPF strongly encourages Enfield Council as the Lead Flood Authority to consider whether an approach to 'depaving' might be included within an update of the Council's Surface Water Management Plan and/or Flood Risk Management Plan to help fund and deliver such change to positively influence the resilience and character of the area.

[24] To find out more, visit the Depave website: http://depave.org/

[25] More information on the trial in Lambeth can be found here: https://www.lambeth.gov.uk/depaving-a-guide

[26] https://www.rhs.org.uk/science/pdf/climate-and-sustainability/urban-greening/gardening-matters-front-gardens-urban-greening.pdf



Figure 15: Encouragement is given to the retention, and reinstatement, of front gardens (source: HWNPF)

Heritage Assets

4.33 Core Policy 34 of the Enfield Core Strategy commits the Council to work with partners to pro-actively preserve and enhance the Borough's heritage assets. Enfield DMD Policy 44 states that *'applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused'*.

4.34 The Hadley Wood Conservation Area (located along Crescent East and West and part of Lancaster Avenue – see Appendix 2) is of historical and architectural value and was first designated in 1989. The suburban red-brick houses are designated heritage assets provide a valued and attractive setting within Hadley Wood and give character to the neighbourhood as a whole.

A Conservation Area Appraisal[27] was completed by Enfield Council and a Management Plan[28] put in place, which seeks to manage the nature and impact of future change in the Conservation Area. All proposals within or in the setting of the

[27] https://www.enfield.gov.uk/__data/assets/pdf_file/0026/5768/heritage-conservation-countryside-information-hadley-wood-caa-sept-2016.pdf

[28] https://www.enfield.gov.uk/__data/assets/pdf_file/0023/5774/heritage-conservation-countryside-information-hadley-wood-camp-feb-2015.pdf

Conservation Area should have regard to this, as well as policies established in the Enfield Core Strategy and Development Management Document.



Figure 16: View of Green Belt land from Crescent West in the Conservation Area (source: HWNPF)

4.35 In addition, Enfield Council has adopted a formal Local Heritage List[29]. These buildings, structures and sites have special local interest but are not captured by the NPPF's definition of "Designated Heritage Assets". The Local Heritage List includes, at the time of writing, Hadley Wood Golf Club (the land; the Club House and Stables are Grade II listed), 120-128 Waggon Road (Railway cottages), the postbox on Waggon Road (Edward VIII), and the nearby West Lodge Park Hotel and arboretum.

4.36 A number of historic structures in Hadley Wood are protected by statutory Listing; this is subject to change, but the current assets are detailed in Appendix 3.

4.37 In addition, a Local Heritage List[30] has been adopted by Enfield Council. The list is subject to change over time but currently includes Hadley Wood Golf Club (Beech Hill Park mansion), 120-128 Wagon Road (Railway cottages), the postbox on Wagon Road (Edward VIII), and the nearby West Lodge Park Hotel and arboretum. There are also a number of other buildings, including some falling outside the Conservation Area,

[29] https://www.enfield.gov.uk/__data/assets/pdf_file/0013/4405/enfield-local-heritage-list-may-18-planning.pdf

[30] https://www.enfield.gov.uk/__data/assets/pdf_file/0018/6228/planning-information-local-heritage-list-guidance-on-selection-criteria.pdf

which positively contribute to the character and heritage of the area and Aspiration HW(ii) looks to include those on the Local List:

- No. 47 Camlet Way comprises a timber framed house with red brick noggin and clay tile roof. The house appears on historic maps dated to 1873. As one of the earliest surviving properties in the Neighbourhood Area, the house is of historic interest to the development of Hadley Wood. The architectural quality contributed to the aesthetic interest of the area.
- Nos. 39, 42 and 43 Camlet Way are a pair of large detached houses. Dated to the mid 19th century, the houses are constructed of stock brick, with hipped roofs, short eaves and large stacks. The houses contribute to understanding the development of Hadley Wood and represent the character of the area prior to development by Charles Jack in the late 19th century.

4.38 The Hadley Wood Conservation Area Study Group (HWCASG) represents the interests of the Conservation Area in planning matters, through its membership of the Conservation Area Group, now included in the Enfield Environment Forum. The Hadley Wood Association encourages the HWCASG to strengthen its planning role and increase community interest in the heritage assets (including the listed buildings) that play such an important part in defining the setting of Hadley Wood.

Policy HW-5: Heritage Assets

1. Planning applications within the Hadley Wood Conservation Area, as well as those affecting its setting, must have regard to the relevant Conservation Area Appraisal(s) and Management Proposals.
2. Development (both existing properties and new builds) should take advantage of opportunities to enhance the Conservation Area by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc that would make a positive contribution to the Conservation Area.
3. The same care – to protect and enhance – must be taken with other statutory listed buildings (current list in Appendix 3), as well as non-statutory, heritage assets, such as those on Enfield Council's Local Heritage List.

It is noted that national legislation, the planning framework and Enfield's Article 4 Direction may result in certain Neighbourhood Plan policies not applying to the Conservation Area.

Aspiration HW(ii): Preserving and Enhancing Locally Significant Heritage

The HWNPF recognises the importance of non-designated heritage assets at 39, 42, 43 and 47 Camlet Way and strongly encourages their inclusion on Enfield Council's Local Heritage List. Other non-designated heritage assets may be identified over time.

5. Natural environment

Objective 01: Green Infrastructure and Natural Environment

Development will protect and enhance the existing green/open space and the local environment, and provide new tree planting.

Objective 02: Flood Risk

Future development will demonstrably manage rainwater runoff and flood risk.

Green Belt

5.1 The setting of Hadley Wood is defined by the Green Belt that surrounds it across three boroughs:-

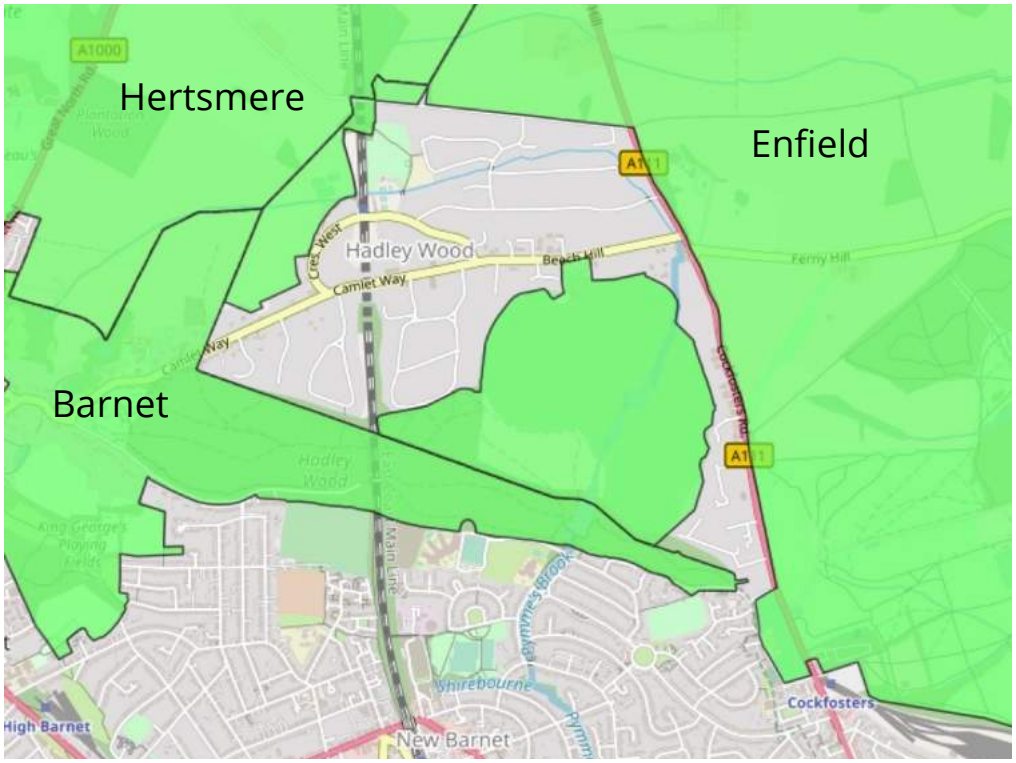


Figure 17: Green Belt around Hadley Wood (https://troyplanning.com/project/green-belt-map/)

5.2 The Green Belt within and surrounding Hadley Wood is a valued landscape of huge benefit to the local community and wider area. It is of archaeological importance, provides access to the countryside for outdoor leisure and recreation, supports biodiversity, and can provide significant flood storage to benefit downstream areas.

5.3 The Enfield Characterisation Study recognizes that the land falls within an Area of Special Character[31], noting:

Farmland Ridge and Valleys

The north and north-western Green Belt area which extends from Hadley Wood in the north-west corner of the Borough, across the whole of the top northern edge of the Borough to Capel Manor and Bulls Cross in the north east is characterised by Farmland Valleys and Ridges and is notably Enfield's most important landscape type as it forms a special area of landscape character which is a major asset to the Borough. The Study notes the area's high landscape quality and that its designation as Green Belt has meant that the landscape has been well protected from twentieth century built development.

Rural Parklands

Within Enfield's Green Belt two key areas have been characterised as rural parkland, Enfield Chase in the north-west and the large area of recreation land in the north-east comprising Whitewebbs Park, Forty Hall parklands, and the parklands surrounding Myddleton House. This Green Belt typology offers landscapes with strong national heritage and a focus on recreation. Within the wider environment these historic landscapes are generally widely visible forming large woodland areas which are prominent from the north and south.



Figure 18: The countryside surrounding Hadley Wood is of a high landscape and amenity value (source: HWNPF)

[31] https://new.enfield.gov.uk/services/planning/planning-policy-information-area-of-special-character-boundary-review.pdf

5.4 The NPPF opens the Green Belt section with the comments, in paragraph 137, that "The Government attached great importance to the Green Belts" and "the essential characteristics of Green Belts are their openness and their permanence".

5.5 Para 8.2.1 of the London Plan 2021 states that "The Mayor strongly supports the continued protection of London's Green Belt", and 8.2.2 states that "The Mayor will work with boroughs and other strategic partners to enhance access to the Green Belt and to improve the quality of these areas". Para 1.2.1 indicates that the London Plan proposes more efficient use of land to accommodate growth, while protecting the Green Belt.

5.6 This principle is also reflected in Enfield planning policy. Strategic Objective 2 of the Enfield Core Strategy promotes a sustainable pattern of development, *'protecting the Borough's Green Belt and biodiversity'*.

5.7 The NPPF notes that, where a need for changes to the Green Belt boundary has been identified through a strategic review (for example, as part of an updated Local Plan), then detailed amendments to those boundaries can be made through non-strategic policies, including neighbourhood plans.

The London Plan (2021) does not make provision for any Green Belt release.

This Neighbourhood Plan:

- strongly opposes inappropriate development in the local Green Belt.
- Does not propose any amendments to the boundaries of the Green Belt that surrounds the Plan area (as displayed in Figure 1 above), which forms the setting of Hadley Wood and is a major contributor to its character.

5.8 Paragraphs 140 and 141 of the NPPF state that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, and that, before any such conclusion is reached, all other reasonable options for meeting the identified need for development must be fully examined. Furthermore, paragraph 11 of the NPPF states that all plans should promote sustainable patterns of development that seek to:

i) Meet the development needs of their area;

ii) Align growth and infrastructure;

iii) Improve the environment;

iv) Mitigate climate change and adapt to its effects.

5.9 The HWNPF believes that release of land from the Green Belt in and around Hadley Wood would not meet the above NPPF criteria:

- Hadley Wood is an isolated and car-dependent community with the lowest levels of public transport accessibility, and not within reasonable walking

distance to a local town centre, health and educational facilities, employment, leisure facilities or shopping. Additional car use would add to congestion and air pollution.

- The natural and historic setting of Hadley Wood would be harmed. The value of the local Green Belt includes:
    - The rolling hills, valleys and woodlands that surround Hadley Wood mitigate the visual impact of the built up area;
    - The Hadley Wood Conservation Area and the Monken Hadley Conservation Aera are both sited alongside the Green Belt meadows;
    - Throughout Hadley Wood there are views to the open countryside;
    - A key view outwards from the Hadley Wood Conservation Area is into the Green Belt and the Monken Mead valley (see page 40);
    - The Monken Mead valley is of archaeological importance as the location of the Battle of Barnet (War of the Roses, 1471);[32]
    - The area surrounding Hadley Wood was formerly the Royal Hunting Ground of Enfield Chase. Local field patterns have remained largely unchanged since the late 18th century;
    - Various parts of the local Green Belt are Sites of Local, Borough or Metropolitan Importance for Nature Conservation, and an Area of Special Character.[33]
    - The land plays a strategically important role in flood mitigation, absorbing rainfall that would otherwise drain into Monken Mead Brook and Green Brook, which are identified as having a high risk of fluvial flooding.
    - The higher grounds at Stagg Hill, The Ridgeway, Waggon Road and Barnet Road have important local views into the Borough of Enfield and onwards to central London.
- There has been virtually no investment in local services or infrastructure, despite a 34% increase in housing units between 2000 and 2018.
- Growth in the number and size of homes has resulted in a material loss of trees and vegetated gardens, adding to the incidents of surface water flooding and a net loss of biodiversity.

[32] http://www.battlefieldstrust.com/resource-centre/warsoftheroses/battleview.asp?BattleFieldId=5

[33] https://www.enfield.gov.uk/__data/assets/pdf_file/0022/3487/adopted-polices-map-planning.pdf

5.10 Enfield's Core Policy 34 states that the Council will protect and enhance existing open space and seek opportunities to improve the provision of good quality and accessible open space in the Borough. Enfield's DMD Policy 71 seeks to resist development involving the loss of open space.

5.11 The Green Belt that surrounds the Hadley Wood Neighbourhood Area was described by Enfield Council as 'the borough's most important landscape type', and by the neighbouring borough of Hertsmere as an area of 'important landscape character'.[34] The field patterns have remained unchanged since the enclosure of the Royal Chase in 1777, and the source of Monken Mead around Bartrams Quash and Deadman's Bottom is identified in historical research as one of the sites of the Battle of Barnet, and the burial ground of casualties.

Aspiration HW(iii): The Green Belt

This Neighbourhood Plan proposes that Green Belt boundaries and designations within and surrounding Hadley Wood remain unchanged.

The Plan strongly opposes inappropriate development within the local Green Belt.

Local Green Spaces

5.12 Under the NPPF, neighbourhood plans can designate Local Green Spaces which are of importance to the local community. The NPPF states that a Local Green Space should only be designated where it is:

a) *in reasonable proximity to the community it serves;*

b) *demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*

c) *local in character and is not an extensive tract of land.*[35]

5.13 The NPPF confirms that policy for managing development within a local green space is consistent with that for green belts. The Local Green Spaces Assessment details how the Local Green Spaces listed in Policy HW-6 (and displayed in Figure 20) meet the criteria for designation outlined in the NPPF. The list includes some Local Green

[34] https://new.enfield.gov.uk/services/planning/planning-policy-information-enfield-characterisation-study-parts-1-4-february-2011.pdf

[35] Paragraph 102, MHCLG, 2019, National Planning Policy Framework.

Spaces located in the Green Belt. Guidance [36] allows for this, given the different purposes of the designations.



Figure 19: HWA land east of the railway line (proposed Local Green Space #1 in this Plan) (source: HWNPF)

Policy HW-6: Local Green Space Designations

The following sites are to be designated as Local Green Spaces (LGS), as delineated on the map in Figure 20:

1. Hadley Wood Association land to the east of the railway line.
3. Land above the south tunnel, north and south of Camlet Way.
4. Open Space adjacent to St Paul's Church.
6. Hadley Wood Association land to the west of the railway.
7. Hadley Wood Association land over the north tunnel.
10. Covert Way Nature Reserve.

Development proposals in designated Local Green Space will be managed in accordance with national policy for Green Belts.

[36] Locality, 2018, Neighbourhood Planning: Local Green Spaces, A Toolkit for Neighbourhood Planners.



Figure 20: Local Green Spaces in Hadley Wood. See the LGS Assessment for more information (source: Google Maps)

1. Hadley Wood Association land east of the railway line.
3. Land over the southern railway tunnel, north and south of Camlet Way.
4. Open space adjacent to St Paul's Church.
6. Hadley Wood Association land west of the railway line.
7. Hadley Wood Association land over the northern railway tunnel.
10. Covert Way Nature Reserve.

Trees and biodiversity

5.14 Enfield Council recognises the importance of trees:

- Core Strategy Objective 2 seeks to protect the biodiversity value of the Borough;
- Core Policy 36 expands upon this, seeking to *'protect, enhance, restore or add to biodiversity interests within the Borough'*;
- DMD Policy 80 provides more detail regarding ~~to~~ development impacting on trees; and

- DMD Policy 81 requires landscaping to add to local character.

5.15 The leafy character of Hadley Wood is reinforced by spacious, tree lined streets (Figure 21), softened by green verges and medium to large, well-vegetated front and rear gardens. The area also benefits from an extensive tree canopy cover (Figure 23), with trees in public spaces and gardens being a characteristic feature of Hadley Wood. Many of the trees areas benefit from Tree Preservation Orders (TPO), all of which should continue to be protected, irrespective of whether they are located within the Hadley Wood Conservation Area.



Figure 21: Hadley Wood street scene (source: HWNPF)

5.16 Any works to a tree in a conservation area or protected by a TPO must be the subject of an application to Enfield Council[37]. The presence of trees in Hadley Wood not only contribute to local character, but also to the health and well-being of the community, biodiversity, air quality and flood mitigation. It is thus important to retain trees for numerous reasons[38].

[37] https://new.enfield.gov.uk/services/environment/greenery/tree-protection-and-planning/

[38] https://www.citylab.com/environment/2012/07/case-more-urban-trees/2768/ and https://www.smartcitiesdive.com/ex/sustainablecitiescollective/why-we-need-trees-our-cities/1100050/ and http://www.woodlandtrust.org.uk/get-involved/street-trees/

5.17 As such, Policy HW-7 requires the maximum possible retention of all existing trees on a development site. Where trees are removed because of development works, including if such removal took place in the 12 months before the related development was applied for, they should be replaced on a 2 for 1 basis, ideally on-site but if that is not possible then elsewhere in Hadley Wood.

5.18 During the consultation process on this Plan residents overwhelmingly supported the protection of trees in and around Hadley Wood, with 94% of the Reg. 14 Consultation respondents strongly agreeing or agreeing with the proposed policy. However, some questions were raised with respect to the 2 for 1 replacement requirement. We would therefore note:

- Trees are the biggest plants on the planet and provide oxygen, store carbon, stabilize the soil, help with drainage and give life to wildlife.
- Greater awareness of the importance of trees is being reflected in planning policies. For example, Bristol City's 'Tree Replacement Standard' links the number of new trees to the trunk diameter of the lost tree, with an 8 for 1 replacement requirement for any lost tree that has a trunk diameter of more than 80cm [39].

5.19 With the changing climate and frequent droughts, which are increasingly causing subsidence in Hadley Wood because of the London Clay subsoil, trees should be chosen carefully [40].

5.20 To optimize the number of healthy trees and mitigate against contagious diseases a broad mix of the species is recommended.

Low water demand trees should be considered when new and replacement trees are planted. Examples include:

- Catalpa
- Corylus
- Liquidambar
- Liriodendron
- Magnolia
- Morus
- Sambucus

Common trees currently in Hadley Wood include[41]:

- Ash (species *Fraxinus excelsior*)
- Cherry (species *Prunus evium*)

[39] See p21 of https://www.bristol.gov.uk/files/documents/81-spd-final-doc-dec2012/file

[40] See British Geological Survey, 'Maps show the real threat of climate-related subsidence to British homes and properties'.

[41] See https://maps.london.gov.uk/trees/

- Horse Chestnut (species *Aesculus hippocastanum*)
- Sweet Chestnut (species *Castanea sativa*)
- Hawthorn (species *Crataegus monogyna*)
- Lime (species *Tilia playtphyllos*)
- Maple (species *Acer spp.*)

5.21 Recommended guidance on the replacement of trees is provided by the Tree and Design Action group at https://www.tdag.org.uk/trees-in-hard-landscapes.html. This provides information relevant to large and small gardens, public spaces, street trees and those suitable as part of sustainable drainage schemes.

5.22 Fast growing, invasive species, such as leylandii and bamboo, are not encouraged.

5.23 All trees in the Conservation Area are statutorily protected, as are those covered by specific Tree Protection Orders. Any pruning of or removal of these trees is subject to permission from Enfield Council.

5.24 The Environment Act 2021 requires planning applications to deliver a minimum of 10% net biodiversity gain from November 2023 (exemptions remain to be determined).

Aspiration HW(iv): Strengthened tree protection

The HWNPF supports the protection of all trees in Hadley Wood and mitigation to reduce the risk of tree loss both prior and during development. Total site clearance has become a more frequent occurrence, with negative impacts on character, views, privacy, drainage and air quality.

Trees on public land should also be retained where possible, and replaced when that is not feasible.

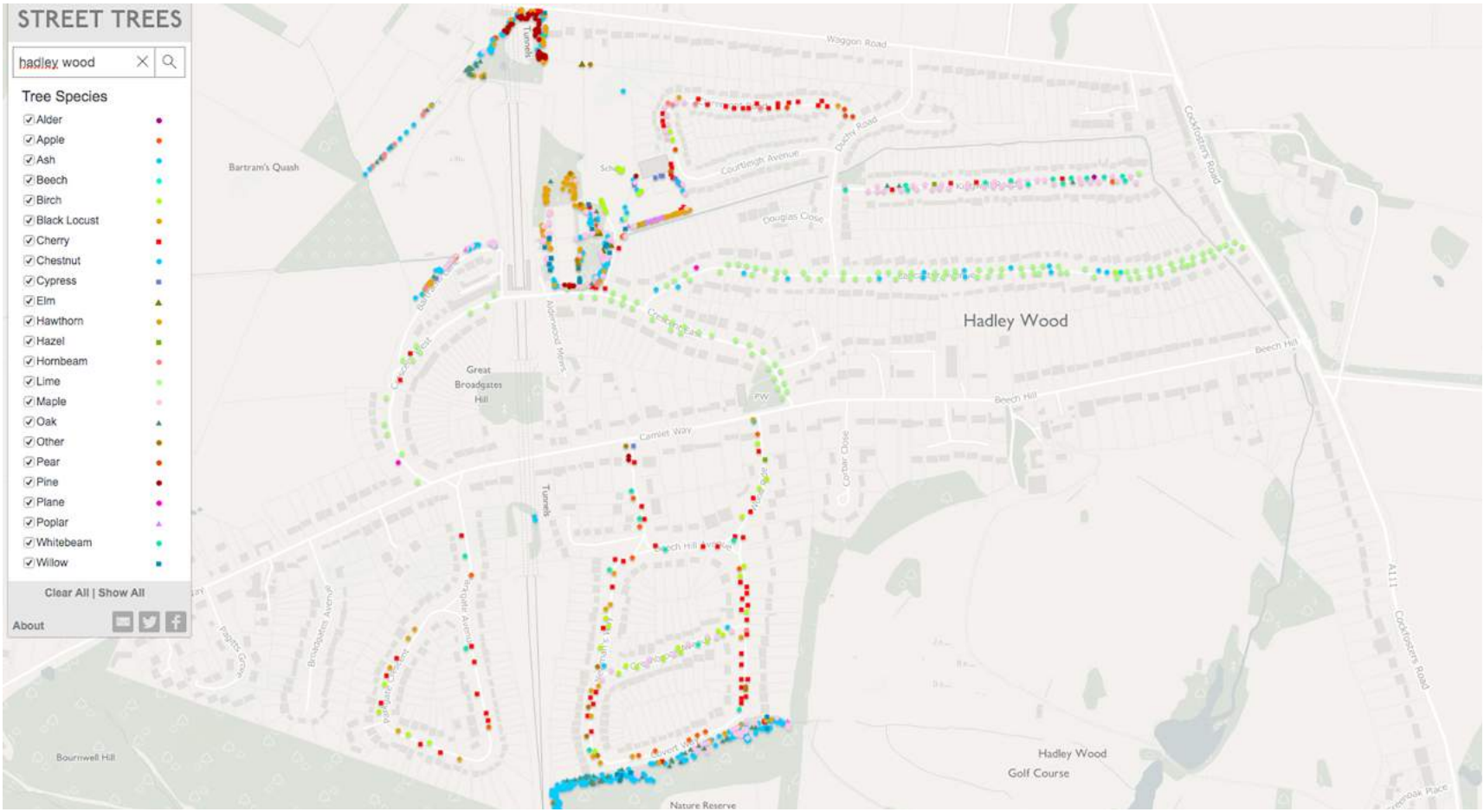


Figure 22: Location and species of street trees in Hadley Wood (Source: https://maps.london.gov.uk/trees/ accessed June 2018). Note: This map has been created using tree data made available by London's local authorities and Transport for London. It is recognised that it does not represent a complete picture of all street trees in Hadley Wood.

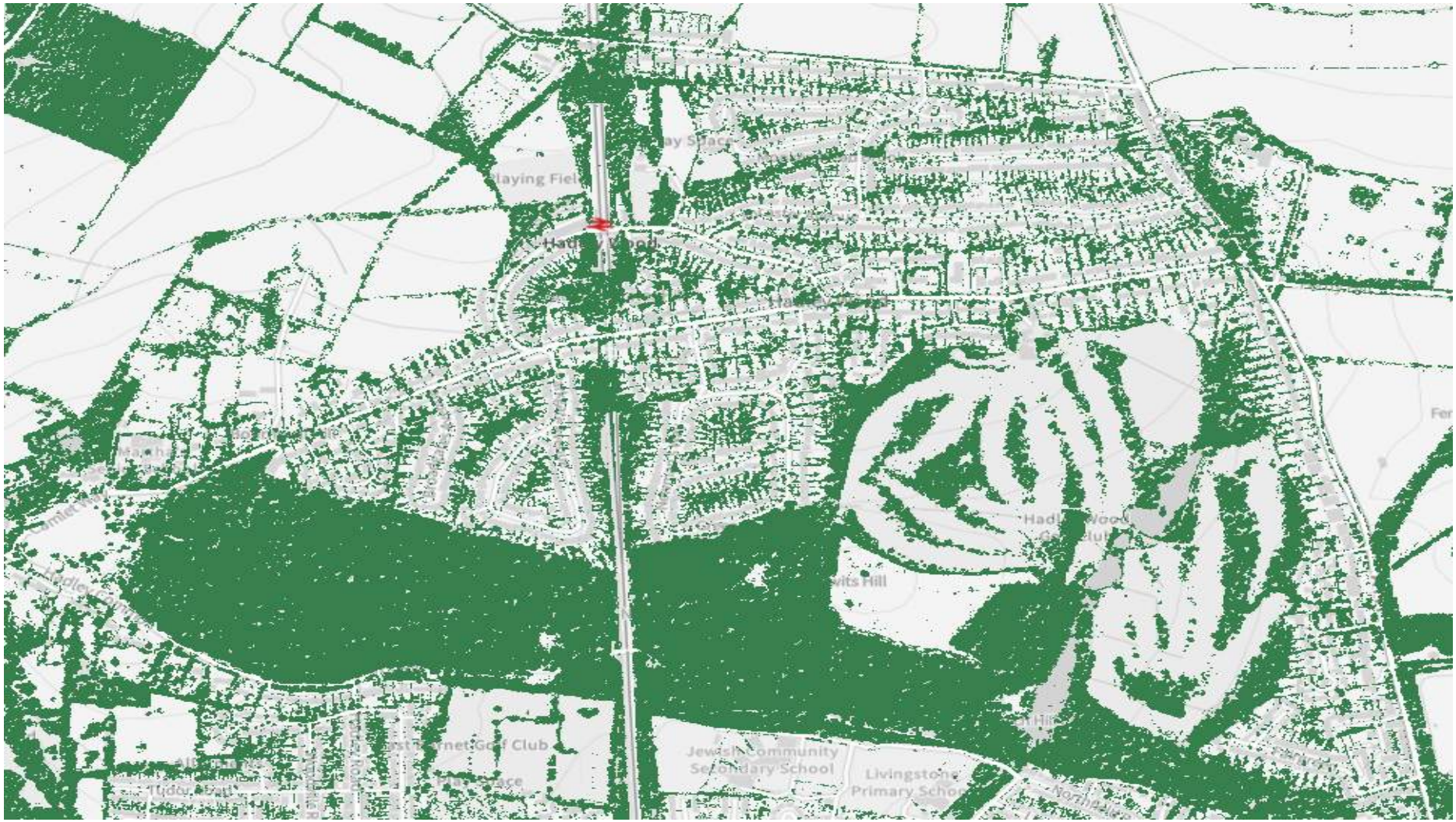


Figure 23: Extent of tree cover in Hadley Wood (Source: https://maps.london.gov.uk/canopy-cover/, accessed August 2022). Tree cover is coloured green, open land white and buildings & water are light grey.

Policy HW-7: Trees, the natural environment and biodiversity

Reflecting the importance of the natural environment:

1. Development proposals must secure a minimum net biodiversity net gain of 10% ([1]). This is expected to be provided on-site; where this is shown to be not possible it should be provided as close as possible to the development site.
2. Development must maximise the retention of existing trees and grass verges to the extent possible, incorporating these into proposed development. Sufficient space must be allowed above and below ground to prevent damage to root systems and facilitate further tree growth.
3. Any trees that are lost as a result of development must be replaced on a ratio of at least 2:1, preferably on-site or, if not possible, at a nearby alternative site in Hadley Wood. Lost trees include those that were removed in the 12 months prior to date of submission of the planning application for the development.
4. Where landscaping is to be provided, design should help create distinctive places.
5. Where there is genuine unavoidable loss or damage to habitats, sites or features because of demonstrated exceptional circumstances, mitigation and compensation is required.
6. SuDS measures, such as rain gardens, swales and SuDS tree pits into the public realm must be retrofitted to improve localized flood risk, water quality, biodiversity and amenity.

Where appropriate the above will be reflected by way of a condition to the approval of planning applications.

([1]) as demonstrated through use of the most up-to-date version of the Natural England biodiversity metric and submission of a biodiversity net gain plan submitted as part of planning application. This should be informed by current site conditions and with any proposed habitat creation being appropriate to local context. This applies to all developments, including small sites, which should make use of the Small Sites Toolkit published by Natural England as part of the biodiversity metric. The management plan should show how biodiversity net gains will be managed in perpetuity.

Flood risk and sustainable drainage

5.25 Enfield Council has various policies on flood risk:

- Core Strategy Objective 2 aims to manage and reduce flood risk and promote sustainable water management;
- Core Policy 26 states that *'Sustainable Drainage Systems will be required in all developments, irrespective of the flood risk at individual development sites';* and
- DMD Policy 59 states that *'new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere'*. It goes on to state that '*Planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties'*.

5.26 Hadley Wood has experienced several floodings in recent years, although the area primarily falls within Flood Zone 1, considered to indicate low risk of flooding from rivers:

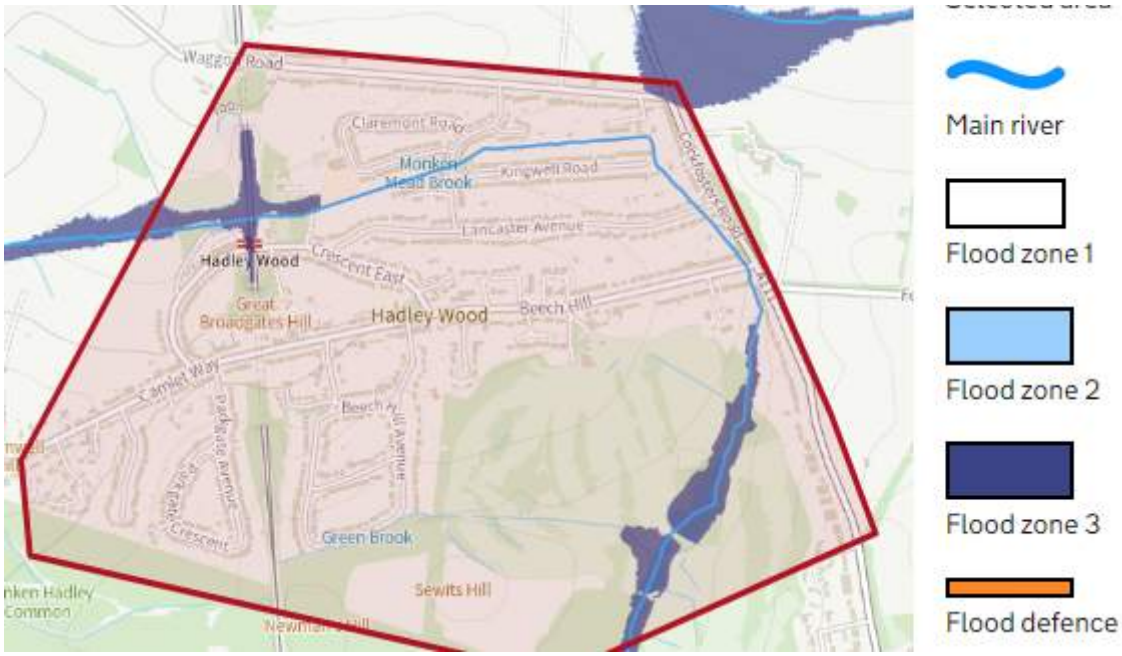


Figure 24: Flood risk zones (source: https://check-long-term-flood-risk.service.gov.uk/postcode).

However, the risk of flooding from surface water tells a different story. Mapping available from the government's website shows high risk areas along the

watercourses and a number of local streets. In particular, properties along Parkgate Avenue have been affected by flooding on several occasions (see Figure 26 below).

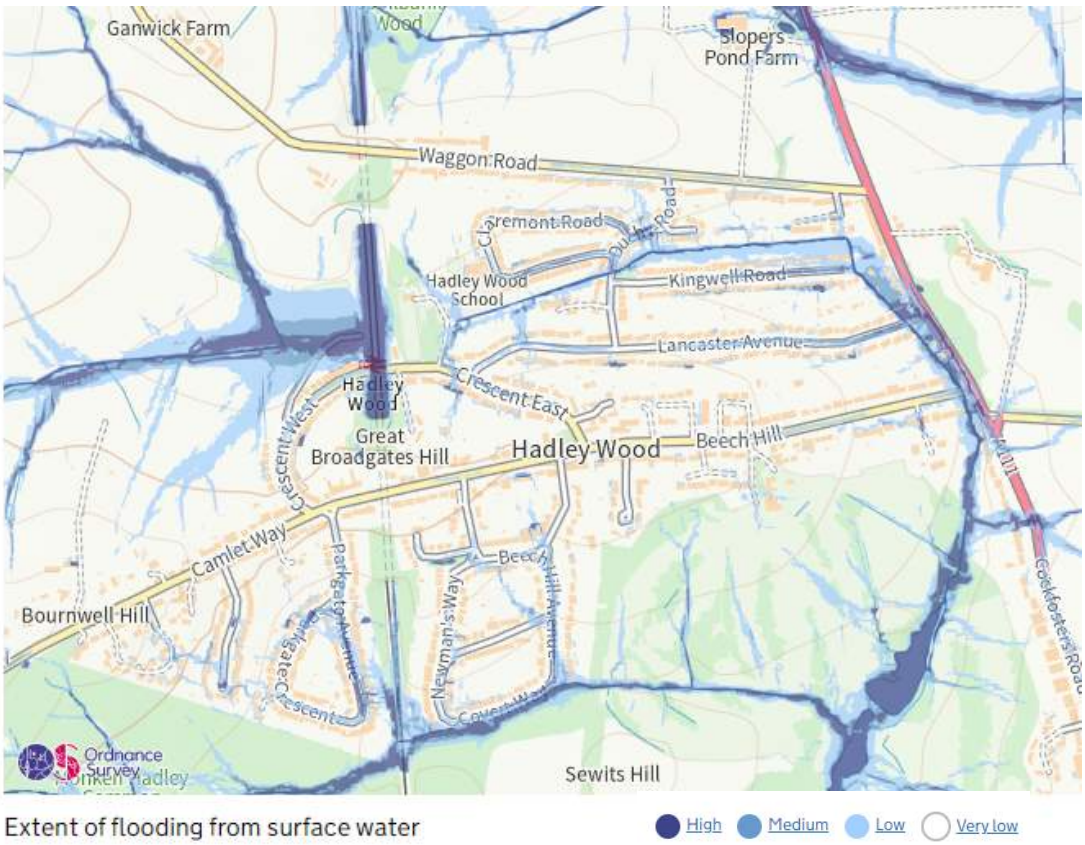


Figure 25: Flood risk from surface water in Hadley Wood [42]

5.27 Risk of flooding in the area is related both to natural and urban factors. In terms of natural features[43]:

- Soil in Hadley Wood is loamy, which holds water and, coupled with the low permeability of the London Clay subsoil, causes seasonal wetness.
- The line of Beech Hill and Camlet Way forms a ridge and high point in Hadley Wood. Land falls away from this, particularly so to the south to Green Brook and Monken Mead Brook, where water is held in a series of three small, artificial lakes. During heavy rainfall, runoff is focussed into a series of bottlenecks which exceeds the drainage system's capacity. This, combined with poorly draining clay soils, increases the risk of flooding.

[42] https://check-long-term-flood-risk.service.gov.uk/map?easting=526083&northing=201073&map=SurfaceWater

[43] Aecom, Hadley Wood Heritage and Character Assessment (2018).



Figure 26: Flooding in Parkgate Crescent, 2015 (source: HWNPF)

5.28 The occurrence of surface water flooding is directly related to, and exacerbated by, a combination of the urbanisation of the area, the capacity constraints of the drainage network managed by Thames Water, and climate change. Small changes, such as an extension or alteration to a front garden can cumulatively exacerbate surface water flooding across the Neighbourhood Plan area.

5.29 Hadley Wood has also experienced groundwater flooding.[44] This is due to the topography of the area, formed by the river valleys, and the interfaces of clat geology with pockets of gravel. It is important that any basement development is accompanied by a Groundwater Flood Risk Assessment so it does not impact negatively on neighbouring developments.

5.30 The SFRA acknowledges that, where the cause of flooding has resulted from inadequate capacity in the sewerage network, this is not necessarily because the network was not designed for purpose, but rather the effects of urbanisation, '*due to modifications to individual properties…. The construction of extensions and conversion of lawns to patios and driveways*' [45], has increased pressure on the network and contributed to increasing occurrences of surface water flooding. The increasing incidence of basement developments adds to the risks, particularly waterlogging of neighbouring gardens.

[44] Table 3.2. ibid.

[45] Paragraph 3.25. Enfield Council, February 2008, Strategic Flood Risk Assessment, Final Report.



Figure 27: Monken Mead Brook at full capacity in winter 2017/2018 (source: HWNPF)

5.31 This is the case with flooding within Parkgate Avenue in Hadley Wood. Thames Water has reported [46] that:

'The catchment has had a long history of surface water flooding. This could be due to increased impermeable area due to housing development…' [47]

5.32 The 2021 Level 1 Strategic Flood Risk Assessment [48] highlights the area around the Monken Mead Brook at risk of surface water flooding (NP area outlined in red):

[46] Thames Water, August 2017, External Flooding Study 314, Parkgate Avenue, Hadley Wood.

[47] Page 3. Ibid.

[48] New Enfield Local Plan 2041: Level 1 Strategic Flood Risk Assessment, December 2021.

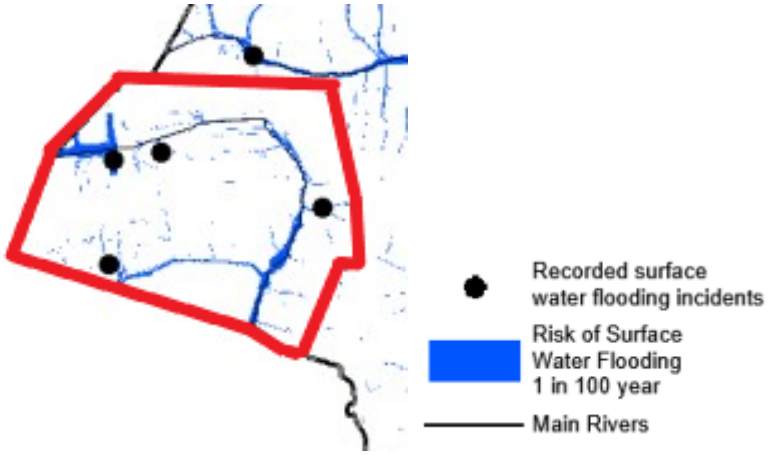


Figure 28: Recorded Surface Water Flooding, 2021 Level 1 Strategic Flood Risk Assessment

5.33 Other contributory matters include blocked gullies and partially blocked sewers. Enfield Council and Thames Water recommend improved maintenance and control of overland flows of water through the use of Sustainable Drainage Systems (SuDS). Thames Water also recommends construction of new overflow pipes and provision of SuDs within Monken Hadley Common (The *'Monken Hadley Common Wet Woodlands'*) to allow for the discharge of surface water[49]. Work on this scheme is being led by Enfield Council, as the lead local flood authority.

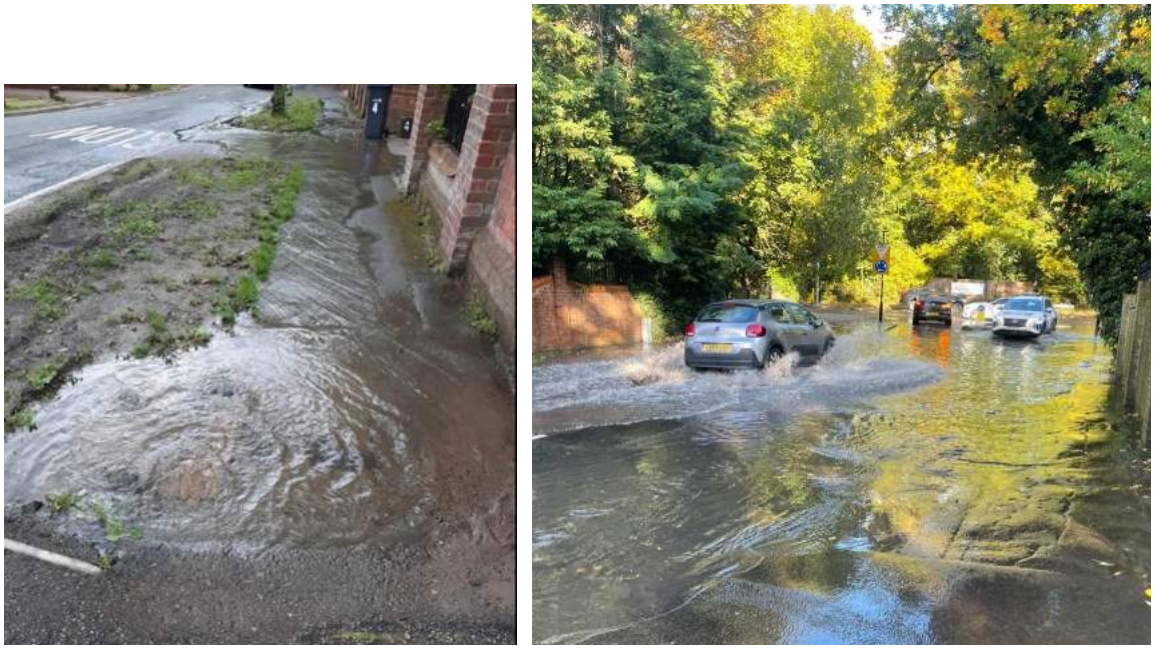


Figure 29: Beech Hill continues to experience overflowing drains after heavy rainfall, and the junction with Cockfosters Road floods (source: HWNPF; photos taken Mar 2022 and 20 Oct 2022 resp.).

5.34 In addition to this, the Council's Surface Water Management Plan (SWMP) [50] identifies the area around Hadley Wood Station as being a Critical Drainage Area, which acts

[49] Page 8. Thames Water, August 2017, External Flooding Study 314, Parkgate Avenue, Hadley Wood.

[50] Enfield Council, January 2012, Surface Water Management Plan.

defined as *'a discrete geographic area (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer and/or river) often cause flooding in a Flood Risk Area during severe weather thereby affecting people, property or local infrastructure'*. [51]

5.35 The SFRA concludes that *'the risk of flooding is a serious consideration in Enfield'* [52] and suggests the use of SuDS as a means to help manage flood risk. In particular, recommendation 15 of the SFRA states:

'SuDS should be a requirement for all new developments on brownfield and greenfield sites, in order to reduce the risk of flooding. This should include small-scale developments as well as major ones to mitigate against the cumulative effect of numerous minor developments' [53].

5.36 Mains drainage investment has not kept up with the cumulative level of new development and the infrastructure is now starting to be inadequate. It is thus clear that Hadley Wood is an area where there is a significant risk of surface water flooding, with incidents of flooding already having occurred, and thus where measures need to be put in place to mitigate the impacts of development and help adapt to climate change.

5.37 Thames Water, as statutory consultee on the draft Neighbourhood Plan, commented that a key sustainability objective of Local Plans and Neighbourhood Plans should be for new development to be coordinated with the additional infrastructure it demands. It furthermore suggested the following additional text:

"Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of the necessary infrastructure upgrades.

The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/wastewater company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development."

"Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use

[51] Paragraph 3.8. ibid.

[52] Enfield Council, February 2008, Strategic Flood Risk Assessment, Final Report, paragraph 7.4.

[53] Paragraph 8.6. ibid.

of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption). Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met."

The above considerations fall under the stipulation in Policy HW-13.

5.38 Enfield's DMD Policies 59 and 60 require a Flood Risk Assessment for proposed developments subject to any type of flood risk (surface water, fluvial, groundwater, sewer, etc).

5.39 Given the risk of flooding within Hadley Wood, flood risk assessments can be critical documents in the prevention of potentially material future problems. The reports, and the author's credentials, should therefore be carefully vetted and the government has issued guidance on the review of flood risk assessments to local planning authorities[54].

5.40 The Planning Forum also supports and encourages delivery of the Monken Hadley Common Wet Woodlands scheme.

5.41 Because of the undulations and clay soil in Hadley Wood, basements can significantly increase the flooding risk elsewhere. Unlike many other London boroughs, Enfield Council does not have guidance on basements. Although groundwater flood risk assessments are required, the quality of these documents varies. Until Enfield Council introduces guidance on basements applicants are strongly encouraged to ensure that basements are well set back from neighbouring properties and that the guidance from LB Camden[55] is followed – this limits the basement footprint to no more than 50% of the host dwelling and 50% of the garden. As the underlying issues also apply to lower ground floors those should be approached with similar caution.

[54] https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities

[55] https://www.camden.gov.uk/documents/20142/4823269/Basements+CPG+Jan+2021.pdf/43eb1f08-dc6b-0aa5-4607-bcfbe4ba60e6?t=1611580510428



Figure 30: Rainwater gardens in Oakwood, Enfield, part of the SuDS network (source: Enfield Council)

Policy HW-8: Flood risk

Proposals for development must:

1. demonstrate that they will not increase of any type of flood risk, including fluvial, surface water, groundwater and sewer flood risk, in line with DMD Policy 59 and 60 or successor policy.
2. assess flood risk and utilise Sustainable Drainage Systems (SuDS) in line with DMD Policy 61 or successor policy, in consultation with Enfield Council as Lead Local Flood Authority.
3. wherever possible, be set back from watercourses and support the restoration and/or naturalisation of watercourses, as well as use natural flood management techniques to reduce flood risk.

Policy HW-9: Sustainable drainage

Proposals for development in Hadley Wood must include sustainable drainage schemes, such as:

- Rain gardens (including swales and tree pits).
- Permeable and porous areas or surfaces.
- Green roofs.
- Ponds or bioretention basins.

Where it is proposed to provide SuDS within the public realm these should be designed as an integral part of the green infrastructure and street network, responding positively to the character of the area.

Provision should reflect best practice, including that in emerging guidance from Enfield Council in the SuDS Guide (Sustainable drainage systems | Enfield Council).

All SuDS should be regularly inspected and properly maintained so that blockages do not exacerbate drainage problems. Maintenance arrangements must be included at the proposal stage.

Aspiration HW(v): Other flood mitigation measures

The HWNPF actively encourages a range of other flood mitigation measures, such as:

- A storage lake for Monken Mead Brook to the west of Hadley Wood Station.
- The use of rain gardens and tree pits alongside the carriageway.
- Planting additional street trees.

Provision should reflect best practice, including that in emerging guidance from Enfield Council in the Sustainable Drainage Design & Evaluation Guide.

Aspiration HW(vi): Monken Hadley Common Wet Woodlands

The HWNPF strongly encourages the creation of a wetland area within Monken Hadley Common that helps manage surface water run-off, including the wet woodlands / wetland scheme in the Covert Way Local Nature Reserve.

Where possible, the delivery of such a project should be combined with wider opportunities to enhance the biodiversity and habitat value of the area, as well as incorporating enhanced walking and cycling routes from Hadley Wood to Hadley, New and High Barnet.

This should include tree planting and utilisation of natural flood management techniques to create green and blue corridors.

6. Housing, design and development

Objective 03: Housing

Development in Hadley Wood will provide a wider range of housing sizes, including smaller family homes and downsizing options.

Objective 04: Design and Character

Development will be of high-quality design and will be informed by existing character and grain, including height, scale and massing.

New housing

6.1 The new London Plan and the emerging Enfield Local Plan emphasise the need for new housing. Neighbourhood plans must support the local planning authorities' strategic policies, however, Planning Practice Guidance makes it clear that *"the neighbourhood planning body does not have to make specific provision for housing, or seek to allocate sites… Housing requirement figures for neighbourhood areas are not binding, as neighbourhood planning groups are not required to plan for housing"*[56].

6.2 Hadley Wood is surrounded by Green Belt (Figure 17). Although this Neighbourhood Plan does not set specific housing targets or site allocations within Hadley Wood, it is recognised that some change is likely to happen in the future. Indeed, the increasing emphasis on delivery of small sites in both the NPPF and the London Plan put additional pressure on Boroughs to identify and deliver land for housing.

6.3 This Plan therefore takes a pragmatic view on development but requires that any development (new builds and works to existing dwellings) should reflect the character and qualities of the area and immediate locality.

6.4 Strategic Objective 4 of the Enfield Core Strategy 2010-2025 seeks to provide new homes that meet the housing needs of the Borough. Core Policy 3 establishes thresholds for delivery of affordable housing, and requires a mix of housing sizes to be provided, taking *'a design led approach to… provision of family units'.*

6.5 Both Enfield's current Core Policy 5 and the emerging Local Plan 2019-2039 identify a need for larger (3+ bedroom) properties. However, the housing market in Hadley

[56] Planning Practice Guidance, housing, para 104 (2019).

Wood is very different to the market across Enfield as a whole. The mix of house sizes is already very heavily skewed towards larger homes: in Hadley Wood almost 70% of all homes have four or more bedrooms, with 37% having five or more. This compares to figures of 15% and 4% respectively for Enfield as a whole[57].

The difference is also evident in the physical size of housing in Hadley Wood, with an increasing number of 'mansion style houses', either as new build or extensions to existing dwellings. A review of planning permissions in Hadley Wood since 2019 shows that the majority of these are classified as minor residential developments (i.e.: below ten units) and frequently involve the demolition and replacement of an existing dwelling with a larger home, or subdivision of an existing housing plot to provide an additional home. The scale of development means these fall below the affordable housing thresholds.

6.6 The type and size of housing in Hadley Wood is also reflected in house prices, with information on UK property values [58] showing that sales prices achieved in Hadley Wood exceed many of those in surrounding areas. The majority of sales in Hadley Wood comprise detached properties, achieving an average price of more than £1.74m[59] in 2018. The average sales price across all housing types was over £1.24m, substantially more than nearby areas[60].

6.7 The unique housing stock in Hadley Wood results in local issues, with a limited supply of smaller and affordable housing that are appropriate for families, younger people in Hadley Wood looking to own their first home in the area, and for people looking to downsize.

6.8 National legislation (NPPF para 60 and 61) require boroughs to establish strategic policies on the number of new houses needed, and develop planning policies to outline the size, type and tenure of housing needed. Enfield Core Strategy establishes targets for the provision of different housing sizes and types, with an emphasis on three and four-bed plus units [61]. Neighbourhood plans must align with strategic policies and, given the existing housing stock in Hadley Wood, the Neighbourhood Plan supports development that helps rebalance the local housing mix and provide new, smaller dwellings across all tenure-types.

[57] Information accessed via Nomis, June 2018. Data based on Super Output Areas E01001422 and E01001417, which include all of Hadley Wood plus some surrounding areas, including Trent Park and more rural areas to the north and east.

[58] Heatmap of UK property values, http://www.zoopla.co.uk/heatmaps/ (accessed June 2018).

[59] https://www.rightmove.co.uk/house-prices/Hadley-Wood.html accessed June 2018.

[60] The overall average sales price across Enfield as a whole, for all property types, is £468,075. This is lower than adjacent boroughs: Haringey (£678,821), Barnet (£689,595). The priciest area within Enfield is Hadley Wood (£1,243,477) and the least expensive is Enfield Lock (£291,866). Source: https://www.rightmove.co.uk/house-prices/Enfield.html, accessed June 2018.

[61] Enfield Core Strategy, Core Policy 5.

6.9 The Reg. 14 consultation highlighted deep-rooted concerns regarding the number of single family dwellings being replaced with apartment blocks. The map below marks all such works completed on Cockfosters Road, Beech Hill and Camlet Way:



Figure 31: single family dwellings that have been replaced with ~~into~~ apartment buildings (source: Google Maps and Enfield Council planning portal)

6.10 Inevitably, the large number of such developments - which involve significant enlargement of footprint, scale, mass and bulk of the properties, with increased overlooking and loss of privacy - adversely impact the amenity of the remaining single family dwellings that are located nearby.

6.11 Enfield's DMD Policy 5 states that conversions into self-contained flats must:

- not harm the character of the area;
- result in an excessive number or clustering of conversions;

- not exceed 20% of all properties along any road[62] and only 1 out of a consecutive row of 5 units; and
- incorporate adequate parking and refuse storage that do not adversely affect the quality of the street scene.

Neighbourhood plans must support the delivery of strategic policies contained in Local Plans or spatial development strategies, while at the same time allowing communities to help shape sustainable development that responds to their vision.

To reflect consultation feedback and to protect the interests of homeowners the Neighbourhood Plan therefore incorporates most of this DMD Policy 5 in the Policy HW-11 below.

Policy HW-10: New housing development and mix

New housing in the built-up area of Hadley Wood should:

1. Provide a mix of housing types, sizes and tenures consistent with the most up-to-date evidence in the Local Housing Need Assessment, including the need for three and four bedroom family homes.
2. Design affordable housing such that it is tenure-blind and thus of equal quality in design and materials to the market element in the proposal.
3. Be sympathetic to the character and setting of the area.

Developers are encouraged to engage with the local community, who have expressed a need for downsizing opportunities and sheltered housing.

Applications should not result in a net loss of homes of a type and size for which there is an evidenced need in the Housing Needs Assessment, unless there is clear justification.

[62] PolicyHW-11 uses 20% of any 200m of a road to apply consistency and to reflect visual impact.

Policy HW-11: Self-contained apartments

Building on existing Enfield DMD Policy 5, development involving the replacement of single family dwellings with self-contained apartments, through new build or conversion, must:

- Not harm the character of the area.
- Not be out of context with the neighbouring properties with respect to height, scale, bulk and massing.[63]
- Not exceed in number [64]:
  - 20% of all properties along any 200 metres of a road; and
  - 1 out of a consecutive row of 5 dwellings.
- Not lead to an unacceptable level of overlooking and loss of privacy of adjoining properties.
- Incorporate adequate off-street parking and refuse storage arrangements that do not, by design or form, adversely affect the quality of the street scene.

Aspiration HW(vii): Housing supply to meet local needs

During the consultation process on this Plan numerous residents stated that they would like to see more downsizing opportunities for them and housing options for their children to stay in the area where they have grown up, rather than more top end apartment buildings.

Design of new development

6.12 Strategic Objective 10 of the Enfield Core Strategy promotes high quality development that enhances local distinctiveness and identity, which is expanded upon in Core Policy 30. This is developed further in Enfield DMD Policies 6, 8, 10-14, and 37. These highlight the importance of design-led development proposals and character, stating that (DMD Policy 37) *'locally distinctive or historic patterns of development, landscape and culture that make a positive contribution to quality of life and a place's identity should be reinforced'*.

[63] Refer to the Government's Technical housing standards – nationally described space standards (2015).

[64] Numbers can be monitored through Google Maps and Enfield Council's planning portal.

6.13 Furthermore, Core Policy 5 of Enfield's Core Strategy states that the '*density of residential development proposals should balance the need to ensure the most efficient use of land whilst respecting the quality and character of existing neighbourhoods and accessibility to transport and other infrastructure'.*

6.14 The Hadley Wood Heritage and Character Assessment[65] identifies the following features that are considered to contribute to the quality and identity of Hadley Wood and which should influence proposals for new development and extensions:

- Hadley Wood is a suburban settlement with a primarily domestic character.
- Hadley Wood is characterised by detached houses and wide streets, traditionally without on-street parking. However, parking is becoming an issue, as the scale and volume of new development has increased the size and number of construction vehicles.
- Residential streets are typically wide, quiet and lined by grass verges, pavements and street trees. These create 'framed' views which give the area a sense of openness and pleasant short to medium views.
- Trees in front and back gardens create layers of vegetated structured, with tree canopies often visible above rooflines.
- Large plots and gaps between buildings give a sense of openness and connection to the surrounding rural landscape. Glimpsed views out towards the surrounding landscape are a key feature.
- Buildings are typically two storeys in height (some with loft/roof accommodation). Attention to architectural quality and detailing is generally high and the individuality of buildings contributes to a rich character in residential areas. Features typical of different periods of development (Figure 32 below) include:
    - **Late 1800's:** Housing development in the centre of Hadley Wood and along Camlet Way dates from the late 1800's (Figure 32 below) and are typically constructed in red brick with tiled hip and valley roofs with gable ends which are well set back from the road, often with boundary walls or established hedges to delineate the public and private threshold. Front gardens are well-vegetated with trees and shrubs giving privacy and a soft edge to the street. The area is typified by the 'domestic revival style' and was designated as a conservation area in 1989.
    - **Early 1900's:** The development that took place in the early 1900's displays similar architectural features to housing from the late 1800's, but with smaller though still vegetated front gardens and with modestly detailed,

[65] Aecom for HWNPF, April 2018, Hadley Wood Heritage and Character Assessment (Appendix 6).

low, brick walls. Unity in design comes from the use of pebbledash on upper storeys with timber detailing, gable roofs, bay windows and chimneys. Combined, these create a rich texture.

- **Post-war period:** Post-war developments in Hadley Wood have an open street character, though with a larger proportion of front gardens given over to hard surfacing for parking purposes. Buildings tend to be set back from the road at a fairly uniform distance, creating a regular line of development. This period of development benefits from larger, vegetated back gardens. Although architectural quality and materials are of a high standards and well maintained, the use of more modern materials, such as uPVC and other synthetic materials, is incongruous with the historic fabric and traditional materials used elsewhere in Hadley Wood. Houses on Parkgate Avenue are particularly unique, finished in distinctive white render and with black timer, set back from the street behind large gardens and driveways, and with open, well-maintained front gardens with trees and low boundary walls.
- **Post-1960s:** By the late 1960's the current street pattern was established and all strategically planned development complete. Subsequent development has typically taken the form of small site and back garden schemes, without any associated investments in drainage, public transport or public services. From the early 2000's traditional large detached houses along the Cockfosters Road have been increasingly replaced by large 'mansion style' luxury apartments which are very different in scale and character to both the earlier phases of development and other parts of Hadley Wood. This trend has moved to Beech Hill and Camlet Way and is a concern as it does reflect the grain and form of other development in Hadley Wood.

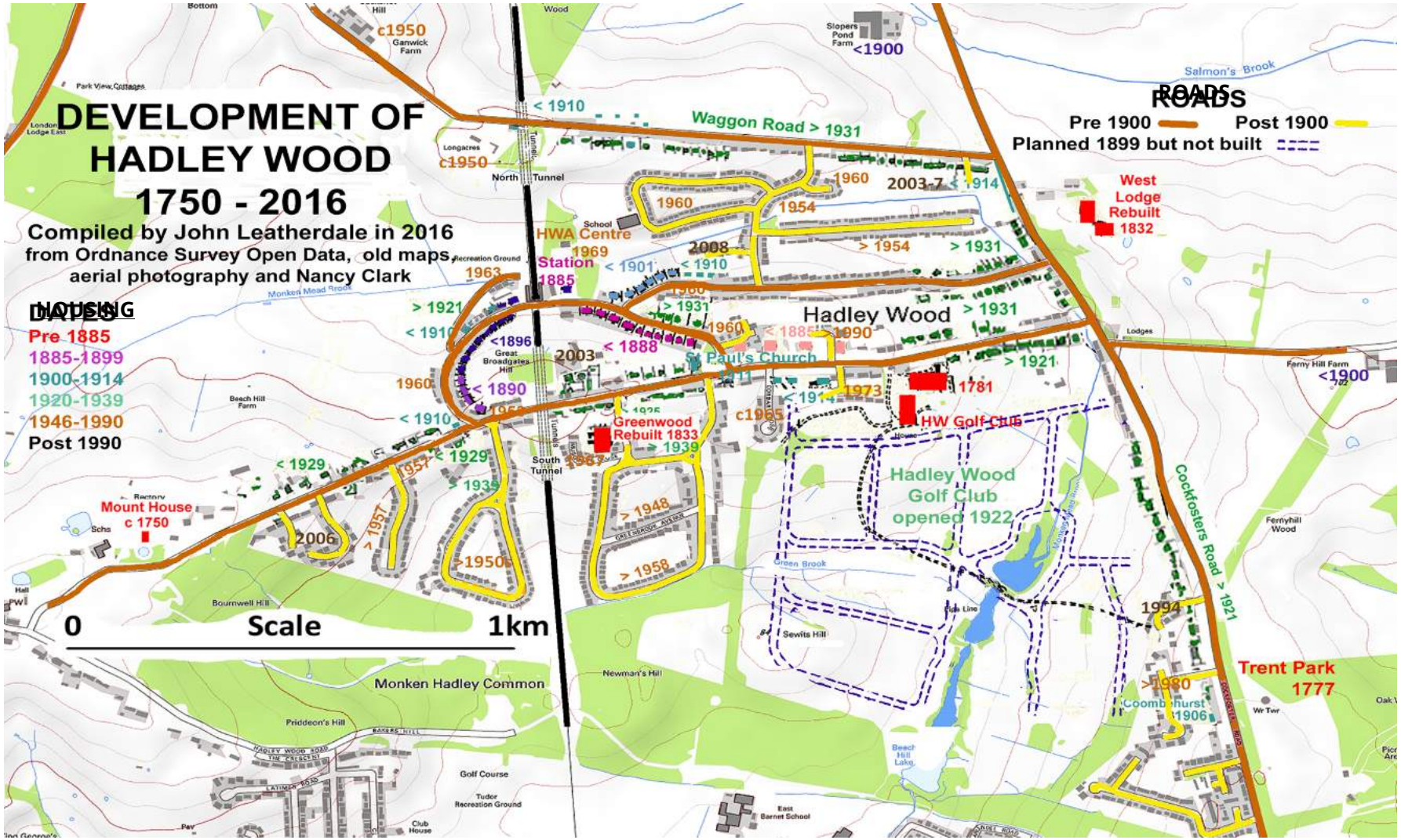


Figure 32: Development periods in Hadley Wood (source: http://www.hadleywood.org.uk/gallery.html#)



Figure 33: 1893 map of Hadley Wood, published 1897 (source: https://maps.nls.uk/geo/explore/#zoom=5&lat=56.0000&lon=-4.0000&layers=1&b=1)

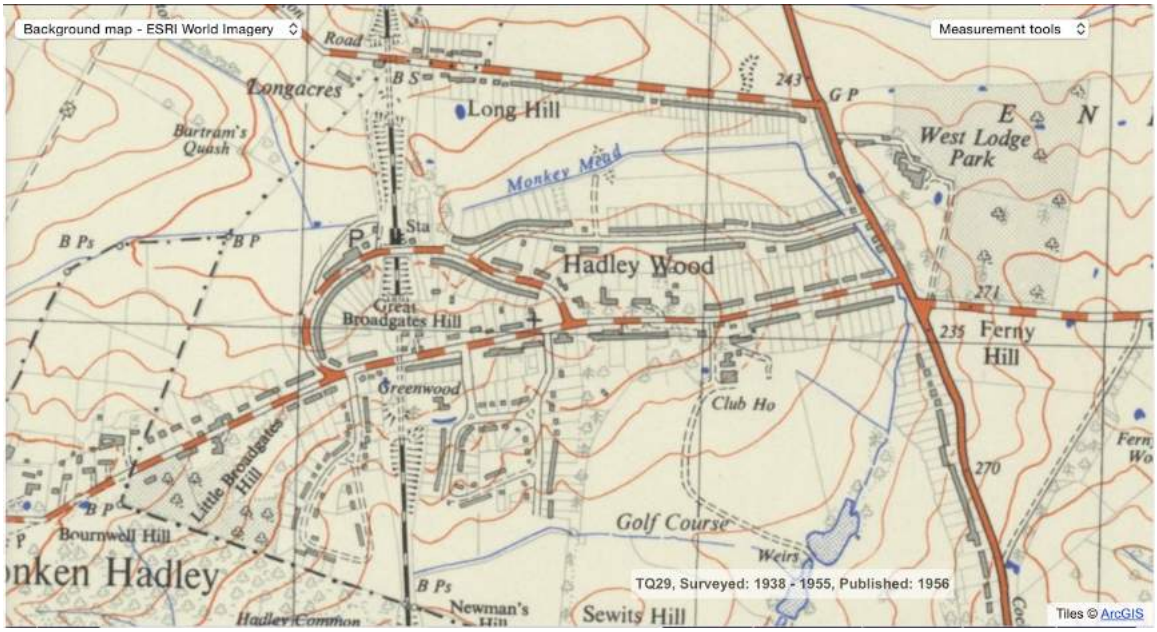


Figure 34: 1938-1955 map of Hadley Wood, published 1956 (source: https://maps.nls.uk/geo/explore/#zoom=5&lat=56.0000&lon=-4.0000&layers=1&b=1)

6.15 The residential areas of Hadley Wood display a rich character, resulting from the mix of suburban styles, the high quality built form, architectural detailing and the individuality of buildings.



Figure 35: View of the Hadley Wood Conservation Area (source: Aecom Heritage and Character Assessment)

6.16 Architectural diversity is a characteristic trait of the area and is highlighted by the wide, open and tree lined streets. Recent development, however, has often sought to mimic older styles in inappropriate ways. In particular, Hadley Wood has been witness to a rise in extensions and new developments that have resulted in buildings of disproportionate size to the plot. These can create an overbearing impact on neighbouring properties, and create potential problems of overshadowing and lack of privacy.

6.17 To retain the character of Hadley Wood, it is important that new development responds positively to local character and identity, established through the materials used, prevailing heights and overall rhythm of the street scene. Innovative and original architecture is encouraged, though should not dominate the street scene. This is particularly pertinent for extensions. These should not dominate the host building and, as a general rule, should be positioned to the side or rear of the building, respond to the existing proportions of the building, and leave reasonable space around the building, including space for gardens.



Figure 36: Architectural detailing of buildings constructed between 1897 and 1914 in Hadley Wood (source: Aecom Heritage and Character Assessment)

6.18 Enfield's Development Management Document states that front-facing dormers will generally only be permitted if they do not materially affect the character of the area and are not dominant or intrusive.

6.19 Unlike many other Councils [66], Enfield does not currently have a policy on front-facing rooflights [67]. However, the Regulation 18 draft Local Plan states that they should be limited to "less prominent roof slopes with their placement, size and number being considered". This reflects, for example, Enfield's Lakes Estate Conservation Area Character Assessment, which states: "Unfortunately, a significant number of houses have new "Velux"-type roof lights to their front roof pitches [..]. Roof-lights of this type are highly prominent and detrimental to the character of the original roofs and the appearance of the house from the street".

6.20 The London Plan Policy D9 states that "boroughs should determine if there are locations where tall buildings may be an appropriate form of development". Enfield Council's Regulation 18 draft Local Plan used a 21m (or 7 floors) threshold to define 'tall buildings' and recognised that Hadley Wood is not an appropriate location for 'tall buildings', a view strongly supported by the HWNPF and local residents.

[66] For example, Barnet's Residential Design Guidance, Welwyn Garden City's Policy EM5, Mid Sussex District Council's Design Guidance, Brighton & Hove's Local Development Framework, Guildford's Supplementary Planning Document.

[67] Enfield's Article 4 Direction removes certain PD rights, including re roof lights, in the Conservation Area.

6.21 Furthermore, the Neighbourhood Plan Area currently almost exclusively has single family dwellings and mansion-type apartment buildings, with no building comprising more than 4 floors of habitable space above ground level. The need to use land efficiently and to its full potential in order to provide more homes will require an increase in development density. However, Hadley Wood's setting and the Conservation Areas render it also an inappropriate location for buildings that are close to the 'tall buildings' threshold. Policy HW-12 therefore states that total building height in the Neighbourhood Plan area is to be no more than the prevailing height in the immediate vicinity.

6.22 It is not only change and development in front gardens that impact on the character of Hadley Wood, but also that in back gardens. The majority of back gardens in Hadley Wood play a crucial role in local character. Mature trees are visible between properties and above the roofscape. Many back gardens are visible from public spaces, where there are rear or side views from open ground. Others can be seen from higher points in the undulating landscape. Figure 4 and the cover photo both highlight the green tree canopy throughout the neighbourhood plan area.

6.23 It is noted that the London Plan excludes private residential gardens from the definition of Brownfield/Previously Developed Land[68] [69] and residential gardens are not mentioned in the supporting text to Policy H2 that lists sites that might be suitable as contributing to the small site housing target. The Enfield Society and CPRE have issued a report that indicates that there are sufficient sites to accommodate the required new homes without the need to use residential garden in Hadley Wood [70].

6.24 Although some garden developments blend well into their surroundings and are sensible, in line with Para 71 of the NPPF, proposals for development in back gardens will be resisted where they will cause harm to the local area.

6.25 Back gardens are also under increasing threat from ever larger outbuildings. Even though some outbuildings constructed in the Neighbourhood Plan area have footprints of over 200m², with the sloping ground exacerbating the visual and flood risk impact, they are built under Permitted Development rights [71].

6.26 The adverse effects of these large outbuildings on biodiversity, flood risk and amenity of neighbours can be material, but the local planning authority (LPA) is unable to control these structures. The LPA can withdraw the relevant Permitted Development rights as a condition in the approval of developments. Given the increased bulk and

[68] London Plan (2021) pages 569 and 588.

[69] Case law (CO/4129/2015) clarified that residential gardens in built-up areas are "greenfield".

[70] https://enfieldsociety.org.uk/2019/02/15/space-to-build-in-enfield-cpre-enfield-society-joint-report/

[71] For example, applications 19/02796/CEA and 21/03170/CEA.

scale of recent developments, the HWNPF encourages Enfield Council to apply this condition more frequently.

6.27 As the scale, bulk and massing of dwellings has increased, with narrowing gaps to the boundaries and ever larger driveways, patios and outbuildings, the area of vegetated garden space is constantly getting smaller. This impacts both the setting and character of Hadley Wood and biodiversity and the natural environment. Policies HW-13 and 14 therefore ask for certain Permitted Development rights to be removed as a condition to approvals for developments that reduce the vegetated garden space falls below 50% of the total plot, or if it concerns a back garden development. This is not to prevent additional works, but merely requires a planning application to ensure that the proposal is considered in the context of the overall development on the site.

6.28 Policy HW-13 also requires the capacity of the local infrastructure to accommodate incremental development to be considered, taking account of cumulative development already constructed or approved. This issue was raised by Thames Water, as statutory consultee, who referred various paragraphs of the NPPF that require growth and infrastructure to be aligned [72].

6.29 Also, to help residents better understand decisions Policy HW-13 furthermore asks the local planning authority to document justification of exceptions to policies, and to ensure that precedents referred to and used are relevant. The stipulations reflect the principles outlined in the '*Probity in Planning*' guidance issued by the Local Government Association[73] and follow residents' feedback regarding a lack of transparency.

Policy HW-12: High-Quality Built Environment

All development, including new build and works to existing properties, must be of high quality and considerate of the locality. Those proposing development should take into consideration the cumulative impact on the appearance, street scene, natural environment, flood risk and congestion.

1. Buildings must respond positively to the character of the visible immediate area and have regard to the street scene, prevailing building height and lines, scale and massing.
2. Disproportionately large properties – relative to their plot or neighbouring properties – are considered inappropriate.

[72] Refer to para 5.39 above.

[73] https://www.local.gov.uk/sites/default/files/documents/34.2_Probity_in_Planning_04.pdf

3. Extensions should be subsidiary to the host building and not dominate this or be overbearing to neighbouring properties. All fenestration, features and architectural detailing should be respectful of the host building.
4. Total building height should not exceed the prevailing height (from ground level, taking into account topography) in the immediate vicinity, unless special circumstances are demonstrated.
5. Dormers (either on the front, rear or side of a property) should be in keeping with the character of the building and street scene, and be:
    i. Limited in number, size and proportion, so that they do not dominate the existing roofscape; and
    ii. Inset from the eaves, ridge and edges of the roof (by a minimum of 500mm, and more where this is reflective of the character of the existing dormers in the area); and
    iii. Of the smallest width necessary to accommodate windows that are subservient to the fenestration in the lower portions of the property, normally serving a single window per dormer, with adequate separation between them.
6. Rooflights should be positioned on less prominent roof slopes, with their size and number remaining modest.
7. Innovative architecture is encouraged but must use materials and architectural details that reference or complement the character and appearance of the immediately visible area and period of development, referencing the Hadley Wood Heritage and Character Assessment.
8. The use of uPVC, including for doors, windows and rainwater goods will not generally be supported in the Conservation Area.
9. External fixtures, such as air-conditioning units and certain security equipment, that require planning approval must be visually inconspicuous.

Policy HW-13: Small sites

Development on small sites[74] must not cause harm to the area or neighbouring properties on any side, including in terms of local character, flooding or residential amenity.

For clarity, local character includes prevailing architecture, scale and massing in the context of the natural environment, characteristics[1] and appearance. Harm must consider the impacts on all streets in the vicinity, as well as the characteristics and appearance of the area from prominent locations.

Planning applications should provide the details outlined in Appendix 1.

To help residents understand planning application decisions and to provide guidance to future applicants, all development proposals should:

a) consider the capacity of the local infrastructure to accommodate incremental development, taking account of cumulative development already constructed or approved (for the avoidance of doubt, this also applies to major developments); and

b) ensure that precedents used are nearby in the visible locality and are examples from 2014 onwards, had prior authorisation from the planning authority (under the same planning framework[75]) and aren't anomalies that should not be emulated[76].

Any exceptions to this policy should be reasonable and justified as part of the determination of the planning application.

It is recommended that the approval of Small sites applications that reduce the vegetated garden space to less than 50% of the total plot is by default to include a condition that removes the Part 1, Class A and E Permitted Development rights (relating to extensions and outbuildings), unless there is clear evidence that further development on the site would not harm the character, setting, biodiversity, flood risk or neighbours' amenity and privacy.

[1] *For clarity, 'characteristics' includes the prevailing architecture, scale, height and massing, boundary treatments and hard standings; the natural environment including landscape, trees and vegetation; the views of trees, gardens and more distant countryside, visible between properties and over the roofscape.*

[74] Defined, per the London Plan 2021, as sites that are less than 0.25hectare (= 2,500m²) in size.

[75] Inspector's comments re Douglas Close in refused APP/Q5300/W/17/3176938.

[76] Inspector's comments re Parkgate Crescent in refused APP/Q5300/D/11/2153873.

Policy HW-14: Back garden development

Where back garden development is proposed, in addition to the Small sites policy HW-13, special regard must be paid to:

1. The amenity, privacy and outlook from existing dwellings, including back-to-back distances established by Enfield Council (current DMD policy 10).
2. Compatibility with the predominant scale and rhythm of housing surrounding the plot.
3. Provision of access arrangements that do not create breaks within, and thus undermining, a consistent street front.
4. Retention of trees and provision of vegetated gardens.
5. The impact on flood risk and mitigating drainage strategies.
6. Deliverability of net biodiversity gains.

Approvals of back garden developments are recommended to be accompanied by a condition that removes the Part 1, Class A, AA, B, E and F Permitted Development rights, unless there is clear evidence that further development on the site would not harm the character, setting, biodiversity, flood risk or neighbours' amenity and privacy.

Applications are recommended to reflect:

- design guidance and principles illustrated in this Section 6.
- The Planning Application Guidelines in Appendix 1, which were developed using the National Design Guidance (2021).
- best practice guidance, including that established in Building for a Healthy Life (or any subsequent updates of that)[77].
- relevant local and national guidance, policies and laws.

Design review

6.30 The NPPF reinforces the role and importance of design review, which is a way of assessing the design quality of new developments by an independent panel of experts to help support high standards of design. It states that, when considering

[77] https://www.gov.uk/government/news/homes-england-backs-a-new-healthy-housing-toolkit-by-design-for-homes

applications, the local planning authority should have regard to *'any recommendations made by design review panels'*. [78]

6.31 In Hadley Wood, it is recommended that applications for major developments, as well as smaller schemes in sensitive or important locations, are subject to design review. This should ideally take place at the pre-application stage, to help inform the design process, and then again following submission of the application, to help inform officer recommendations. The final proposals and application material should show how comments made during the design review process have influenced the proposed development.

6.32 Enfield Council has established a 'Place and Design Quality Panel [79]. Guidance on the Design Review process can be found via the Design Council Cabe[80] and Urban Design London [81] websites.



Figure 37: Crescent East, Hadley Wood, where mature trees in front gardens provide a soft, landscape edge to the street (Source: Aecom Heritage and Character Assessment)

[78] Para 133, MHCLG, NPPF, July 2021.

[79] https://www.enfield.gov.uk/services/planning/enfield-place-and-design-quality-panel

[80] https://www.designcouncil.org.uk/what-we-do/built-environment/design-review (accessed August 2022).

[81] https://www.urbandesignlondon.com/advice-support/ (accessed August 2022).

Aspiration HW(viii): Design Review

Emerging schemes for major development[82] should be assessed through design review. Design review of smaller schemes is also strongly encouraged, not only in the Hadley Wood Conservation Area but also in other locations where the proposed works would materially deviate from a dominant prevailing architectural style, or where innovative designs are proposed that would establish a precedent.

Every street has its principal characteristics, and new development proposals should demonstrate how they will complement these. For example, Lancaster Avenue and Parkgate Avenue have 'Elizabethan style' properties with white rendering and black timber, Covert Way is an estate of bungalows, and Camlet Way is predominantly detached homes on large sites with good spacing to neighbouring boundaries.

It is encouraged that design review takes place early in the process to allow scope for input into the emerging design. The final scheme submitted to the Council should include a report on the design review process and how the scheme has responded to this. Design review of live applications is also encouraged.

Application review and material

6.33 The planning policies within this Plan, together with the requirement for more comprehensive submission material, as set out in Appendix 1, will enhance the quality of applications, thereby contributing to, amongst others, the protection of the local character and natural environment of Hadley Wood. This will result in more sympathetic forms of development and thus expedite the planning process.

6.34 Planning policies should be followed and, where applicable, developments must reflect the approved planning application. Any conditions of approval should be adhered to. Any changes to the required conditions should comply with enforcement directives.

Aspiration HW(ix): Application review and enforcement

HWNPF and Hadley Wood Association will continue to work with Enfield Council to ensure that new development complies with planning policies, or advise on enforcement action required if conditions are breached.

Considerate construction

[82] Defined as 10 or more housing units, or a site with an area of 0.5 hectares or more, per NPPF July 2021.

6.35 Core Policy 32 of the Enfield Core Strategy seeks to minimize air, water, noise and light pollution. This is expanded upon in DMD Policies 64, 68 and 69.

6.36 Through work on the Neighbourhood Plan residents have expressed concern with regard to the cumulative impact of development and of construction activity, particularly in terms of residential extension and conversions involving the enlargement of existing homes.

Although it is recognised that development and change will continue to take place in Hadley Wood, standards and procedures with regard to construction management are required to minimise community disruption.

Policy HW-15: Construction activity

Construction activity inevitably involves an element of disruption. However, constructors must:

a) Minimize impact on residential amenity during the construction phase, particularly in relation to on-street parking of contractors vehicles and the resulting congestion, light pollution, noise and vibration, dust, emissions and neighbourhood amenity.

b) protect the local environment, to help deliver sustainable development.

c) follow the principles of the industry's Code of Considerate Practice[83].

d) provide adequate parking for workers and deliveries in a way that minimizes the impact on residents and does not impair highway safety or the free flow of traffic.

e) adhere to Enfield Council's time limitations[84] on when noisy building works (that can be heard at the site's boundary) are allowed to take place:

- Monday to Friday: from 8am to 6pm;
- Saturday: from 8am to 1pm.

[83] https://www.ccscheme.org.uk/ccs-ltd/code-of-considerate-practice-2/

[84] https://www.enfield.gov.uk/services/nuisances/noise-nuisance

7. Services and facilities

Objective 05: Public and Community Facilities

Development will, for example through CIL payments, support and contribute to public and community facilities in the area – bringing improvements for the local population.

Objective 07: The Crescent West Shopping Parade

Any future development of the parade will promote and support our local retail businesses.

Public and community facilities

7.1 The presence of and provision of social and community infrastructure is critical to sustaining and meeting the day-to-day needs of local residents, providing access to essential services and facilities, and helping to maintain a high standard of living. Such facilities, which include educational facilities, healthcare, churches, sports and community centres, have an important role to play in strengthening social networks, sense of community and identity.



Figure 38: St Paul's Church, Hadley Wood (source: Troy Planning)

7.2 Core Policy 9 of the Enfield Core Strategy supports community cohesion, providing access to good quality health care, housing, education, training, employment, open space and other social facilities. Enfield DMD Policy 16 supports the provision of new community facilities, particularly where they are proposed to be in accessible locations. DMD Policy 17 seeks to protects existing community facilities.

7.3 In Hadley Wood, important community facilities include the Hadley Wood Association Centre and grounds (11 hectares), which sit as green space within the geographical heart of Hadley Wood, adjacent to the primary school. The land includes seven tennis courts operated by the Hadley Wood Lawn Tennis Club, a playground and a football pitch. The Centre is used for established clubs and a pre-school and is available to for private functions and community meetings. The HWA Trustees are seeking to improve the facilities for local residents, as well as maintain the centre and grounds, but are entirely dependent on fund-raising.



Figure 39: Hadley Wood Association Centre (source: Troy Planning)

7.4 Highly valued community facilities also include the Primary School, Church, Synagogue, Golf Club, and nearby the West Lodge Park Hotel with its gardens and arboretum.

Policy HW-16: Social and community facilities

Community facilities, such as education, healthcare, childcare resources, sports clubs and community halls, are of crucial importance to the area. Therefore:

- The loss of existing community buildings (Use Class F2) will be resisted, unless it can be demonstrated that demand within the locality for the facility no longer exists or that suitable provision is made elsewhere within Hadley Wood.
- Applications to enhance existing and/or provide additional community facilities will be supported. Flexible multi-functional buildings that allow for the widest possible use are especially welcomed.
- All proposed development should demonstrate how it responds positively to the local character. Where new facilities are proposed they should be in locations that are accessible to all, including by pedestrians and cyclists.

The Crescent West local parade

7.5 Core Policy 17 of the Enfield Core Strategy seeks to strengthen the role of Enfield's town centres, enhancing their vitality and viability, and to improve the quality of the environment. Core Policy 18 directs new retail development to the hierarchy of centres identified in the borough. This is expanded upon in Enfield DMD Policies 25, 28 and 30. Proposals involving a change of use from retail, leisure or community uses in defined centres were normally refused, however, with the 2020 and 2021 updates to the GPDO many changes of use are now a Permitted Development right. Support is given to provision of mixed use on upper floors, including residential.

7.6 The Crescent West shopping parade is identified as a 'local parade' in the town centre hierarchy established in the Enfield Core Strategy. Although very limited, the parade provides an important function, meeting some of the day-to-day needs of residents and comprising a social hub for the community. The parade has been adversely affected by the closure of the post office, local restaurant, dry cleaners and osteopath, in part by change of use class to housing and offices, using Permitted Development rights.

7.7 The parade includes a mix of retail and other commercial units at ground floor. This broad mix should be retained. It also includes a number of flats above ground floor, arranged across two 3-storey blocks (excluding ground floor), with a gap between.

The buildings, shop fronts and associated public realm would benefit from investment. Introducing new street trees, new street furniture, and working with individual retail units to improve the building frontage, all merit consideration.

7.8 National legislation[85] recognizes the importance of town centres and requires planning policies that promote their long-term vitality and viability, as well as plan positively for community facilities, including local shops, meeting places, public houses. The property owners in Crescent West Local Parade, community and local planning authority are strongly encouraged to work together to help ensure the long-term future of the local shops and eating/drinking establishments in the Local Parade, and to resist change of use to housing or to activities that do not serve the local community, unless it is demonstrated that the use is no longer viable (subject to any prevailing permitted development rights).

Policy HW-17: Crescent West Local Parade

The Crescent West Local Parade, as defined in Enfield's Core Strategy, provides an important service to the community and is strongly supported.

1. Proposals for new development and change of use should provide active ground floor uses for at least the front 750 sqft of the unit's floorspace that contribute to the diversity of the parade and enhance the viability and vitality of the area as a community hub. On upper floors uses that complement the function of the parade will be supported, including residential use (C3 uses).
2. The scale and design of any proposed development should respond to the qualities of the adjacent Conservation Area and help create a well-defined street frontage with active uses, doors and windows fronting onto Crescent West.
3. Retail, cafes and restaurants, drinking establishments and community facilities will be encouraged.
4. Applications should demonstrate how they contribute to the delivery of an improved public realm, including use of a simple palette of materials, street furniture and surface treatments, new tree planting, and improved servicing arrangements, unless it is demonstrated with clear evidence that the use is no longer viable.

[85] NPPF paragraph 86.

Public realm

7.9 The public realm is defined as all the spaces between buildings to which the public has access. The importance and value of good quality public realm is well recognised[86].

7.10 Efforts to improve the quality of the street scene are encouraged, including removal of unnecessary street signs that cause visual clutter, and use of a simple palette of materials across the local parade to create a unified feel and appearance. The potential to provide new street tree planting is welcome, alongside the creation of new areas for people to sit and relax.



Figure 40: The local shopping parade (source: Troy Planning)

7.11 The aim is to create an attractive and welcoming local centre environment that is open to and accessible for all. The HWNPF is keen to see production of a public-realm strategy for the local centre, and will liaise with the appropriate authorities to see how this might be developed. Monies generated through the Community Infrastructure Levy could be directed towards such a scheme.

[86] See, for example, CABE, The Value of Public Space, 2004: *"A high quality public environment can have a significant impact on the economic life of urban centres and is an essential part of any successful regeneration strategy. As towns increasingly complete with one another to attract investment, the presence of good parks, squares, gardens and other public spaces becomes a vital business and marketing tool. Companies are attracted to locations that offer well-designed, well-managed public spaces and these in turn attract customers, employees and services".* Other sources include: The Heart Foundation, Good for Business; The benefits of making streets more walking and cycling friendly, 2011.

Aspiration HW(x): Local parade public realm

The HWNPF believes the local parade would benefit from a public-realm scheme. Working in partnership with Enfield Council, any such scheme would explore the following priorities:

- Introduction of new street trees and raingardens where possible.
- Use of a simple and consistent palette of materials and street furniture that help define the local centre and provide places for people to sit and relax.
- Incorporation of bicycle parking in accessible and well over-looked locations.
- Implementation of a 20mph local speed limit along Crescent West and Crescent East to improve road safety, air quality and reduce traffic noise.

Any public realm proposals will need to reflect the recommendations of the Hadley Wood Conservation Area Appraisal and associated Management Proposals.

Funding would be sought from relevant sources, including CIL funds from new development in the Neighbourhood Plan area.

8. Access and movement

Objective 06: Transport

Development will, for example through CIL payments, support and contribute towards enhancing the provision of public transport, pedestrian and leisure footpaths and cycle routes.

8.1 Strategic Objective 8 of the Enfield Core Strategy promotes provision of sustainable modes of transport. Core Policy 24 then states *that 'The Council will encourage sustainable travel choices'*. Core Policy 25 develops this further and commits the Council to working with partners to provide safe, convenient and accessible routes for pedestrians, cyclists and other non-motorised modes of transport. Enfield DMD Policy 47 presents criteria with regard to accessing development, with priority given to that for pedestrians, cyclists and public transport. This is also reflected in the Mayor's Transport Strategy, as well as the Health Streets and Vision Zero initiatives.

8.2 Enfield Council seeks to increase the percentage share of all borough-wide trips by foot, bicycle or public transport from a current level of 52% up to 55% in 2021 and 69% in 2041.

8.3 However, Enfield's 2011 Characterisation Study[87] noted with respect to Hadley Wood that the situation was very different:-

- "It retains an almost rural character"; and
- "Very low density areas both favour and require the car. The sparseness of the population is not able to sustain local shops and facilities in easy walking distance. Pedestrians can be poorly provided for, with a footway on one side of the road only or very narrow provision, as found on Waggon Road in Hadley Wood".

[87] https://new.enfield.gov.uk/services/planning/planning-policy-information-enfield-characterisation-study-parts-1-4-february-2011.pdf



Figure 41: Hadley Wood railway station (source: Troy Planning)

8.4 Very limited investment has been made since then to improve the situation, as reflected in the PTAL 0-1 scores for the Neighbourhood Plan area, meaning public transport accessibility is poor:-

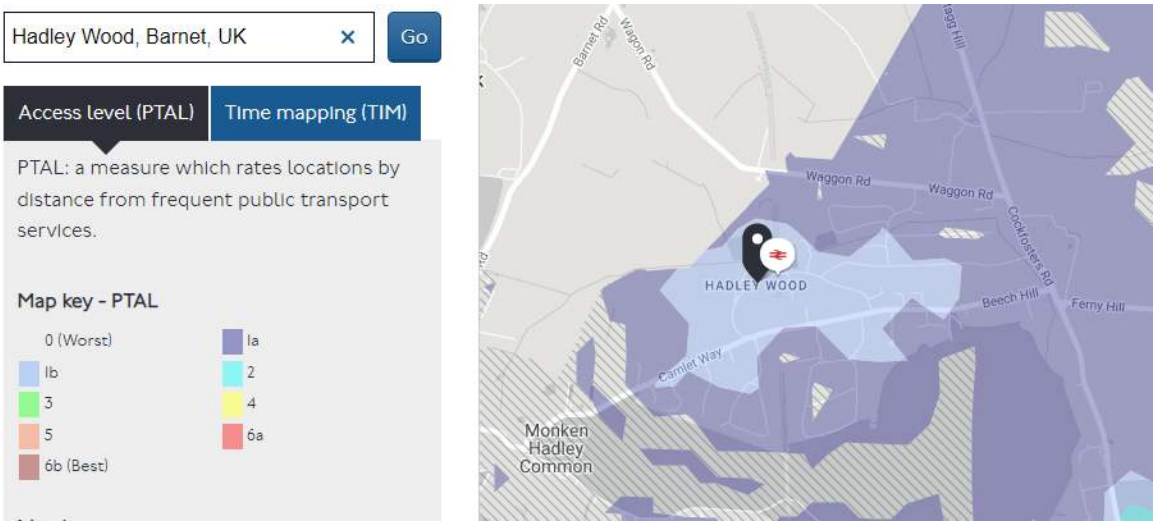


Figure 42: PTAL zones (source: https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat).

8.5 Public transport largely comprises the north-south railway line, which connects Hadley Wood to central London (albeit with infrequent off-peak services). Public transport to local amenities, such as GPs, dentists, educational facilities, shopping, employment, leisure etc, is very limited.

8.6 As the London Mayor's Transport Strategy does not envisage meaningful improvement in local public transport (refer to Appendix 5), the HWNPF aspires to the Plan area becoming a more attractive place in which to walk and cycle.

8.7 Hadley Wood is a relatively compact settlement that should be easy to traverse by foot and by bike. However, along some streets, there are no footpaths. Although grassed verges comprise part of the green character of Hadley Wood, these become unusable for pedestrians in wet weather. Equally, while there is a short section of on and off-road cycling provision in Hadley Wood, this is very limited[88].

8.8 More pressing is the need for better walking and cycling connections beyond Hadley Wood, connecting, in particular, to Cockfosters and High Barnet. Although some routes exist, these are incomplete and their usability dependent upon the weather. The alternative is to walk or cycle along the main roads (such as the A111). These routes are busy, noisy, polluted and unsafe, and present unattractive propositions for active travel. Public transport options are very limited. There are no train connections to either High Barnet or Cockfosters, no direct bus service to Cockfosters or Enfield town centre, and only a very limited bus service to Barnet High Street (none to the Underground station or hospital).

8.9 During the consultation process on this Neighbourhood Plan a number of residents complained about trees and shrubs overhanging the public footpaths, hindering clear passage and in some cases even causing a public health hazard. Policy HW-18 therefore requires homeowners to cut back any trees or shrubs that overhang and/or obstruct the public footpath.

8.10 The requirement to cut back overhanging vegetation is a legal requirement, and it is noted that Barnet Council has recently issued certain homeowners with notices under Section 154 of the Highways Act, giving them 21 days to address the issue (or the Council would have the right to arrange this themselves, and recover the cost from the homeowners).

[88] https://cycle.travel/map and https://explore.osmaps.com/?overlays=os-ncn-layer&lat=51.776100&lon=-1.894300&zoom=7.0000&style=Standard&type=2d&placesCategory=



Figure 43: examples of footpaths being obstructed by overhanging vegetation (source: HWNPF)

8.11 The A111 Cockfosters Road, its junctions into Hadley Wood and some junctions in Hadley Wood itself have been the location of numerous accidents (see Appendix 5). Furthermore, bus services are infrequent, and journey time is related to wider traffic congestion. It is the aspiration of this Plan that part of the local CIL payments should be allocated towards an improved network of walking and cycling connections. Alongside these improvements the HWNPF is keen to see bus services improved, offering a package of sustainable travel measures that provide an alternative to the car.

Policy HW-18: Active travel

Active travel, involving human physical activity rather than motorized movement, is strongly encouraged. Therefore:

- Development of safe and convenient improved and/or extended footpaths and cycle paths will be supported.
- Any proposals for non-residential use should support and enable active travel through inclusion of safe, secure and convenient cycle parking, as well as changing facilities where appropriate.
- Development that enhances the active travel network between Hadley Wood and Monken Hadley, New Barnet, Cockfosters and Trent Park will be supported.
- Proposals for development that reduce the capacity or safety of existing active travel infrastructure will be opposed.

- Homeowners must cut back trees and shrubs on their land to avoid overhanging or obstructing any part of the public footpaths.

8.12 During the public consultation a sizeable number of residents complained about the lack of adequate bus services to local amenities in, for example, Barnet and Cockfosters. Bus services are not operated by the Council and not part of 'development'; as such they fall outside the direct scope of neighbourhood plans, but they are referenced in Aspiration HW(xii).

Aspiration HW(xi): Active travel projects

To help facilitate active travel within Hadley Wood the HWNPF strongly encourages projects which might include provision of an improved and well-connected network of walking and cycling links. These would enhance existing routes and provide new routes that link Hadley Wood with Monken Hadley, New Barnet, Cockfosters and Trent Park.

Routes should be suitable for use in all weather conditions, use permeable or porous materials, and incorporate appropriate lighting. New and improved routes are shown on Figure 44 and include:

1. Connection along Monken Mead Brook to Hadley Highstone.
2. Improved surfacing to allow for all year round links to New Barnet and Cockfosters.
3. Off carriageway green route linking sustainable transport route along railway line to new valley path.
4. Footpath alongside Waggon Road to Ganwick Corner.
5. Completion of the missing section of the national cycle route joining the London Loop to Hadley Wood.

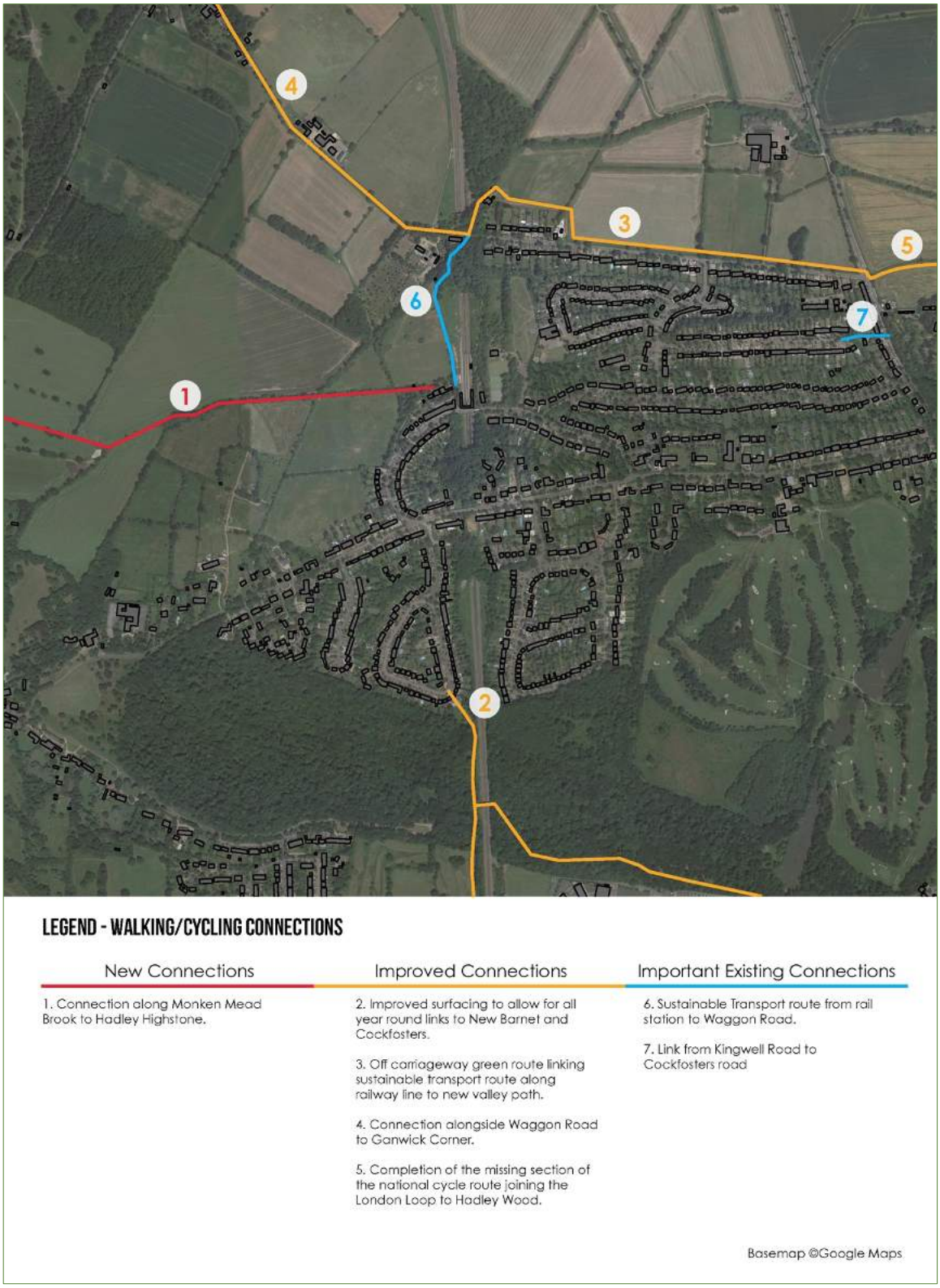


Figure 44: Suggested active travel projects, providing for new and improved walking and cycling routes in and around Hadley Wood.

Rail facilities and services

8.13 Hadley Wood Rail User Group (HWRUG) was founded in 2015 for all who live or work here, or use the station. HWRUG campaigns for service and station improvements and acts as a focus for communication with the train operator, Great Northern, part of Govia Thameslink Railway (GTR), Network Rail and other railway bodies. HWRUG has successfully achieved step-free access to the northbound platform, together with authorisation from the DfT for a step free southbound solution free of charge for anyone needing accessible travel by circulating via step-free Potters Bar into central London. Since the opening of the accessible entrance in 2017, Hadley Wood Station has been the only accessible station north of Kings Cross on the Great Northern route within Greater London.

8.14 HWRUG's 2018 'Treegate Campaign', jointly with the Hadley Wood Association, saved a significant proportion of our trackside vegetation and resulted in a national hedgerow trial at the station and the creation of a Station Garden. In 2019 HWRUG also submitted a successful bid on behalf of rail users and the whole community that achieved the delivery of an accessible toilet, Hadley Wood's only public convenience, additional customer information screens and a water butt for the irrigation of the station garden.

8.15 Hadley Wood Station provides the only daily public transport and is well used by commuters, with an annual footfall of 410,386 in 2018/19. HWRUG successfully campaigned in GTR's May 2018 Timetable Consultation for a service level of 4 trains per hour every day, but the Covid pandemic of 2020-22 had a serious impact on the rail industry and services are currently running at only 2 trains per hour outside the weekday peak, with no uplift in prospect. This poor level of service artificially depressed demand by driving many potential passengers to resort to unsustainable but much more flexible car travel.

8.16 HWRUG has worked hard to improve the overall ambience of the station and, despite its uninspiring 1970s building, has already achieved a raft of improvements to its public realm, including a redesigned forecourt, cycle racks, a picture gallery and station garden, and removal of rubbish bins to a purpose-built storage area. There is potential for maximising the benefit of connectivity to National Cycle Route 12 which starts at the station and other potential routes set out in Aspiration HW(xii).

Bus services

8.17 During the Neighbourhood Plan's consultation process a number of residents highlighted the very limited bus services in Hadley Wood, which comprise:-

- Route 399 – hourly service between 10am and 2pm, six days a week, between Hadley Wood station and Barnet High Street;

- Route 298 – regular service to Potters Bar and Cockfosters, but only passing along the eastern edge of the Neighbourhood Plan Area, with the nearest stop some 1.4km from Hadley Wood station.



Figure 45: bus routes servicing Hadley Wood (source: Google Maps)

8.18 Unsurprisingly, the London Mayor's 2018 Transport Strategy[89] showed a very low level of public transport use on weekdays in Hadley Wood:

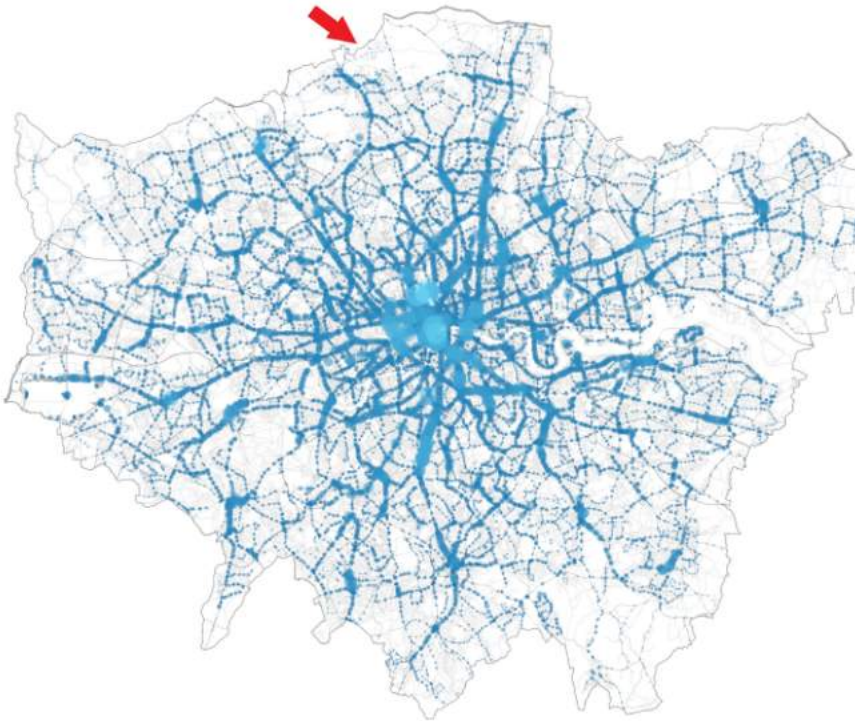


Figure 46: Public transport use on weekdays

[89] https://www.london.gov.uk/sites/default/files/mayors-transport-strategy-2018.pdf

8.19 The Transport Strategy did not indicate that the services are due to be improved.

8.20 However, feedback from the Regulation 14 public consultation (in early 2022) on this Neighbourhood Plan highlighted the strong desire of residents to have improved local public transport services. A number of respondents asked that the 399 bus run for longer and more frequently, with the route extended to Cockfosters and High Barnet Underground stations, as well as Barnet Hospital.

Aspiration HW(xii): Rail and bus services

Hadley Wood Rail User Group continues to represent the interests of rail users and the local community to the train operator and Network Rail and to campaign for improvements to train services and station facilities.

The HWNPF also strongly encourages improvements in bus services to local amenities, such as the extension of route 399 to Barnet Hospital and High Barnet and Cockfosters Underground stations.

9. CIL allocation to local projects

Community Infrastructure Levy

9.1 The Community Infrastructure Levy (CIL) is a charge levied on development which is payable to the local authority and is intended to be spent on infrastructure projects in the Borough that help address the demands placed on an area resulting from growth. This might include, for example, spending on new transport infrastructure, health and educational facilities, open spaces and sports facilities.

9.2 A portion of the CIL that is payable to the Enfield Council is intended to be spent on local projects in the Neighbourhood Plan area. When the Neighbourhood Plan is 'made', 25% of all CIL monies paid to Enfield Council from development in Hadley Wood will be ringfenced for spending on projects in Hadley Wood. In regard to what this money can be spent on, advice suggests[90]:

"The neighbourhood portion of CIL can be used for a wider range of planning issues than infrastructure, as long as they are concerned with addressing the demands that development places on an area."

9.3 The Enfield Council CIL Charging Schedule took effect from April 2016[91]. All applications for development that are above the relevant thresholds are subject to this charging schedule, or any subsequent updates to it. Associated with the Charging Schedule is a 'Regulation 123 List', which outlines the infrastructure items that the District will spend CIL receipts on.

9.4 Through consultation and work on the Neighbourhood Plan a series of projects have been identified which the HWNPF would like to see the neighbourhood portion of CIL targeted towards. These are referred to in this Neighbourhood Plan in the tan coloured 'projects and aspirations' boxes, and referenced within the CIL policy below.

9.5 The HWNPF will, after consultation with stakeholders such as the Hadley Wood Association, Hadley Wood Primary School, Hadley Wood Rail Users Group and Hadley Wood Security, establish an independent "Hadley Wood CIL Committee" (or such name as the Committee chooses to use), which will decide on the list of projects to be funded and allocate CIL monies accordingly. Once established the Committee will operate independently from the HWNPF. To avoid any potential conflict of interest the Committee Chair will be independent of the stakeholders and potential beneficiaries of the CIL allocations.

[90] My Community / Locality, 2017, Community Infrastructure Levy; Neighbourhood planning toolkit.

[91] https://new.enfield.gov.uk/services/planning/planning-policy/community-infrastructure-levy/ (accessed April 2018).

9.6 The list of priorities will be reviewed and updated on an on-going basis with Enfield Council, with all CIL monies received and spent in the area regularly monitored. The Committee will seek greater transparency of the CIL, and all relevant information will be made publicly available (likely on the website of the Hadley Wood Association).

9.7 Enfield Council also negotiates 'Section 106 agreements' with certain applicants, which can provide funds or works to make development more acceptable in planning terms. The HWNPF will seek to liaise with Enfield Council as to the most appropriate form of Section 106 agreement relating to applications within the Neighbourhood Plan area.

9.8 The list of possible projects to be funded with CIL funds will be kept under review and regularly updated but could, for example, include:

- Public realm improvements to the Crescent West shopping parade.
- All-weather walking and cycling routes to Monken Hadley, New Barnet, Cockfosters and Trent Park.
- Improving the quality of community facilities in Hadley Wood, including the Hadley Wood Association Centre and outdoor facilities.
- Hadley Wood Primary School special projects.
- Creation of a wetland area within Monken Hadley Common that helps discharge and manage surface water run-off.

Policy HW-19: CIL Allocations

CIL payments payable on developments are governed by Enfield Council's guidance and the Government's Community Infrastructure Levy Regulations.

- 25% of the CIL paid on developments in the Neighbourhood Plan Area should, where feasible, be used to fund local priorities.
- The priorities will be decided by an independent committee that will be set up by the Hadley Wood Neighbourhood Planning Forum, after consultation with, amongst others and as appropriate, the Hadley Wood Association, Hadley Wood Primary School, Hadley Wood Rail Users Group and Hadley Wood Security. The committee will be led by an independent Chair who is not affiliated with any of the stakeholders or potential beneficiaries of CIL funding.
- This policy will equally cover any future changes to CIL payments and developer contributions.

10. What happens next?

10.1 This Neighbourhood Plan for Hadley Wood was subject to formal consultation ('Regulation 14' consultation) and appropriate amendments were made before submission to Enfield Council to start the 'examination process'.

10.2 Enfield Council publicised the Plan and reviewed the submission version to ensure that it complies with all the relevant statutory requirements. After the HWNPF made final amendments based on the representations received the Plan was passed on to an independent examiner, appointed by the Council to review the Plan and any comments made in response to it. The examiner considered the Plan and issued a report to the Enfield Council, advising whether:

- The Plan should proceed to referendum.
- The Plan should proceed to referendum subject to modification.
- The Plan should not proceed to referendum.

10.3 For the Plan proceed to referendum it had to be demonstrated that it meets the 'Basic Conditions'. These include demonstrating that the Plan is in general conformity with the strategic objectives of the Local Development Plan (i.e. the Enfield Core Strategy and London Plan).

10.4 Enfield Council has organised the referendum. All people of voting age in the Neighbourhood Area are eligible to vote on whether the Plan should be brought into force ('made'). If more than 50% of all votes are in favour, then the Plan will become part of the suite of planning policies used by Enfield Council to help shape and determine planning applications in Hadley Wood.

11. List of Policies & Aspirations

Policies

Policy HW-1: Setting, character and views

Proposals for development in the Neighbourhood Plan area, including new build, extension or replacement buildings, must be sensitive to the characteristics([1]), appearance and setting of Hadley Wood and must be in line with the following criteria and:

a) avoid creating a 'terracing' effect where buildings are extended to the edge of the plot boundary.

b) The width of the primary building frontage should reflect that of existing properties in the visible locality. Additional back facades may be acceptable as long as they accord with HW-1a) and appear subsidiary.

c) In all cases, development should retain a minimum of 1m offset from side boundaries and this should be increased in line with the prevailing street character, as the bulk and scale of the property is increased, or where a greater distance is required to retain views between adjacent properties.

d) Where a proposed development may result in a property that has a bulk and scale greater than that of the established street character of the immediate visible locality, the apparent scale should be mitigated by:

i. tiering development, so upper floors are not the full width of the ground floor; and/or

ii. having pitch roofs to the sides or crown roofs; and/or

iii. further increasing the offset to the boundary in proportion to the increased bulk, scale and massing of the dwelling; and/or

iv. designing side extensions that are subsidiary to the host property;

with the resulting building remaining visually appropriate for the context.

([1]) For clarity, 'characteristics' include the prevailing architecture, scale, height and massing, boundary treatments and hard standings; the natural environment including landscape, trees and vegetation; the views of trees, gardens and more distant countryside, visible between properties and over the roofscape.

Policy HW-2: Front boundary walls, railings and gates

Front boundary treatments require planning approval if the height exceeds 1m. Whenever new or replacement walls, gates and/or railings are installed:

a) These must be of an appropriate level and allow for views of landscaped gardens behind and comply with Enfield Policy DMD 8, which states that the height should not normally exceed 1m.

b) Solid front walls of 0.5m or lower will be supported. Front boundary treatments that are higher than 0.5m must be constructed of railings or similar, but can incorporate a solid lower section.

c) To ensure safety of pedestrians and road users gates that have the potential to block visibility of the footway or street must be set back from the edge of the pavement and carriageway, and maintain visibility splays (Enfield Council's Technical Standards refer[92]).

All front boundary treatments must, as far as possible, retain hedges, trees and other natural features and the open character of the street scene. They must also avoid damaging or destroying tree roots.

Policy HW-3: Paving of front gardens

Front gardens are of immense importance to the setting and character of a locality, reduce flooding risk, support biodiversity and help mitigate the effects of climate change.

All new and replacement hardstandings must:

1. Maximise the retained area of lawn and vegetation. A minimum of 25% of the front garden must be retained as soft landscaping, i.e. unpaved (unless individual circumstances render that not appropriate). Homeowners are strongly encouraged the maximum area possible~~;~~ and
2. Incorporate Sustainable Drainage Systems (SuDS) and permeable or porous materials that reflect the character of the area; and
3. Not directly run-off into the drainage system (to avoid adding to flood risk and to ensure pollutants do not enter rivers).

[92] https://governance.enfield.gov.uk/documents/s39945/ENV12134Appendix1.pdf

Until such time that the GPDO 2015, as amended, includes adequate protections of front gardens, the approval of any application for new build, extension to existing dwelling or new/replacement front boundary treatment that reduces the permeable and/or vegetated area of the property is encouraged to, by default , add a condition that removes the Part 1, Class F Permitted Development rights ('Hard Surfaces'), unless there are other safeguards to ensure that a minimum of 25% of the area to the front of the dwelling will be kept as vegetated garden space.

Policy HW-4: Off-street parking

Notwithstanding the need to retain part of the front gardens as green space, adequate off-street parking should be provided to avoid adverse impacts, especially on highway safety. Plot sizes in the Neighbourhood Plan area allow both to be accommodated.

Where the number of housing units on a site is increased by way of apartments:

- For developments located on the NP area's main access roads, being Cockfosters Road, Beech Hill, Camlet Way and Waggon Road, the number of on-site parking spaces is required as follows:
  - 1.5 spaces per 1 - 2 bedroom unit;
  - 2 spaces per 3+ bedroom unit; and
  - an appropriate number of additional on-site spaces for visitors and deliveries/maintenance workers.
- For developments on other roads the maximum number of on-site parking spaces shall be 1.5 per 1+ bedroom unit.

Policy HW-5: Heritage Assets

1. Planning applications within the Hadley Wood Conservation Area, as well as those affecting its setting, must have regard to the relevant Conservation Area Appraisal(s) and Management Proposals.
2. Development (both existing properties and new builds) should take advantage of opportunities to enhance the Conservation Area by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc that would make a positive contribution to the Conservation Area.
3. The same care – to protect and enhance – must be taken with other statutory listed buildings (current list in Appendix 3), as well as non-

statutory, heritage assets, such as those on Enfield Council's Local Heritage List.

It is noted that national legislation, the planning framework and Enfield's Article 4 Direction may result in certain Neighbourhood Plan policies not applying to the Conservation Area.

Policy HW-6: Local Green Space Designations

The following sites are to be designated as Local Green Spaces (LGS), as delineated on the map in Figure 20:

1. Hadley Wood Association land to the east of the railway line.
3. Land above the south tunnel, north and south of Camlet Way.
4. Open Space adjacent to St Paul's Church.
6. Hadley Wood Association land to the west of the railway.
7. Hadley Wood Association land over the north tunnel.
10. Covert Way Nature Reserve.

Development proposals in designated Local Green Space will be managed in accordance with national policy for Green Belts.

Policy HW-7: Trees, the natural environment and biodiversity

Reflecting the importance of the natural environment:

1. Development proposals must secure a minimum net biodiversity net gain of 10% (1). This is expected to be provided on-site; where this is shown to be not possible it should be provided as close as possible to the development site.
2. Development must maximise the retention of existing trees and grass verges to the extent possible, incorporating these into proposed development. Sufficient space must be allowed above and below ground to prevent damage to root systems and facilitate further tree growth.
3. Any trees that are lost as a result of development must be replaced on a ratio of at least 2:1, preferably on-site or, if not possible, at a nearby alternative site in Hadley Wood. Lost trees include those that were removed in the 12 months prior to date of submission of the planning application for the development.

4. Where landscaping is to be provided, design should help create distinctive places.
5. Where there is genuine unavoidable loss or damage to habitats, sites or features because of demonstrated exceptional circumstances, mitigation and compensation is required.
6. SuDS measures, such as rain gardens, swales and SuDS tree pits into the public realm must be retrofitted to improve localized flood risk, water quality, biodiversity and amenity.

Where appropriate the above will be reflected by way of a condition to the approval of planning applications.

Policy HW-8: Flood risk

Proposals for development must:

1. demonstrate that they will not increase of any type of flood risk, including fluvial, surface water, groundwater and sewer flood risk, in line with DMD Policy 59 and 60 or successor policy.
2. assess flood risk and utilise Sustainable Drainage Systems (SuDS) in line with DMD Policy 61 or successor policy, in consultation with Enfield Council as Lead Local Flood Authority.
3. wherever possible, be set back from watercourses and support the restoration and/or naturalisation of watercourses, as well as use natural flood management techniques to reduce flood risk.

Policy HW-9: Sustainable drainage

Proposals for development in Hadley Wood are encouraged to include one or more of the following sustainable drainage features:

- Rain gardens (including swales and tree pits).
- Permeable and porous areas or surfaces.
- Green roofs.
- Ponds or bioretention basins.

Where it is proposed to provide SuDS within the public realm these should be designed as an integral part of the green infrastructure and street network, responding positively to the character of the area.

Provision should reflect best practice, including that in emerging guidance from Enfield Council in the forthcoming SuDS Guide (Sustainable drainage systems | Enfield Council).

All SuDS should be regularly inspected and properly maintained so that blockages do not exacerbate drainage problems. Maintenance arrangements must be included at the proposal stage.

Policy HW-10: New housing development and mix

New housing in the built-up area of Hadley Wood should:

1. Provide a mix of housing types, sizes and tenures consistent with the most up-to-date evidence in the Local Housing Need Assessment, including the need for three and four bedroom family homes.
2. Design affordable housing such that it is tenure-blind and thus of equal quality in design and materials to the market element in the proposal.
3. Be sympathetic to the character and setting of the area.

Developers are encouraged to engage with the local community, who have expressed a need for downsizing opportunities and sheltered housing.

Applications should not result in a net loss of homes of a type and size for which there is an evidenced need in the Housing Needs Assessment, unless there is clear justification.

Policy HW-11: Self-contained apartments

Building on existing Enfield DMD Policy 5, development involving the replacement of single family dwellings with self-contained apartments, through new build or conversion, must:

- Not harm the character of the area.
- Not be out of context with the neighbouring properties with respect to height, scale, bulk and massing.
- Not exceed in number:
    - 20% of all properties along any 200 metres of a road; and
    - 1 out of a consecutive row of 5 dwellings.

- Not lead to an unacceptable level of overlooking and loss of privacy of adjoining properties.
- Incorporate adequate off-street parking and refuse storage arrangements that do not, by design or form, adversely affect the quality of the street scene.

Policy HW-12: High-Quality Built Environment

All development, including new build and works to existing properties, must be of high quality and considerate of the locality. Those proposing development should take into consideration the cumulative impact on the appearance, street scene, natural environment, flood risk and congestion.

1. Buildings must respond positively to the character of the visible immediate area and have regard to the street scene, prevailing building height and lines, scale and massing.
2. Disproportionately large properties – relative to their plot or neighbouring properties – are considered inappropriate.
3. Extensions should be subsidiary to the host building and not dominate this or be overbearing to neighbouring properties. All fenestration, features and architectural detailing should be respectful of the host building.
4. Total building height should not exceed the prevailing height (from ground level, taking into account topography) in the immediate vicinity, unless special circumstances are demonstrated.
5. Dormers (either on the front, rear or side of a property) should be in keeping with the character of the building and street scene, and be:
    i. Limited in number, size and proportion, so that they do not dominate the existing roofscape; and
    ii. Inset from the eaves, ridge and edges of the roof (by a minimum of 500mm, and more where this is reflective of the character of the existing dormers in the area); and
    iii. Of the smallest width necessary to accommodate windows that are subservient to the fenestration in the lower portions of the property, normally serving a single window per dormer, with adequate separation between them.
6. Rooflights should be positioned on less prominent roof slopes, with their size and number remaining modest.

7. Innovative architecture is encouraged but must use materials and architectural details that reference or complement the character and appearance of the immediately visible area and period of development, referencing the Hadley Wood Heritage and Character Assessment.
8. The use of uPVC, including for doors, windows and rainwater goods will not generally be supported in the Conservation Area.
9. External fixtures, such as air-conditioning units and certain security equipment, that require planning approval must be visually inconspicuous.

Policy HW-13: Small sites

For clarity, local character includes prevailing architecture, scale and massing in the context of the natural environment, characteristics[1] and appearance. Harm must consider the impacts on all streets in the vicinity, as well as the characteristics and appearance of the area from prominent locations.

Planning applications should provide the details outlined in Appendix 1.

To help residents understand planning application decisions and to provide guidance to future applicants, all proposals should:

a) consider the capacity of the local infrastructure to accommodate incremental development, taking account of cumulative development already constructed or approved (for the avoidance of doubt, this also applies to major developments); and

b) ensure that precedents used are nearby in the visible locality and are examples from 2014 onwards, had prior authorisation from the planning authority (under the same planning framework[93]) and aren't anomalies that should not be emulated[94].

Any exceptions to this policy should be reasonable and justified as part of the determination of the planning application.

It is recommended that the approval of Small sites applications that reduce the vegetated garden space to less than 50% of the total plot is by default to include a condition that removes the Part 1, Class A and E Permitted Development rights (relating to extensions and outbuildings), unless there is clear evidence that

[93] Inspector's comments re Douglas Close in refused APP/Q5300/W/17/3176938.

[94] Inspector's comments re Parkgate Crescent in refused APP/Q5300/D/11/2153873.

further development on the site would not harm the character, setting, biodiversity, flood risk or neighbours' amenity and privacy.

[1] For clarity, 'characteristics' includes the prevailing architecture, scale, height and massing, boundary treatments and hardstandings; the natural environment including landscape, trees and vegetation; the views of trees, gardens and more distant countryside, visible between properties and over the roofscape.

Policy HW-14: Back garden development

Where back garden development is proposed, in addition to the Small sites policy, special regard must be paid to:

1. The privacy and outlook from existing dwellings, including back-to-back distances established by Enfield Council (current DMD policy 10).
2. Compatibility with the predominant scale and rhythm of housing surrounding the plot.
3. Provision of access arrangements that do not create breaks within, and thus undermining, a consistent street front.
4. Retention of trees and provision of vegetated gardens.
5. The impact on flood risk and mitigating drainage strategies.
6. Deliverability of net biodiversity gains.

Approvals of back garden developments are recommended to be accompanied by a condition that removes the Part 1, Class A, AA, B, E and F Permitted Development rights, unless there is clear evidence that further development on the site would not harm the character, setting, biodiversity, flood risk or neighbours' amenity and privacy.

Policy HW-15: Construction activity

Construction activity inevitably involves an element of disruption. However, constructors must:

a) Minimize impact on residential amenity during the construction phase, particularly in relation to on-street parking of contractors vehicles and the resulting congestion, light pollution, noise and vibration, dust, emissions and neighbourhood amenity.

b) protect the local environment, to help deliver sustainable development.

c) Follow the principles of the industry's Code of Considerate Practice[95].

d) provide adequate parking for workers and deliveries in a way that minimizes the impact on residents and does not impair highway safety or the free flow of traffic.

e) adhere to Enfield Council's time limitations[96] on when noisy building works (that can be heard at the site's boundary) are allowed to take place:

- Monday to Friday: from 8am to 6pm;
- Saturday: from 8am to 1pm.

Policy HW-16: Social and community facilities

Community facilities, such as education, healthcare, childcare resources, sports clubs and community halls, are of crucial importance to the area. Therefore:

- The loss of existing community buildings (Use Class F2) will be resisted, unless it can be demonstrated that demand within the locality for the facility no longer exists or that suitable provision is made elsewhere within Hadley Wood.
- Applications to enhance existing and/or provide additional community facilities will be supported. Flexible multi-functional buildings that allow for the widest possible use are especially welcomed.
- All proposed development should demonstrate how it responds positively to the local character. Where new facilities are proposed they should be in locations that are accessible to all, including by pedestrians and cyclists.

Policy HW-17: Crescent West Local Parade

The Crescent West Local Parade, as defined in Enfield's Core Strategy, provides an important service to the community and is strongly supported.

1. Proposals for new development and change of use should provide active ground floor uses for at least the front 750 sqft of the unit's floorspace that contribute to the diversity of the parade and enhance the viability and vitality of the area as a community hub. On upper floors uses that

[95] https://www.ccscheme.org.uk/ccs-ltd/code-of-considerate-practice-2/

[96] https://www.enfield.gov.uk/services/nuisances/noise-nuisance

complement the function of the parade will be supported, including residential use (C3 uses).

2. The scale and design of any proposed development should respond to the qualities of the adjacent Conservation Area and help create a well-defined street frontage with active uses, doors and windows fronting onto Crescent West.
3. Retail, cafes and restaurants, drinking establishments and community facilities will be encouraged.
4. Applications should demonstrate how they contribute to the delivery of an improved public realm, including use of a simple palette of materials, street furniture and surface treatments, new tree planting, and improved servicing arrangements, unless it is demonstrated with clear evidence that the use is no longer viable.

Policy HW-18: Active travel

Active travel, involving human physical activity rather than motorized movement, is strongly encouraged. Therefore:

- Development of safe and convenient improved and/or extended footpaths and cycle paths will be supported.
- Any proposals for non-residential use should support and enable active travel through inclusion of safe, secure and convenient cycle parking, as well as changing facilities where appropriate.
- Development that enhances the active travel network between Hadley Wood and Monken Hadley, New Barnet, Cockfosters and Trent Park will be supported.
- Proposals for development that reduce the capacity or safety of existing active travel infrastructure will be opposed.
- Homeowners must cut back trees and shrubs on their land to avoid overhanging or obstructing any part of the public footpaths.

Policy HW-19: CIL Allocations

CIL payments payable on developments are governed by Enfield Council's guidance and the Government's Community Infrastructure Levy Regulations.

- 25% of the CIL paid on developments in the Neighbourhood Plan Area should, where feasible, be used to fund local priorities.

- The priorities will be decided by an independent committee that will be set up by the Hadley Wood Neighbourhood Planning Forum, after consultation with, amongst others and as appropriate, the Hadley Wood Association, Hadley Wood Primary School, Hadley Wood Rail Users Group and Hadley Wood Security. The committee will be led by an independent Chair who is not affiliated with any of the stakeholders or potential beneficiaries of CIL funding.
- This policy will equally cover any future changes to CIL payments and developer contributions.

Aspirations

Aspiration HW(i): Reinstating front gardens

The HWNPF encourages homeowners to 'depave' areas of hardstanding and impermeable surfaces in front gardens, preferably reinstating natural materials, or replacing impermeable surfaces with porous material.

Guidance published by The Royal Horticultural Society (e.g.: Front Garden Guide)[97] should be referred to when considering how best to redesign front gardens, particularly those incorporating parking provision.

The HWNPF strongly encourages Enfield Council as the Lead Flood Authority to consider whether an approach to 'depaving' might be included within an update of the Council's Surface Water Management Plan and/or Flood Risk Management Plan to help fund and deliver such change to positively influence the resilience and character of the area.

Aspiration HW(ii): Preserving and Enhancing Locally Significant Heritage

The HWNPF recognises importance of non-designated heritage assets at 39, 42, 43 and 47 Camlet Way and strongly encourages their inclusion on Enfield Council's Local Heritage List. Other non-designated heritage assets may be identified over time.

[97] https://www.rhs.org.uk/science/pdf/climate-and-sustainability/urban-greening/gardening-matters-front-gardens-urban-greening.pdf

Aspiration HW(iii): The Green Belt

This Neighbourhood Plan proposes that Green Belt boundaries and designations within and surrounding Hadley Wood remain unchanged.

The Plan strongly opposes inappropriate development within the local Green Belt.

Aspiration HW(iv): Strengthened tree protection

The HWNPF strongly supports the protection of all trees in Hadley Wood and mitigation to reduce the risk of tree loss both prior and during development. Total site clearance has become a more frequent occurrence, with negative impacts on character, views, privacy, drainage and air quality.

Trees on public land should also be retained where possible, and replaced when that is not feasible.

Aspiration HW(v): Other flood mitigation measures

The HWNPF actively encourages a range of other flood mitigation measures, such as:

- A storage lake for Monken Mead Brook to the west of Hadley Wood Station.
- The use of rain gardens and tree pits alongside the carriageway.
- Planting additional street trees.

Provision should reflect best practice, including that in emerging guidance from Enfield Council in the Sustainable Drainage Design & Evaluation Guide.

Aspiration HW(vi): Monken Hadley Common Wet Woodlands

The HWNPF strongly encourages the creation of a wetland area within Monken Hadley Common that helps manage surface water run-off, including the wet woodlands / wetland scheme in the Covert Way Local Nature Reserve.

Where possible, the delivery of such a project should be combined with wider opportunities to enhance the biodiversity and habitat value of the area, as well as incorporating enhanced walking and cycling routes from Hadley Wood to Hadley, New and High Barnet.

This should include tree planting and utilisation of natural flood management techniques to create green and blue corridors.

Aspiration HW(vii): Housing supply to meet local needs

During the consultation process on this Plan numerous residents stated that they would like to see more downsizing opportunities for them and housing options for their children to stay in the area where they have grown up, rather than more top end apartment buildings.

Aspiration HW(viii): Design Review

Emerging schemes for major development[98] should be assessed through design review. Design review of smaller schemes is also strongly encouraged, not only in the Hadley Wood Conservation Area but also in other locations where the proposed works would materially deviate from a dominant prevailing architectural style, or where innovative designs are proposed that would establish a precedent.

Every street has its principal characteristics, and new development proposals should demonstrate how they will complement these. For example, Lancaster Avenue and Parkgate Avenue have 'Elizabethan style' properties with white rendering and black timber, Covert Way is an estate of bungalows, and Camlet Way is predominantly detached homes on large sites with good spacing to neighbouring boundaries.

It is encouraged that design review takes place early in the process to allow scope for input into the emerging design. The final scheme submitted to the Council should include a report on the design review process and how the scheme has responded to this. Design review of live applications is also encouraged.

Aspiration HW(ix): Application review and enforcement

HWNPF and Hadley Wood Association will continue to work with Enfield Council to ensure that new development complies with planning policies, or advise on enforcement action required if conditions are breached.

Aspiration HW(x): Local parade public realm

[98] Defined as 10 or more housing units, or a site with an area of 0.5 hectares or more, per NPPF July 2021

The HWNPF believes the local parade would benefit from a public-realm scheme. Working in partnership with Enfield Council, any such scheme would explore the following priorities:

- Introduction of new street trees and raingardens where possible.
- Use of a simple and consistent palette of materials and street furniture that help define the local centre and provide places for people to sit and relax.
- Incorporation of bicycle parking in accessible and well over-looked locations.
- Implementation of a 20mph local speed limit along Crescent West and Crescent East to improve road safety, air quality and reduce traffic noise.

Any public realm proposals will need to reflect the recommendations of the Hadley Wood Conservation Area Appraisal and associated Management Proposals.

Funding would be sought from relevant sources, including CIL funds from new development in the Neighbourhood Plan area.

Aspiration HW(xi): Active travel projects

To help facilitate active travel within Hadley Wood the HWNPF strongly encourages projects which might include provision of an improved and well-connected network of walking and cycling links. These would enhance existing routes and provide new routes that link Hadley Wood with Monken Hadley, New Barnet, Cockfosters and Trent Park.

Routes should be suitable for use in all weather conditions, use permeable or porous materials, and incorporate appropriate lighting. New and improved routes are shown on Figure 44 and include:

1. Connection along Monken Mead Brook to Hadley Highstone.
2. Improved surfacing to allow for all year round links to New Barnet and Cockfosters.
3. Off carriageway green route linking sustainable transport route along railway line to new valley path.
4. Footpath alongside Waggon Road to Ganwick Corner.
5. Completion of the missing section of the national cycle route joining the London Loop to Hadley Wood.

Aspiration HW(xii): Rail and bus services

Hadley Wood Rail User Group continues to represent the interests of rail users and the local community to the train operator and Network Rail and to campaign for improvements to train services and station facilities.

The HWNPF also strongly encourages improvements in bus services to local amenities, such as the extension of route 399 to Barnet Hospital and High Barnet and Cockfosters Underground stations.

Appendix 1: Planning application guidelines

Below are the details that may, in accordance with Policy HW-13, need to be provided in planning applications (small developments[99], extensions and rebuilds), to complement the Council's requirements[100].

- Front elevations (existing and proposed), including the neighbouring properties, illustrating:
  - any proposed new walls and gates;
  - how potential terracing effect has been mitigated;
  - the minimum distance to the boundary.
  - Stating the building angle (to centre of neighbours' nearest windows).

- Site plans showing:
  - proposed development relative to neighbouring properties.
  - proposed hardstanding, materials description, and direction of drainage flows;
  - proposed front boundary treatment, stating the maximum height;
  - existing trees and shrubs, identifying those to be retained and lost, and replanting plans.

- Elevation plan showing neighbouring properties.

- For back garden developments, basement and lower ground floor developments, and where the footprint is significantly enlarged:
  - Drainage plan.
  - Sustainable drainage system (SuDS) plan.
  - Flood Risk Assessment.

- For back garden developments:
  - Site sections, showing neighbouring properties, both front and rear.
  - Site plans, showing adjacent properties, front, rear and to the side.
  - Elevations, from the perspective of all adjacent properties.

[99] Less than 10 housing units and site area of less than 0.5 hectares, per NPPF.

[100] Note Enfield's Article 4 Direction relating to the Conservation Area.

Appendix 2: Hadley Wood Conservation Area

The map presented overleaf shows the extent of the designated Conservation Area in Hadley Wood.

The Conservation Area Character Appraisal, Management Proposals, Article 4 Direction and Map can be found on Enfield Council's website:
https://www.enfield.gov.uk/services/planning/conservation-areas/hadley-wood-conservation-area

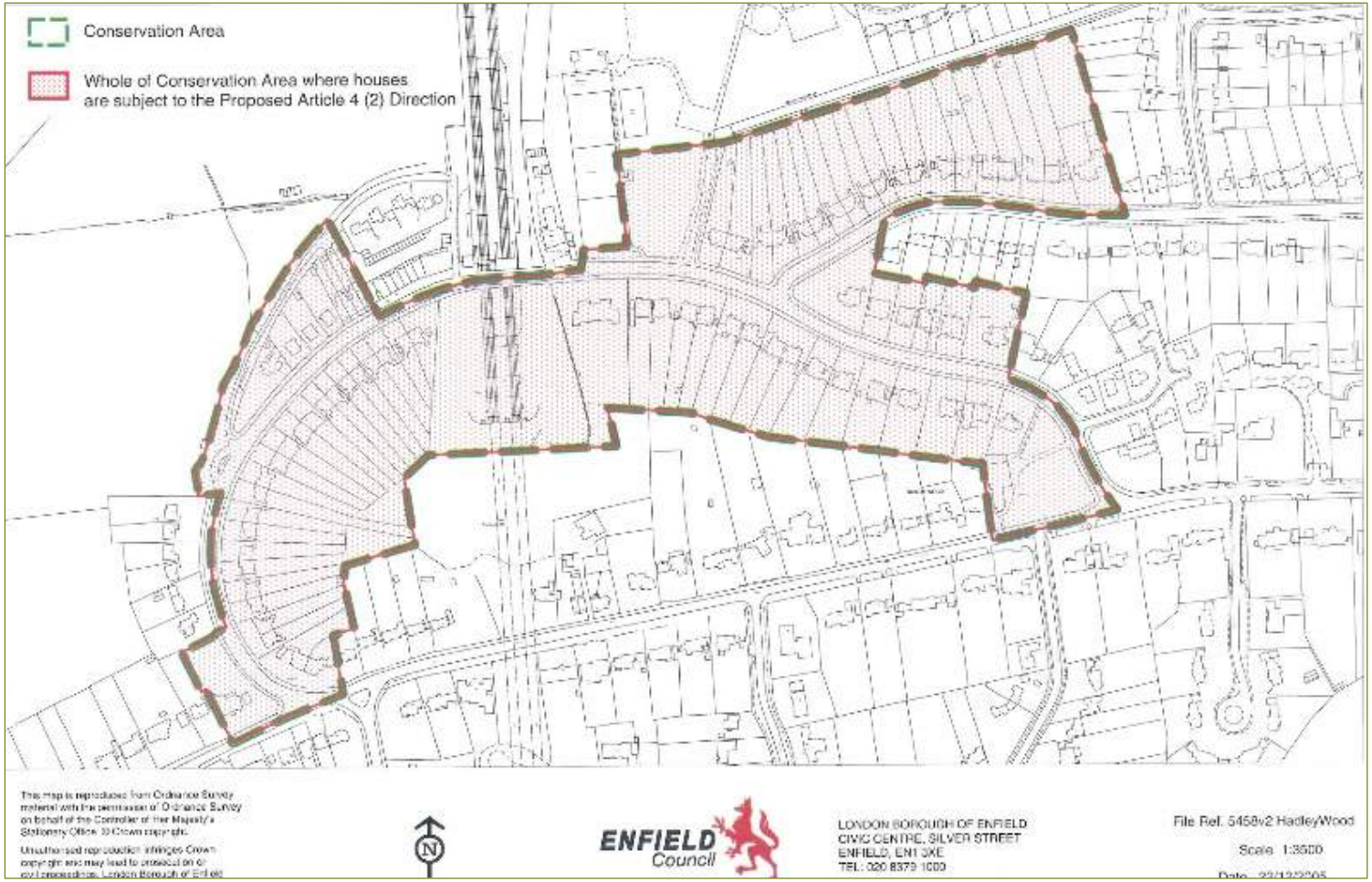


Figure 47: Hadley Wood Conservation Area (source: Enfield Council)

Appendix 3: Listed Building descriptions[101]

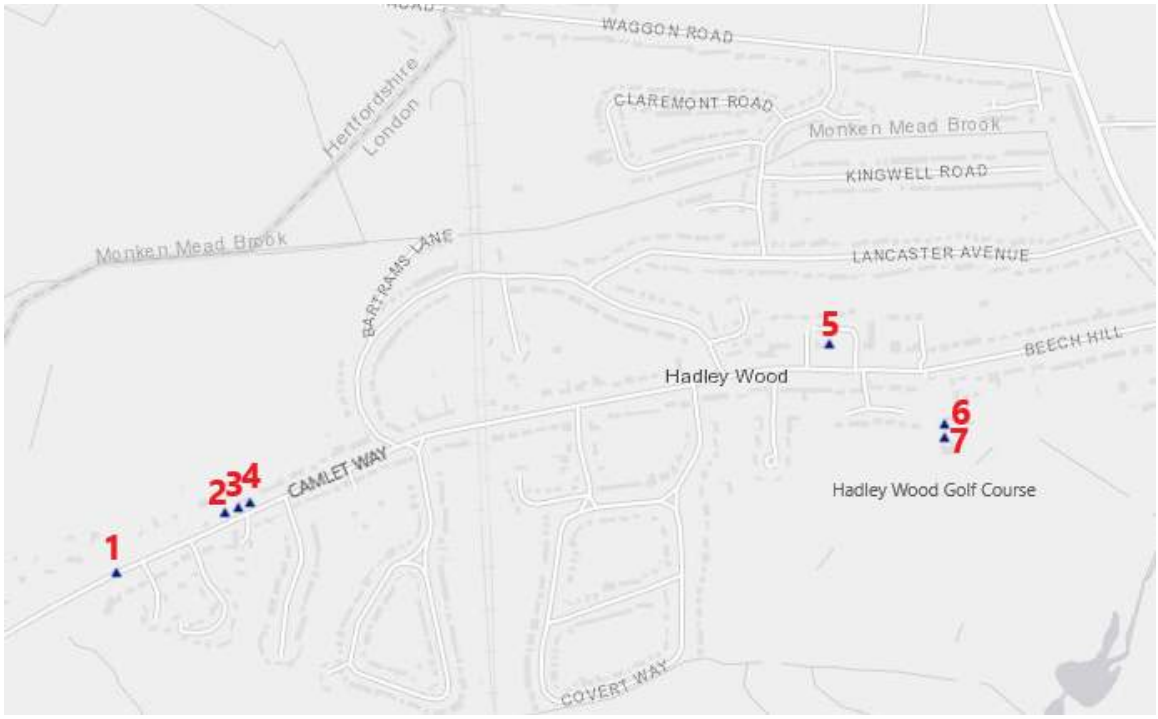


Figure 48: Map showing listed buildings (source: https://www.planvu.co.uk/enfield/)

1. Access Gate to Hadley Common

Listing Date: 7 April 1983

Grade: II

Historic England ID: 1294734

English Heritage Legacy ID: 198832

(Image source: Google Maps)



Timber 5 bar gate divided into 3 parts vertically. Kissing gate on north side. Square posts with chamfered arris to main gate. Other posts octagonal with caps.

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[101] Correct at the time of writing, but subject to change over time.

2. Pegasus (89 & 91 Camlet Way)

Listing Date: 1 August 1991

Grade: II

Historic England ID: 1358748

English Heritage Legacy ID: 200853

(Image source: Google Maps)



Pair of former estate cottages. Dated 1878. Brownish brick in English bond; 1st floor tile hung with decorative bands of fishscale tile; decorative timber-framing with plastered infill to gables. Plain tile roof with crested ridge tiles. Ribbed brick chimneys with deep, stepped, caps. 2 storeys, No 89 with attic; 5 irregular bays. In Vernacular Revival Style, having chamfered plinth; stepped dentilled 1st-floor band; board doors; small-pane wooden casement windows of 2,or 4 lights, those on 1st floor' of recessed bays shorter. Bays 2 and 4 projecting and gabled, the former 'with decorative timber-framing and datestone to 1st floor; the latter broader and with transomed attic window framed by gable. Porch to right bay has mullioned window of 5 round-arched lights and entrance to right return (to No 89); C20 timber-framed 1st floor addition. 2-span roof with end stacks and 2 in line near centre. Left return: chimney on right has window in base and flanking 1-light windows on 1st floor. On left, segmental archway to internal porch with board door and 3-pane side-window. Interior of No 89: board doors; delft tiles and plain surrounded to living-room fireplace; quarry tile floor to kitchen. The cottages served the nearby Broadgates.

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3. 87 Camlet Way and Attached Wall, Gate Pier, and Gate

Listing Date: 1 August 1991

Grade: II

Historic England ID: 1241164

English Heritage Legacy ID: 200852

(Image source: Google Maps)



Former estate cottage, with attached wall, gatepier and gate. Probably 1878, as Nos 89-91 (qv). Brownish brick in English bond; 1st floor tile hung, with elaborate bands of fishscale tile; decorative timber-framing with plastered infill to gables. Plain tile roof with crested ridge tiles and gable finials. Ribbed brick chimneys with deep stepped caps. 2 storeys, 3 bays. In Vernacular Revival Style, having chamfered plinth; stepped dentilled lst floor band; board doors with small-pane glazing at top; small-pane wooden casement windows, those on ground floor with segmental brick arches and offset tile sills, projecting, gabled, central bay, corbelled on 1st floor, has steps up to off- centre internal porch, which has 4-centred each with stone imposts. Windows of 3,2,3 lights to ground floor; 1,3,2 lights above. External stack at right end; ridge stack between left-hand bays. Wall attached to front right corner, approx. 4.5 metres long and. 2.5 metres high, has chamfered ashlar coping and terminates in octagonal pier which has moulded ashlar offsets and cap supporting decorative iron lantern; attached to pier is a leaf of decorative iron gate. Right return ofcottage: decorative ashlar plaque to stack which is flanked by 1-light windows. Interior not inspected. The cottage served the nearby Broadgates.

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4. 83 Camlet Way and Attached Wall, Gate Pier and Gate

Listing Date: 1 August 1991

Grade: II

Historic England ID: 1079464

English Heritage Legacy ID: 200851

(Image source: Google Maps)



Former estate cottage, with attached wall, gate pier and gate. Probably 1878, as Nos 89-91 (qv). Brownish brick in English bond; 1st floor tile-hung, with decorative bands of fish scale tile; decorative timber-framing with plastered infill to gables. Plain tile roof with crested ridge tiles and gable finials. Ribbed brick chimneys with deep, stepped caps. 2 storeys, 3 bays. In Vernacular Revival Style, having chamfered plinth; stepped, dentilled, lst-floor band; board doors with small-pane glazing at top; small-pane wooden casement windows, those on ground floor with segmental brick arches and offset tile sills. Projecting, gabled, central bay, corbelled on 1st floor, has steps up to off-centre internal porch which has 4-centred arch with stone imposts. Windows of 3,2,3 lights to ground floor; 2,3,1 lights above. External stack at left end; ridge stack between right hand bays. Wall attached to front left corner, approx. 4.5 metres long and 2.5 metres high, has chamfered ashlar coping and terminates in octagonal pier which has moulded ashlar offsets and cap supporting decorative iron lantern; attached to pier is leaf of decorative iron gate. Left return of cottage: decorative ashlar plaque to stack which is flanked by 1-light windows. Interior not inspected. The cottage served the nearby Broadgates.

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5. Camlet House



Listing Date: 1 August 1991

Grade: II

Historic England ID: 1241127

English Heritage Legacy ID: 200850

(image source: Wikipedia)

BEECH HILL (North Side No 53 Beech Hill): House. C1875-80, builder Frederick Lambert; later alterations. Concrete block, stuccoed, sheeting to roof. 2 storeys; 6 bays, central and end bays projecting, the former with a 3rd storey. In Greek style having: square columns to porch and attached square columns to tripartite windows; sill and lintel strings; stepped band below oversailing corniced eaves; pediments to end and central bays; corniced chimneys. Sash windows, tripartite to end bays and ground floor, those of end bays on ground floor having decorated raised pediments and on 1st floor part-fluted columns. Central internal porch has 6-panel door and flanking full height windows all with overlights. Windows of flanking bays similar. Etched lotus-type decoration to ground-floor columns. On 1st floor of central bay, sash flanked by recesses with fasces; on 2nd floor, small 2-light window flanked by recesses. Interior not inspected.

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6. Stable Range to North of Hadley Wood Golf Course Club House



Listing Date: 31 January 1974

Grade: II

Historic England ID: 1359017

English Heritage Legacy ID: 200517

(Image source: HWNPF)

U-shaped early-mid C19 building of 2 storeys, 3, 5 and 3 windows. Stock brick with low pitched, hipped, slate roofs. Gauged segmental arches to some sash windows with glazing bars and some small-paned casements. All ground floor openings large and round-headed, some with stable doors others partly filled with doors, windows and ornamental fanlights. Later garage and service additions to ground floor right. South face pebble-dashed, painted pink, and some doors and windows altered. Included for group value.

Hadley Wood Golf Club House and Stable Range form a group.

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7. Hadley Wood Golf Course Club House

Listing Date: 31 January 1974

Grade: II

Source: Historic England

Source ID: 1294740

English Heritage Legacy ID: 200516

(Image source: https://www.hadleywoodgc.com/)



Late C18 house with a rear wing of slightly earlier date in red brick, refaced to match the newer house in yellow stock brick. Main front of 2 storeys, 7 windows. 4 giant Doric pilasters define centre section and support stucco entablature and blocking course. Gauged flat brick arches to replaced sash windows with glazing bars and later wood blind cases. 4 steps to replaced half glazed double door, with sidelights, in prostyle Doric porch with dentil cornice. Modern clock over and wide, semi-circular gauged brick arch behind. One-storey side pavilions of mid-late C19 appearance, stuccoed with pilasters and entablature and hipped slate roofs. Each contains 3 round-headed windows in centre and a narrow window at either side . Inside a hall with Corinthian pilasters and enriched entablature. Doors and windows also enriched. Graceful curved staircase with spiral ended handrail. Front lobby with oval plaster medallions of classical scenes, and enriched pine panelling in dining room.

Hadley Wood Golf Club House and Stable Range form a group.

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Appendix 4: Enfield draft Local Plan

In the summer of 2021 Enfield published its emerging Local Plan 2019-2039. While noting that any development within the Green Belt must be sympathetic to, and compatible with, the primary aim of preserving the openness of the Green Belt, the draft Local Plan proposed major plots of land to be released from the Green Belt for development. This included almost 11ha of land in Hadley Wood (referred to as "Site SA45").

The Hadley Wood Neighbourhood Planning Forum, with assistance from expert consultants, submitted extensive comments on the draft Local Plan, noting, amongst others, that:

- The exceptional circumstances for the release of land from the Green Belt were not justified and suitably evidenced;
- The land's contribution scores on the five purposes of the Green Belt were not adequately considered;
- Whether land lies within an Area of Special Character was not considered;
- Much of the land has a high sensitivity to change;
- The impact of development on conservation areas and listed buildings was not sufficiently considered;
- The proposed release of land and development will add to the cumulative adverse road impacts and air pollution, with Hadley Road and Cockfosters Road already operating at over 100% of capacity during parts of the day;
- Proximity to a railway station alone is not sufficient to justify growth and development;
- Hadley Wood is not a sustainable development location, as there is a lack of educational and leisure facilities, shopping, NHS GP and dentist practices and employment, with the PTAL 0-1 scores highlighting poor public transport services;
- The number of housing units required was not clearly established and the opportunities for development and intensification within existing built-up areas not having been adequately assessed;
- The effective use of land through sequential testing, per para 120 of the NPPF, was not applied;
- Although the Green Belt land by Hadley Wood borders the boroughs of Barnet and Hertsmere, there was no evidence that Enfield had discharged its duty to cooperate with them, as required per para 4 of the NPPF.

Appendix 5: Car parking

Policy HW-4: Off-street parking

Notwithstanding the need to retain part of the front gardens as green space, adequate off-street parking should be provided to avoid adverse impacts, especially on highway safety. Plot sizes in the Neighbourhood Plan area allow both to be accommodated.

Reflecting the footnote to Table 10.3 of the London Plan 2021, where the number of housing units on a site is increased by way of apartments:

- For developments located on the NP area's main access roads, being Cockfosters Road, Beech Hill, Camlet Way and Waggon Road, the number of on-site parking spaces shall be:
  - 1.5 spaces per 2 bedroom unit;
  - 2 spaces per 3+ bedroom unit; and
  - an appropriate number of additional on-site spaces for visitors and deliveries/maintenance workers.
- For development on other roads the maximum number of on-site parking spaces shall be 1.5 per 2+ bedroom unit.

Justification

The footnote to London Plan Table 10.3 states that boroughs should consider higher parking standards where there is clear evidence this would support additional family housing.

The NP fully supports the promotion of sustainable transport, including a move away from car usage to active travel (walking and cycling) and public transport. However, that is only realistic if and the relevant infrastructure and services have been improved, which will require significant investment. Until then Hadley Wood will remain a car-dependent location and forcibly reducing off-street parking will not reduce car usage, but will instead simply result in additional on-street parking.

Current Situation & London Plan

- The Enfield Characterisation Study (2011) categorises Hadley Wood as a residential, perimeter block, Large Suburb and states, amongst others, that:
  - "It retains an almost rural character"; and
  - "Very low density areas both favour and require the car. The sparseness of the population is not able to sustain local shops and facilities in easy walking distance. Pedestrians can be poorly provided for, with a footway on

one side of the road only or very narrow provision, as found on Waggon Road in Hadley Wood".

- The entire NP area is a PTAL 0-1 zone, reflecting poor public transport availability:

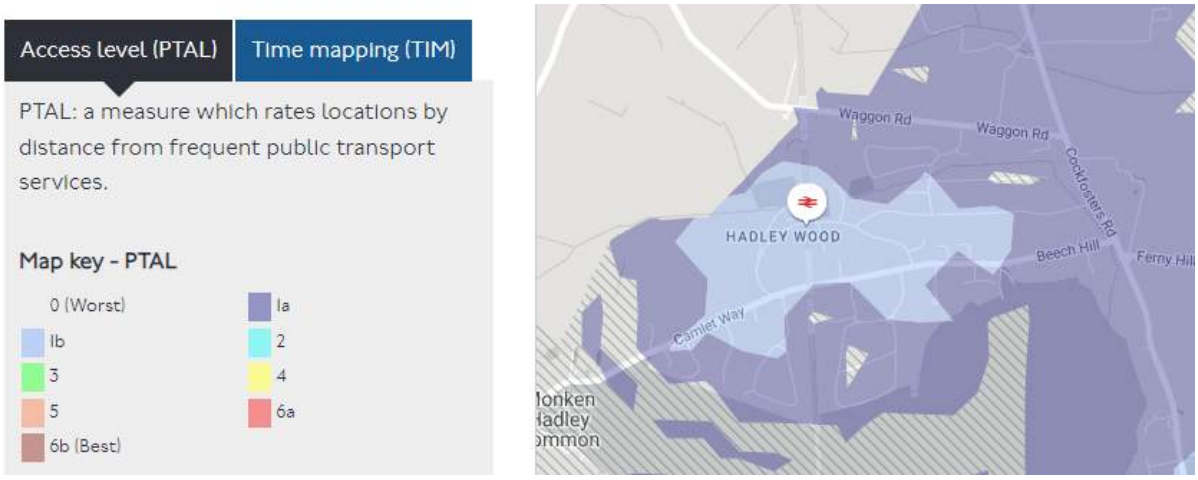


Figure 49: PTAL zones (source: https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat).

- The map below, taken from the London Mayor's Transport Strategy, confirms that travel time to the Central Activities Zone is significant because of poor public transport links (https://www.london.gov.uk/sites/default/files/mayors-transport-strategy-2018.pdf):-

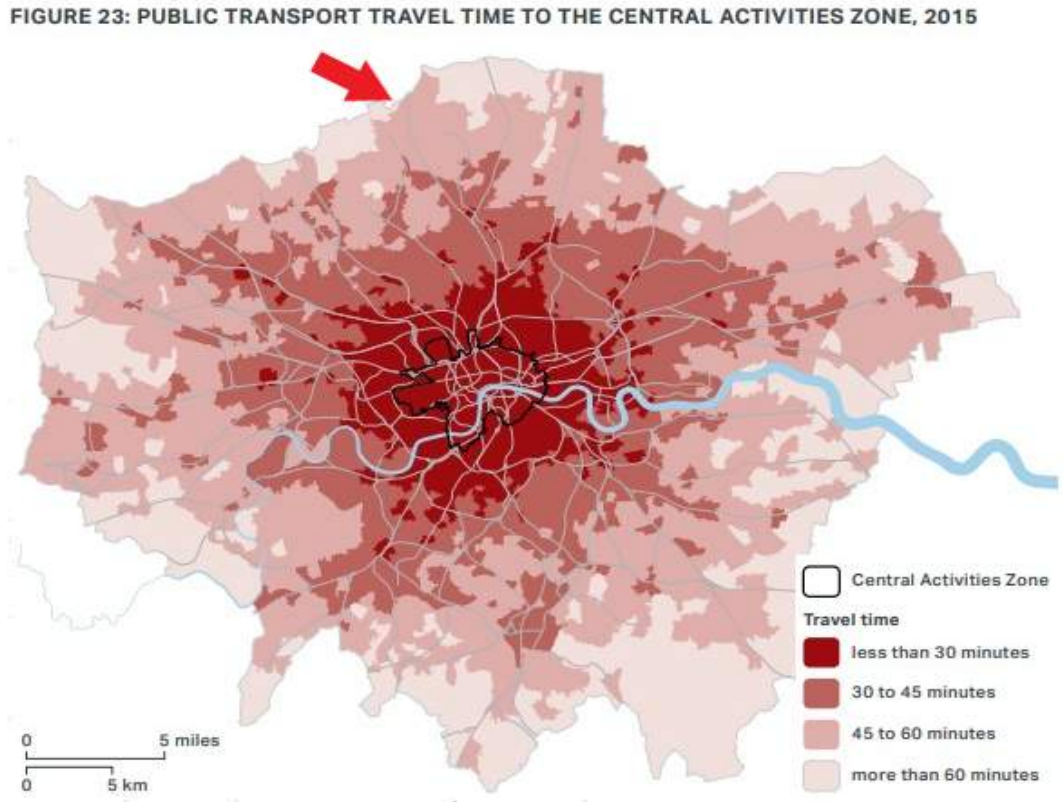


Figure 50: travel times to Central Activities Zone using public transport

- As a result, there is very limited use of public transport in Hadley Wood (https://www.london.gov.uk/sites/default/files/mayors-transport-strategy-2018.pdf):-

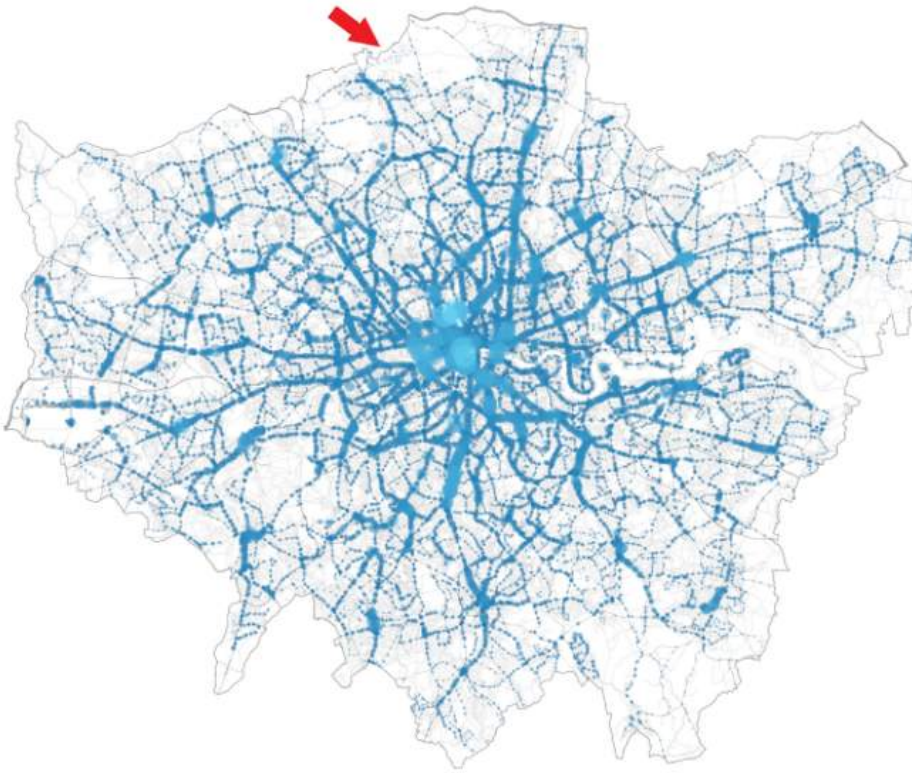
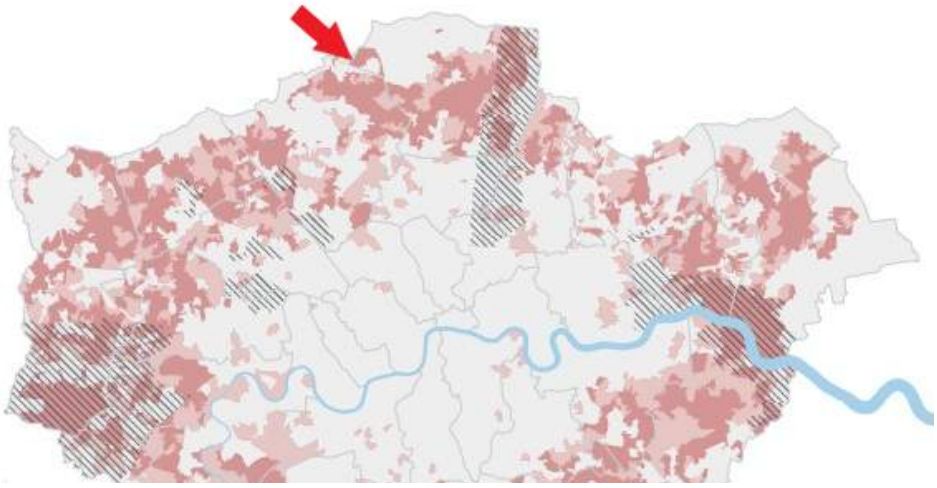


Figure 51: Public transport use on weekdays

- In order to make Hadley Wood a sustainable location public transport services would need to be materially improved. Regretfully, Hadley Wood is not an area of focus in the Mayor's Transport Strategy, as transport is not viewed as an enabler of significant change for the area[102]

FIGURE 43: AREAS THAT COULD BENEFIT FROM DEMAND-RESPONSIVE TRANSPORT SERVICES



[102] https://www.london.gov.uk/sites/default/files/mayors-transport-strategy-2018.pdf



Figure 52: Areas that could benefit from demand-responsive public transport

- As a result the London Mayor's Transport Strategy does not indicate that Hadley Wood will see an improvement in access to employment by public transport:

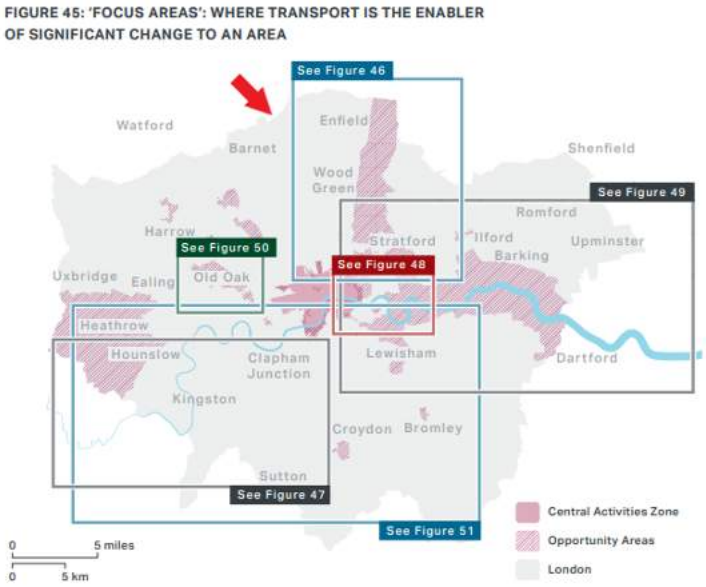


Figure 53: Focus Areas, where public transport is considered the enabler of significant change

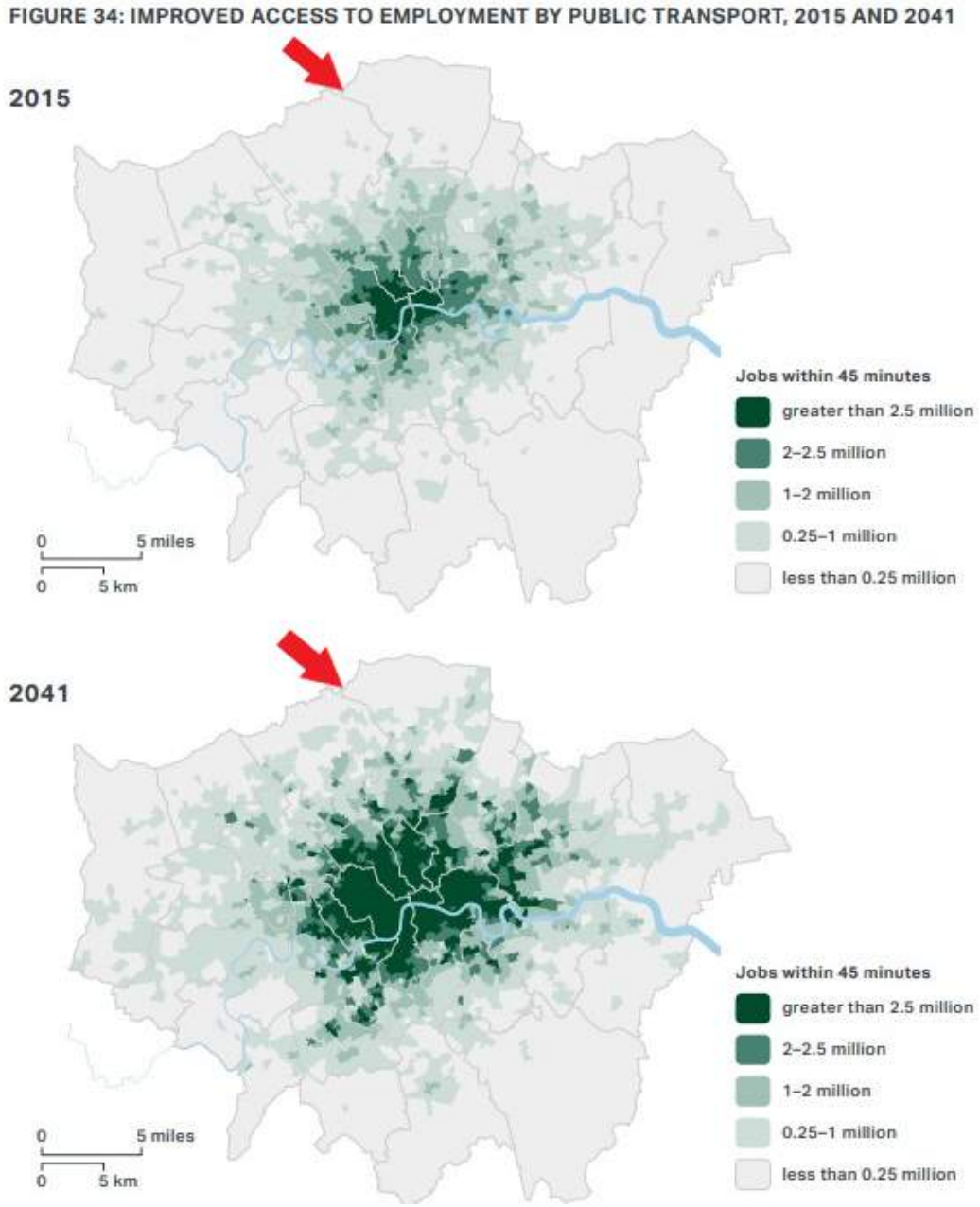


Figure 54: planned improved access to employment using public transport 2015 to 2041

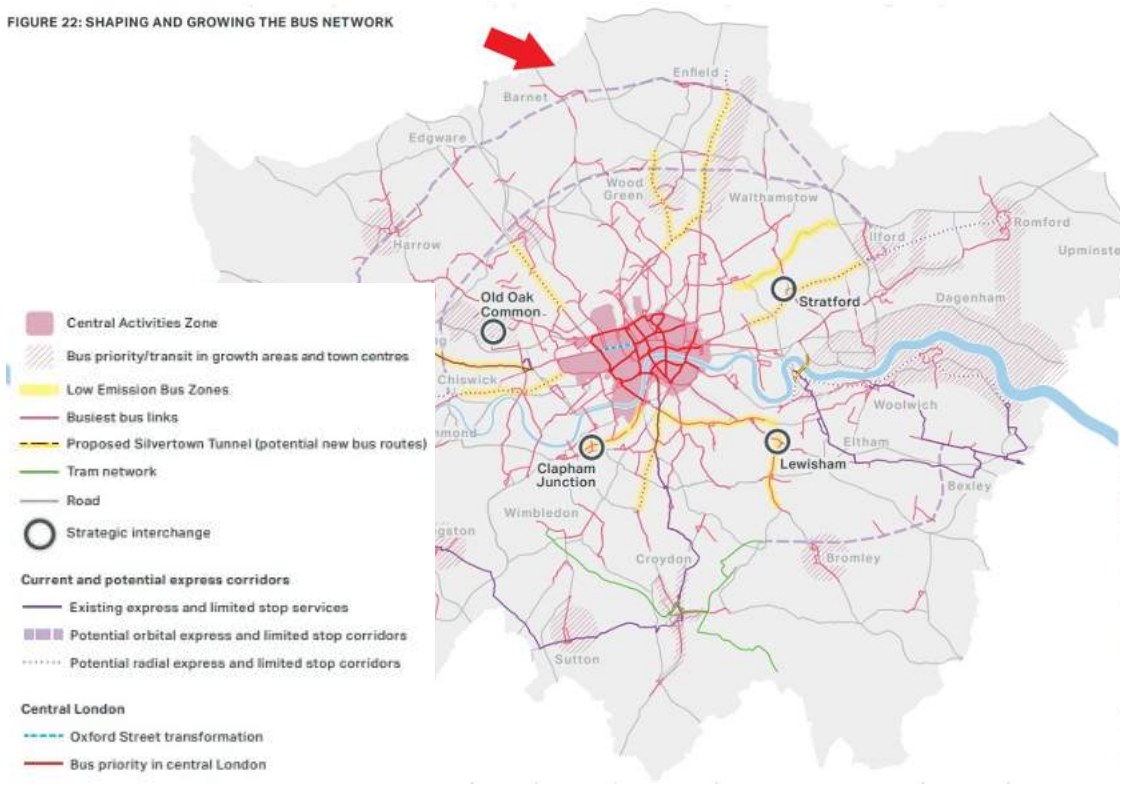


Figure 55: planned improvements to bus network

- Equally, the London Mayor's Transport Strategy indicates that Hadley Wood and surrounding area is not viewed as part of the Strategic Cycle Network to 2041: (https://www.london.gov.uk/sites/default/files/mayors-transport-strategy-2018.pdf):-

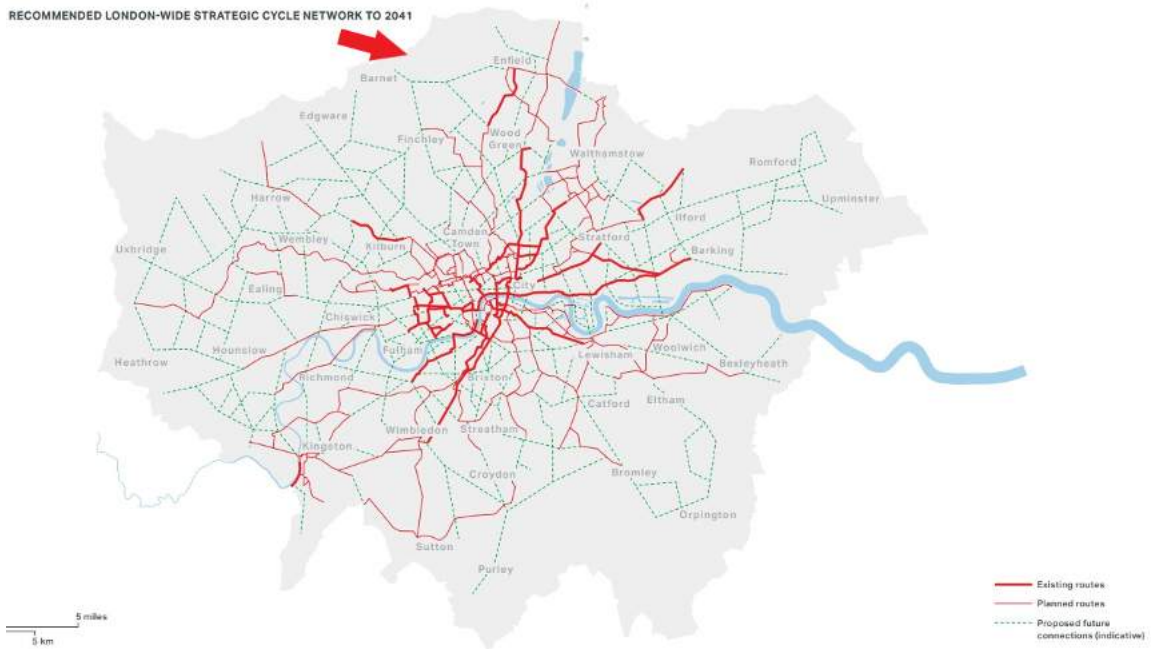


Figure 56: recommended strategic cycling network

- The HWNPF asked Space Syntax, an urban planning consultancy, to produce a Walkability Index for Hadley Wood, reflecting the amenities within easy walking distance:



Figure 57: Walkability Index prepared by Space Syntax

- The Walkability Index assessment reflects the very limited local amenities:
  - The most walkable area in Hadley Wood with an index score of 27 is Crescent West. This is marginally above the average for LB of Enfield;
  - 13 out of the 26 roads in Hadley Wood, i.e. 50% of the roads scored 0;
  - The average walkability index score for Hadley Wood is 7.8, significantly below the average score of 24 for LB of Enfield and 60 for Greater London and 300 for Camden;
  - The low walkability score reflects that, despite the railway station and single bus service, Hadley Wood is not a sustainable development location - necessities, services and amenities are more than two miles away, beyond routine walking distance and therefore require the use of a car.
  - Most of the residential roads in Hadley Wood are disconnected cul-de-sacs or loops that oblige the residents to extra distance to get to their destination; significantly, there is very little that can be done to improve this walkability;
- The move to cycling and walking is to hampered by the meaningful gradients in the NP area:

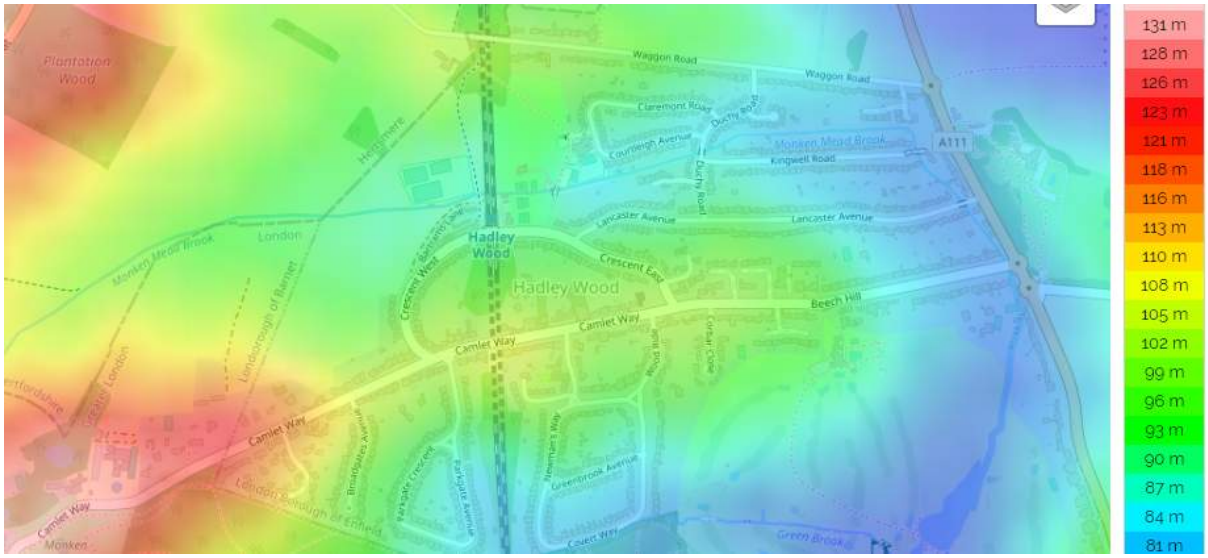


Figure 58: Elevations map, showing meaningful gradients (source: https://en-gb.topographic-map.com/map-kb57/England/)

- Walking is furthermore hampered by a lack of good quality walkways. For example, Waggon Road only has a pavement on one side of the road, but is difficult to navigate due to overgrown vegetation:-



Figure 59: narrow and obstructed footpath along Waggon Road (no pavement on other side of road) (Source: HWNPF)

- The relatively poor public transport, cycling and walking facilities, and lack of local amenities, result in car-dependency. Parking pressure is getting worse, partly due to the increasing number of family homes being replaced with apartment

buildings, especially on Cockfosters Road, Beech Hill and Camlet Way – the map below marks all such works in the past 10 years:



Figure 60: single family dwellings that have been replaced with apartment buildings (source: Google Maps and Enfield Council planning portal).

- Residents have become concerned with the increasingly frequent proposals for replacement of family homes with apartment buildings that have significantly fewer off-street parking spaces than the London Plan standards recommend, as developers seek to maximise profits and have been cutting back on parking. Examples since 2020 include:
    - 397 Cockfosters Road - 11 apartments (2x3 beds, 7x2 beds) with only 11 on-site parking spaces approved.
    - 385 Cockfosters Road – Planning recommended approval of 9 apartments (5x3 beds, 3x2 beds, 1x1 bed) with only 9 on-site parking spaces.
    - 10 Beech Hill – application for 9 apartments (3x3 beds, 6x2 beds) with only 9 on-site parking spaces submitted.
    - 90 Camlet Way – 9 apartments (1x3 beds, 8x2 beds) with only 11 on-site parking spaces approved.

- 37 Lancaster Avenue – 6 apartments (2x3 beds, 4x2 beds) with only 3 on-site parking spaces approved.

The car-dependent location and the lack of any on-site parking for visitors, deliveries and trades people has led to a dramatic increase in illegal and inconsiderate parking, which endangers pedestrians and cyclists, and hampers the free flow of traffic.

The lack of adequate off-street parking is most extreme along Cockfosters Road, where most family homes have been replaced with apartment buildings. Although there is no ability to park on-street, support developments with only one parking space per apartment, and with no spaces for visitors, deliveries or trades, have been approved. As a result, vehicles are blocking the only pavement, thus endangering pedestrians (and cyclists, who use the footpath as the A111 is too dangerous to cycle on), with parking enforcement unable to stop this behaviour:









Figure 61: Cars parked illegally / blocking the only pavement along A111 Cockfosters Road (source: images 1&2: Google Maps; other images: HWNPF).

- The images understate the volume of traffic on the A111 Cockfosters Road. The Baseline Transport Review[103], prepared as evidence for Enfield Council's Regulation 18 draft Local Plan, shows that Cockfosters Road operates at >100% of capacity during peak hours.

  The issue has been recognised by some of the more discerning developers, with one applying[104] for additional visitors spaces to lift the total parking spaces to 18

[103] See page 23 of https://www.enfield.gov.uk/__data/assets/pdf_file/0010/12142/Transport-baseline-review-WSP-2021-Planning.pdf

[104] Application 15/00194 relating to 387 Cockfosters Road.

for six 2-bed apartments, with the comment:

> The reason for this application of minor material alterations is because Cockfosters Road is an extremely busy road, from dawn to evening time with no opportunity to park on the road without causing a major disruption to traffic flow and potential danger to road users. The quantity of off street parking approved is most unlikely to provide sufficient off street parking for the visitors, deliveries and service providers the luxury apartments. The only option will be for vehicles to park on the pavement and grass verge, neither of which is designed to support vehicles and will cause inconvenience to pedestrians and unsightly damage to the grass verge. The loss of

- It should be noted that Crashmap (https://www.crashmap.co.uk/) highlights that there are frequent accidents on Cockfosters Road, Beech Hill and Camlet Way:-

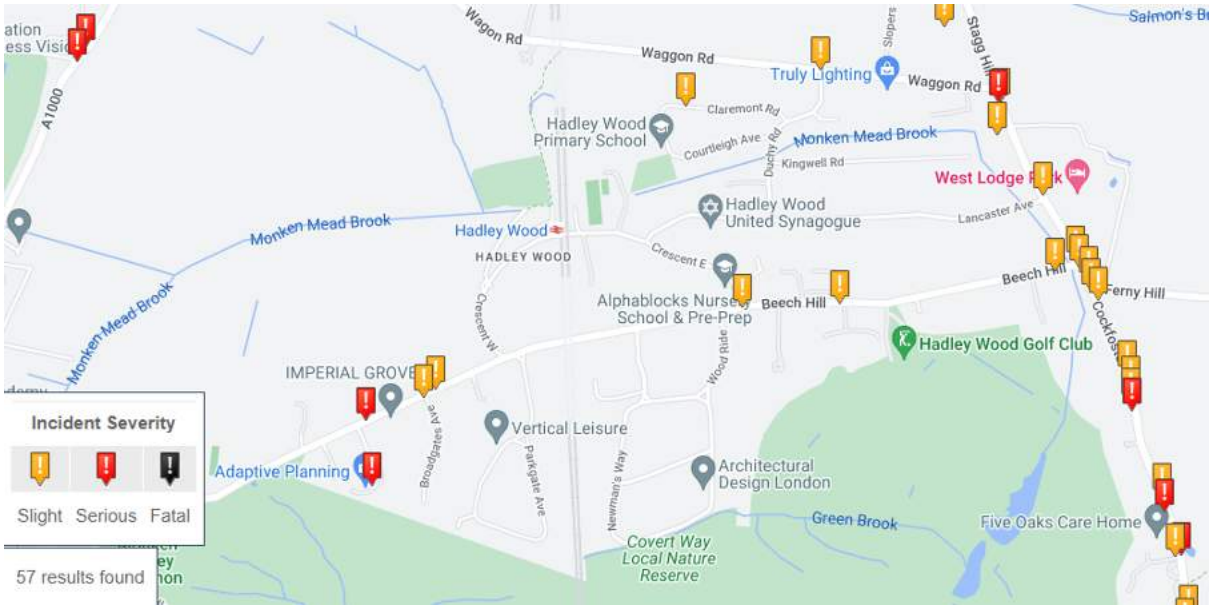


Figure 62: Crashmap showing recorded accidents

Neighbourhood Plan

- Although the Neighbourhood Plan supports the strategic policy to shift residents from car usage to walking, cycling and public transport, significant investment in infrastructure and services will be required before that is a realistic option.
- As highlighted above, the London Mayor's Transport Strategy does not indicate that public transport will see a meaningful investment or improvement. There also do not appear to be plans for significant improvements in cycling and walking routes, and it remains to be seen how much of the CIL monies can be allocated to this.
- We note that, for example, the adopted neighbourhood plan for Highgate includes, a policy (TR3) on parking, which inter alia states that "development should not have a severe negative impact on the highways or the environment. It will be resisted if it would:
    - Harm highway safety or hinder pedestrian movement;
    - Provide inadequate sightlines for vehicles leaving the site;

  - Significantly add to on-street parking demand or otherwise reduce existing on-street parking conditions, where there is inadequate capacity;
  - Create, or add to, an area of car parking that would have an adverse impact on local character or a building's setting or is visually detrimental to the conservation areas.
  - Any new off-street parking should have regard for its impact on the character of the local area, and could be required to preserve or re-provide any means of enclosure, trees, or features of a forecourt or garden;
  - Provide adequate soft landscaping, permeable surfaces, boundary treatment and other treatments to offset adverse visual impacts and increases in surface water run-off."

- Extensive comments from residents during the Regulation 14 consultation process highlighted the deep-rooted concerns regarding on-street parking and the impact on highway safety, especially for cyclists, as well as on the free flow of traffic, which in turn impacts air pollution (Enfield Council policies DMD45 and NPPF §108 and 111).
- The footnote below table 10.3 of the London Plan states that, for "3+ beds" in PTAL 0-1 zones "Boroughs should consider standards that allow for higher levels of provision where there is clear evidence that this would support additional family housing".
- The increasing number of planning approvals for developments with significantly fewer parking on-site spaces than the London Plan standards have caused great concern amongst local residents, as illegal and inconsiderate parking is exposing pedestrians and cyclists to undue risk. Therefore, this Plan introduces a policy that provides a safeguard against inadequate off-street parking.
- As the entire Plan area is PTAL 0-1, the Neighbourhood Plan policy proposes that, until such time when walking, cycling and public transport, such as demand-responsive bus services to amenities and employment, are improved and realistic travel options, Policy HW-4 should apply.
- It is noted that some approved developments have generous parking provision. Examples include:
  - 22 Beech Hill – 14 parking spaces for 6 two & three bed apartments.
  - 18 Camlet Way – 10 parking spaces for 5 three bed apartments.
  - 387 Cockfosters Road – 18 parking spaces for 6 two bed apartments.

- The table below compares the Neighbourhood Plan parking standards with the regular standards per the London Plan (2021):

	1-2 bed apartments	3 bed apartments
Cockfosters Road, Beech Hill, Camlet Way, Waggon Road	**1.5** + spaces for visitors, trades & deliveries	**2** + spaces for visitors, trades & deliveries
Other roads	Max. **1.5**	
London Plan (2021)	Max. **1.5**	

Appendix 6: Hadley Wood Heritage and Character Assessment

Report dated April 2018, prepared by Aecom for the Hadley Wood Neighbourhood Planning Forum

[sent under separate cover]

Appendix 7: Evidence base

As part of the production of this Neighbourhood Plan a large number of documents were reviewed, including but not limited to:

National Planning Policy

1. National Planning Policy Framework (2019, 2021)
2. National Design Guide (October 2019)
3. General Permitted Development Order (2015, 2020, 2021)

National Planning Commissions and Reviews

4. The Living with Beauty Report (January 2020)
5. Code for Sustainable Homes (Dept for Communities and Local Government – Dec 2006)
6. Planning 2020 – Final Report of the Raynsford Review of Planning in England (TCPA, November 2018)
7. Place Value & the Ladder of Place Quality (Place Alliance March 2019)

London Planning Policy

8. London Plan (2021)
9. London Plan Examination in Public Report (October 2019)

Enfield Planning Policy

10. Core Strategy 2010–2025 (2010)
11. Development Management Document (DMD – Adopted November 2014)
12. Reg. 18 Draft New Local Plan 2019-2039 (June 2021)
13. Climate Change Emergency (July 2019)
14. Climate Action Plan 2020
15. Housing and Growth Strategy 2020-2030 (January 2020)
16. Local Housing Need Assessment 2020 (November 2020)
17. Adopted Policies Map (September 2019)
18. Local Heritage List (May 2018)
19. New Enfield Local Plan 2041: Level 1 Strategic Flood Risk Assessment (December 2021)
20. Revised Technical Standards for Footway Crossovers (April 2013)

Character and Heritage

21. Enfield Characterisation Study (Urban Practitioners February 2011)
22. Enfield Area of Special Character Boundary Review (Enfield Council March 2013)
23. Hadley Wood Heritage & Character Assessment (AECOM 2018)
24. HWNPF – AECOM Briefing note (January 2018)
25. Hornbeam Hills (Enfield Chase) Landscape Character Area (Hertsmere Council)
26. Making Enfield – Enfield Heritage Strategy (July 2019)
27. The Battle of Barnet (in the valley of Monken Mead (Battlefields Trust)

Environment and Sustainability

28. Living Planet Reports (1998 to 2018)
29. Sustainable Design & Construction (GLA 2014)
30. Homes England – Building for a Healthy Life (July 2020)

Flood Risk and Sustainable Drainage

31. Environmental Agency Long Term Flood Risk Map – Flood Risk from Rivers
32. Environmental Agency Long Term Flood Risk Map – Flood Risk from Surface Water
33. Enfield Local Flood Risk Management Strategy (March 2016)
34. Enfield Strategic Flood Risk Assessment (February 2008)
35. Enfield Sustainable Drainage Design and Evaluation Guide (2018)
36. The Ciria SuDS Manual (2015)
37. HWNPF – Flood Risk Briefing Note (October 2017)
38. Managing Flood Risk in the Lower Lee Catchment – Environment Agency (2013)
39. London Sustainable Drainage Action Plan – GLA (December 2016)
40. Guidance on permeable surfacing of front gardens (Environment Agency September 2008)
41. Design Guidance no. 3 Construction of Hard Standing (Barnet Council)
42. East London Extreme Rainfall (Lloyd's 2010)
43. Changing Intensity of Rainfall over Britain (University of East Anglia 2008)
44. Changes in the Frequency of Extreme Rainfall Events (Met Office 2010)
45. The Climate of the UK & Recent Trends (Oxford University 2008)
46. Dept for Communities and Local Government Guidance on the permeable surfacing of front gardens (September 2008)
47. Thames Water, External Flooding Study 314, Parkgate Avenue, Hadley Wood (August 2017)
48. Government Guidance – Standing Advice for Local Planning Authorities on Review of Individual Flood Risk Assessments (February 2022)
49. Enfield Sustainable Drainage – Design and Evaluation Guide (2018)

Hadley Wood planning research and policy

50. Hadley Area – Character Appraisal (February 2015)
51. Hadley Wood Conservation Area – Management Proposals (February 2015)
52. 'What do we think about' residents survey (November 2015)
53. HWNPF briefing note (October 2017)
54. HWNPF draft Vision & Objectives (October 2017)
55. HWNPF analysis Wood Conservation of growth in homes in Hadley Wood between 2000 – 2017 (February 2018)
56. HWNPF Local Green Space Review (November 2019)

Trees, Local Green Space and Green Belt

57. Enfield Parks and Open Spaces Strategy 2010 -2020
58. Enfield Detailed Green Belt Boundary Review (March 2013)
59. Urban Greening Factor for London (GLA 2017)

60. Trees in relation to Design, Demolition & Construction (BSI 2012)
61. Green Infrastructure SPG (Mayor of London 2013)
62. Residential Development & Trees (Woodland Trust July 2015)
63. Sustainable Land Management (Woodland Trust April 2018)
64. Healthy Trees, Healthy Places (Woodland Trust July 2013)
65. The Case for Trees in Development & the Urban Environment (Forestry Commission)
66. Why trees are good for you (Epping Forest Countrycare 2017)
67. The Tree Charter (2017)
68. Locality, Neighbourhood Planning: Local Green Spaces, A Toolkit for Neighbourhood Planners (2018)
69. Trees in Hard Landscapes: A Guide for Delivery (September 2014)

Other Reports

70. London Mayor's reply to Enfield's draft Local Plan (September 2021)
71. London Mayor's Transport Strategy (March 2018)
72. Space to Build, Enfield (CPRE London, The Enfield Society, Enfield RoadWatch – January 2019)
73. Barnet SPD – Residential design Guidance (October 2016)
74. London Borough of Bexley – Draft Local Plan (May 2021)
75. London Borough of Bexley – Local Plan Spatial Strategy Technical Paper
76. London Borough of Brent – Development Management Policies (November 2016)
77. London Borough of Redbridge – Housing Design Guide (September 2019)
78. London Borough of Camden – Basement Developments (updated guidance 2021)
79. London borough of Lambeth – Depaving Factsheet (August 2014)
80. Bristol City – Planning Obligations Supplementary Planning Document (September 2012).
81. Welwyn Garden City – Estates Management Scheme Design Guide
82. Police Crime Prevention Initiatives, March 2019, Secured by Design: Homes 2019, Version 2
83. CABE – The Value of Public Space (2004)
84. Considerate Constructors Scheme – Code of Considerate Practice (December 2021)
85. Local Government Association - Probity in Planning (December 2019)

Neighbourhood Plans

86. West Hampstead Neighbourhood Plan
87. Sudbury Town Neighbourhood Plan
88. Pyrford Neighbourhood Plan
89. Fleet Neighbourhood Plan

Planning Application Appeals

Small Sites, including rear gardens

90. Appeal Ref: APP/Q5300/W/20/3266015 - 32 Waggon Road and land to the rear of 30 Waggon Road EN4 0HL.
91. Appeal Ref: APP/Q5300/W/20/3256487 - 18–22 Waggon Road EN4 0HL.
92. Appeal Ref: APP/Q5300/W/17/3176938 - 21 and rear of 23-25 Lancaster Avenue EN4 0EP.

Front boundary treatments

93. Appeal Ref: APP/Q5300/C/21/3270109 - 49 Kingwell Road EN4 0HZ.
94. Appeal Ref: APP/N5090/C/19/3232539 - Land at 62 Crescent Road EN4 9RJ.
95. Appeal Ref: APP/Q5300/D/19/3220518 - 48 Waggon Road EN4 0PP.
96. Appeal Ref: APP/Q5300/D/17/3192818 - 8 Waggon Road EN4 0HL.
97. Appeal Ref: APP/Q5300/C/16/3148989 - 65 Parkgate Crescent EN4 0NW.

Character (Conservation Area)

98. Appeal Ref: APP/Q5300/D/21/3283555 -9 Lancaster Avenue EN4 0EP.
99. Appeal Ref: APP/Q5300/D/17/3191359 - 21 Lancaster Avenue EN4 0EP.
100. Appeal Ref: APP/Q5300/W/17/3176938 - 21 and rear of 23-25 Lancaster Avenue EN4 0EP
101. Appeal Ref: APP/Q5300/D/17/3178155 - 19 Lancaster Avenue, Hadley Wood EN4 0EP.

Character (elsewhere, within or in the locality of the NP area)

102. Appeal Ref: APP/Q5300/D/20/3258869 - 48 Fairgreen EN4 0QS.
103. Appeal Ref: APP/Q5300/W/20/3248488 - No. 3 and 4 Walmar Close EN4 0LA.
104. (Including the impacts of noise on character)
105. Appeal Ref: APP/Q5300/W/19/3223117 – No. 3 and 4 Walmar Close EN4 0LA.
106. (Including references to surface water flooding)
107. Appeal Ref: APP/Q5300/W/19/3222985 - 37 Lancaster Avenue EN4 0ER.
108. Appeal Ref: APP/Q5300/W/19/3222664 - 22 Covert Way EN4 0LT.
109. (Including references to loss of trees)
110. Appeal Ref: APP/Q5300/W/18/3212870 - 90 Waggon Road, EN4 0PP.
111. Appeal Ref: APP/Q5300/D/18/3192537 - 32 Parkgate Avenue EN4 0NR.
112. Appeal Ref: APP/Q5300/D/17/3189970 - 6 Walmar Close EN4 0LA.
113. Appeal Ref: APP/Q5300/W/17/3180282 - 51 Lancaster Avenue EN4 0ER.
114. Appeal Ref: APP/Q5300/W/17/3173472 - 10 Fairgreen EN4 0QS.
115. Appeal Ref: APP/Q5300/W/17/3170150 - 48 Waggon Road EN4 0PP.

Amenity (light and privacy) of neighbours

116. Appeal Ref: APP/Q5300/D/18/3218822 - 15 Waggon Road EN4 0PW.
117. Appeal Ref: APP/Q5300/D/18/3213493 - 471 Cockfosters Road EN4 0HJ.

Glossary of Terms

Adoption – The final confirmation of a development plan by a local planning authority.

Affordable housing - Includes housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). A full definition is available in the NPPF.

Community Infrastructure Levy (CIL) - allows Local Authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools, health centres, leisure centres and parks. Where Neighbourhood Plans have been prepared by Neighbourhood Forums and have been successfully 'made', 25% of any community infrastructure levy arising from developments in the area will be paid to the local authority for spending on schemes identified by and agreed with the Forum.

Conservation Area - an area of special architectural or historic interest, the character or appearance of which is preserved by local planning policies and guidance.

Development Plan - Includes the adopted Enfield Core Strategy and Development Management Document (and any future adopted Local Plan which may replace it) and Neighbourhood Development Plans which are used to determine planning applications. In London, the London Plan also comprises part of the Development Plan.

The Department for Levelling Up, Housing and Communities - is the Government department with responsibility for planning, housing, urban regeneration and local government (DLUHC). Previously known as the Ministry of Housing, Communities and Local Government (MHCLG).

Evidence base - The background information that any Development Plan Document is based on and is made up of studies on specific issues, such as housing need for example.

Greenfield site - Land where there has been no previous development, often in agricultural use

Green-space - Those parts of an area which are occupied by natural open space, parkland, woodland, sports fields, gardens, allotments and the like.

Housing Associations / Registered Social Landlords / Registered Providers – Not-for-profit organisations providing homes mainly to those in housing need

Independent Examination - An assessment of a proposed Neighbourhood Plan carried out by an independent person to consider whether a Neighbourhood Development Plan conforms with the relevant legal requirements.

Infrastructure – Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Infill Development – small scale development filling a gap within an otherwise built up frontage.

Listed Building – building of special architectural or historic interest.

Local Planning Authority - Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, county council, a unitary authority or national park authority. For Hadley Wood this is Enfield Council and the Greater London Authority (GLA).

National Planning Policy Framework (NPPF) - sets out government's planning policies for England and how these are expected to be applied. The current version of the NPPF was published in July 2021.

Neighbourhood Development Plan – A local plan prepared by a Town or Parish Council, or a Forum, for a particular Neighbourhood Area, which includes land use topics**.**

Neighbourhood Forum - A neighbourhood forum is the body that leads on the production of a neighbourhood plan in neighbourhood areas that are not covered (either in part or in whole) by a town or parish council. A neighbourhood forum must meet certain legal requirements and can only be designated by a local planning authority. Only one neighbourhood forum can be designated for a neighbourhood area.

Permitted Development – comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.

Planning Permission - Formal approval granted by a council (e.g. Enfield Council) in allowing a proposed development to proceed**.**

Previously Developed Land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Public Open Space - Open space to which the public has free access.

Section 106 Agreement – Planning obligation under Section 106 of the Town & Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal.

Settlement Development Limits Boundary – Settlement or development boundaries (village envelopes) seek to set clear limits to towns and villages. They are designed to define the existing settlement and to identify areas of land where development may be acceptable in principle, subject to other policies and material planning considerations.

Soundness – The soundness of a statutory local planning document is determined by the planning inspector against three criteria: whether the plan is justified (founded on robust and credible evidence and be the most appropriate strategy), whether the plan is effective (deliverable, flexible and able to be monitored), and whether it is consistent with national and local planning policy.

Stakeholder – People who have an interest in an organisation or process including residents, business owners and national organisations and government departments

Sustainable Communities – Places where people want to live and work, now and in the future.

Sustainable Development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Hadley Wood Neighbourhood Planning Forum
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