IMPROVING
ENFIELD

Development Management Document (DMD)

Adopted

November 2014

www.enfield.gov.uk/dmd

ENFIELD Council

Foreword

By building on the Core Strategy's objectives and policies, this planning tool helps to meet the Council's aim of improving the lives of everyone who lives, works, studies or plays in Enfield. Leading policies spelt out in this document include ensuring sufficient quality affordable homes for families; supporting healthy living; and tackling climate change, for instance through energy efficiency standards and policies to help develop the Lee Valley Heat Network.

Alongside of this, the key role played by Enfield's town centres is also recognised, for their economic impact and because they are at the heart of our communities. The DMD therefore features policies aimed at protecting our town centres; nurturing their vitality; and ensuring that they remain competitive and responsive to retail, leisure and business trends.

Another consideration is expanding upon Enfield's Core Strategy and preserving the local character of our amenities, starting with the Green Belt, Metropolitan Open Land, public open space and other community infrastructure. Other policies also protect the Borough's conservation areas, historic buildings and landscapes, while ensuring that streets and open spaces remain safe and attractive for everyone to use and enjoy. The general focus here is on providing guidance as to how development within Enfield might be shaped to accommodate change and continue to enhance our strong local identity.

Lastly, Enfield Council has a policy of responding positively to today's changing economic climate. Towards this end, the DMD creates a robust yet flexible planning framework that supports economic growth and meets the needs of local people and business. Policies in this area ensure that Enfield's educational and skills provisions continue to improve, leading to greater employment and enterprise opportunity for the whole of our Borough.

In short, the document incarnates the values of fairness, cohesion and growth and sustainability that are the hallmark of Enfield Council.

Cabinet Member for Economic Development

Councillor Alan Sitkin

Foreword

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Chapters

Introduction

1 Introduction

1.0.1 The planning system helps to decide who can build what, where and how. The purpose of the planning system is to deliver sustainable development. Sustainable development is about directing development to the right locations and delivering high standards in all new development.

1.0.2 In 2010 the Council adopted its Core Strategy which sets the spatial planning framework for development of the borough over the next 10 to 20 years. It is a strategic document providing the broad strategy for the scale and distribution of development and the provision of supporting infrastructure. It contains core policies for guiding patterns of development.

1.0.3 This Development Management Document, (DMD) provides detailed criteria and standard based policies by which planning applications will be determined and will be a key vehicle in delivering the vision and objectives for Enfield as set out in the Core Strategy.

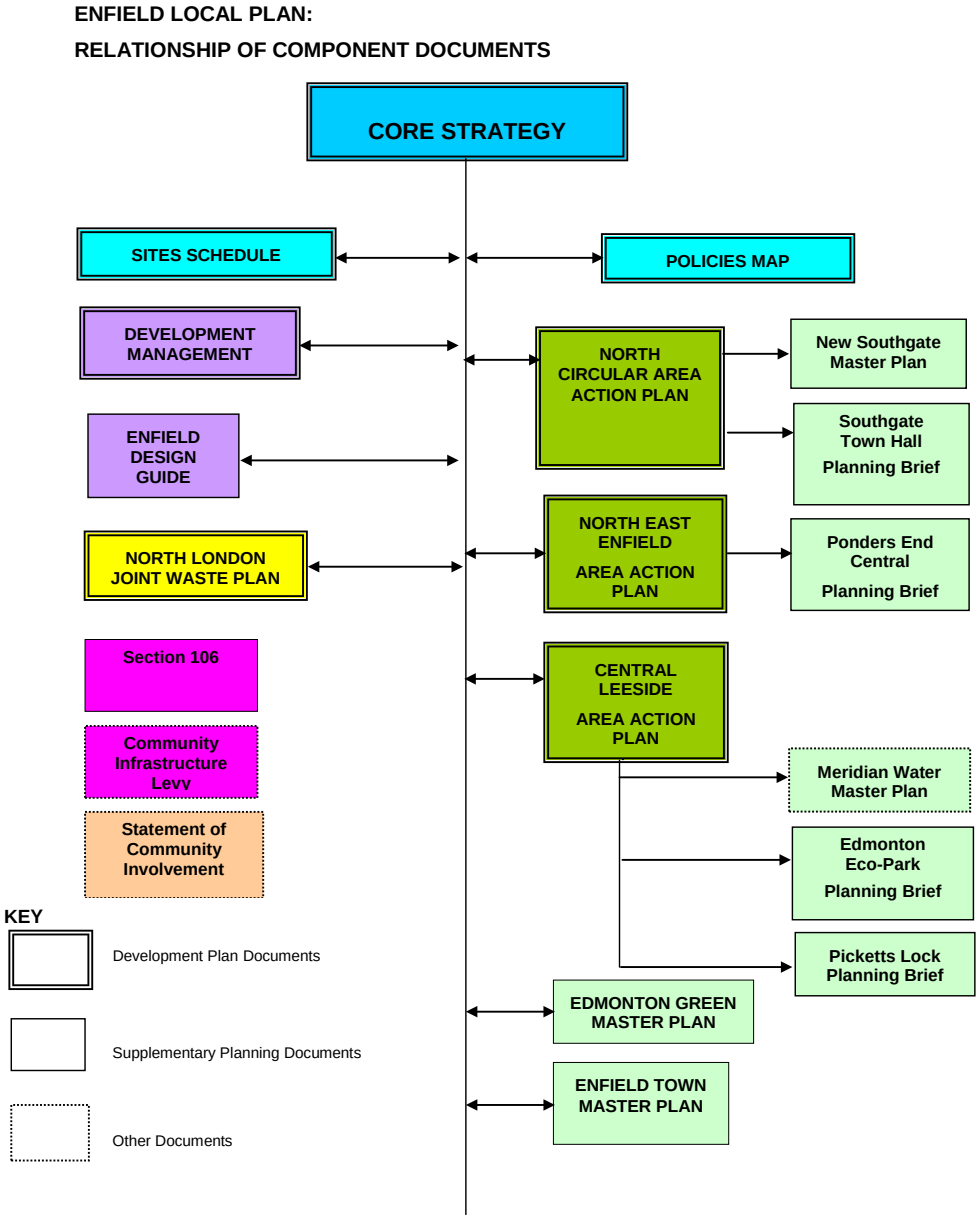
1.0.4 The Core Strategy, DMD and Area Action Plans collectively form Enfield's Local Plan. Details of the relationship between these documents and Supplementary Planning Documents can be found in figure 1.1. The most up to date information on the Local Plan work programme can be found in the Council's Local Development Scheme.

1.0.5 The Council submitted the DMD to the Government for public examination in January 2014. The Inspector appointed to examine the DMD concluded that the DMD provided an appropriate basis for the planning of the borough, satisfied the requirements of Section 20(5) of the Planning & Compulsory Purchase Act 2004 and met the criteria for soundness as set out in the National Planning Policy Framework.

1.0.6 The DMD evolved following three stages of formal public consultation. In July 2012 a Draft DMD was published for 12 weeks of consultation. In May 2013, the Council published the Proposed Submission DMD for a further 12 week period of consultation. The third and final consultation took place following the examination hearings, on the 'Main Modifications' set out by the Inspector, in June 2014.

1 Introduction

Figure 1.1



1 Introduction

1.1 National and Regional Context

National Planning Policy Framework (NPPF)

1.1.1 As part of the Localism agenda and the passing of powers from Central Government to Local Government; communities and individuals, the Government published its National Planning Policy Framework (NPPF) in March 2012. Replacing the previous Planning Policy Guidance Notes and Statements, the NPPF sets out the Government's planning policies and how these are expected to be applied.

1.1.2 The NPPF must be taken into account in the preparation of local plans and is a material consideration in planning decisions. It provides the framework within which local people and their accountable councils can produce their own distinctive local plans which reflect the needs and priorities of their communities. This DMD, prepared in consultation with Enfield's communities, reflects local needs and priorities.

1.1.3 The DMD is consistent with the NPPF. Alongside the Core Strategy, it contributes towards the achievement of sustainable development, sets out opportunities for development and clear guidance on what will or will not be permitted. The DMD is being prepared alongside the development of Enfield's Community Infrastructure Levy (CIL) to ensure that the costs associated with policy compliance and infrastructure delivery do not render developments unviable.

London Plan

1.1.4 The London Plan (2011) and Revised Early Minor Alterations (2013) form part of the development plan for Enfield, providing both strategic guidance and development management policies to deliver strategic objectives. The Mayor of London has also published Draft Further Alterations to the London Plan (January 2014), which are currently subject to examination. These further alterations are scheduled to be incorporated into the London Plan in 2014/15.

1.2 Key challenges and supporting evidence

1.2.1 The evidence base ensures that policies are based on sound principles. The evidence base, key challenges and opportunities identified in chapter 2 and appendix 4 of the Core Strategy remain relevant to the preparation of this document.

1.2.2 A wide range of studies underpin the Core Strategy and these have been supplemented with further studies and analysis on: housing need, employment land, town centre boundaries, flood risk, energy, open space, nature conservation, Green Belt boundaries, and tall buildings and view corridors. In addition a viability study is ongoing to inform both the Community Infrastructure Levy and the Development Management Document. Further details are set out in the Appendix to this document: Appendix 1: 'Evidence Base'.

1.2.3 The Council has also undertaken a Sustainability Appraisal to assess the impact of the DMD on the social, economic and environmental impacts of each policy. The Sustainability Appraisal Report accompanies this document.

1.3 Development Management Document

1.3.1 Planning applications in Enfield will be determined using the adopted Core Strategy policies (2010), relevant policies in the London Plan, and the policies within this document. All previously 'saved' policies within the Council's Unitary Development Plan (1994) have expired or been replaced. Further details are provided in Appendix 2.

1.3.2 The Development Management Document will guide decisions on planning applications within Enfield. Each DMD policy links to one or more of the Core Strategy policies. The relationship to relevant core policies is highlighted throughout this document.

1 Introduction

1.3.3 The document was prepared in consultation with residents, businesses, statutory bodies and Enfield's voluntary and community sector. Further information about the consultation and details on how the responses have informed this document are set out in the Consultation Report submitted alongside the DMD for examination.

1.3.1 The Policies Map

1.3.1.1 This DMD is accompanied by the adopted Policies Map (2014). The Policies Map (2014) now supersedes the Core Strategy Proposals Map (2010). The Policies Map shows land use designations referred to in policies set out in all adopted Local Plan documents including the Core Strategy and DMD. It will be revised each time a new Local Plan document is adopted.

1.3.1.2 To assist with the interpretation of DMD policies the following additional maps and diagrams are provided in Appendix 15:

- Areas of Archaeological Importance;
- Flood risk maps;
- Source Protection Zones;
- Existing tall buildings and important local views.

1.3.2 Sustainable Development

1.3.2.1 In making decisions on planning applications, the Council will balance the need to promote economic growth, support social wellbeing, protect the environment and ensure the prudent use of natural resources.

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in Enfield Local Plan documents will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

1.3.2.2 The Council's Core Strategy sets out economic, social and environmental planning policies based on the identified needs of the borough over the next 10-15 years. Taken together these policies define what sustainable development is for the borough. Enfield's 2020 Sustainability Programme and Action Plan (2013) also demonstrates how these elements of sustainable development can simultaneously be achieved.

1.3.2.3 The development management policies within this document seek to ensure that decisions are made which deliver the economic, social and environmental components of sustainable development. This will be delivered through policies which protect employment land and jobs, homes, community facilities, open space and natural habitats and through policies which set standards for sustainable design and construction, and energy savings.

1.3.2.4 A key element of sustainable development is ensuring the creation of sustainable communities. All new development is expected to play its part and should recognise and respond to the needs of communities, maximise opportunities to create sustainable communities and deliver accessible and inclusive

environments. Developments will be expected to be of good design and be appropriately located. In accordance with the London Plan, new development should be designed to meet Lifetime Neighbourhood principles.

1.4 How this document will be used

1.4.1 The DMD contains policies for all types of planning application: from householder extensions to major residential, commercial and mixed use development. It will be used by the Council's Planning Officers and Planning Committee to make decisions on planning applications.

1.4.2 The policies and standards adopted within the DMD form an integral part of Enfield's Local Plan and will be used alongside policies contained in the London Plan and Core Strategy to determine planning applications. The policies have 'Development Plan' status as detailed in Section 38 of the Planning and Compulsory Purchase Act 2004.

1.4.3 The DMD policies will be supplemented with Area Action Plans and Neighbourhood Plans as they emerge, which will also have Development Plan status.

1.5 Implementation

1.5.1 Policies contained within this document will be implemented through the planning application decision making process. Planning approvals, conditions, Section 106 agreements and Community Infrastructure Levy payments will be used to delivery infrastructure, facilities and services in line with the strategic direction provided by the Core Strategy.

1.5.2 Further guidance on the implementation of policies will be provided through Supplementary Planning Documents such as the Enfield Design Guide.

1 Introduction

Housing

2 Housing

2.1 Affordable Housing

DMD 1

Affordable Housing on Sites Capable of Providing 10 units or more

Development should provide the maximum amount of affordable housing, having regard to:

a. the borough-wide affordable housing target of 40%; and
b. the need to provide an appropriate mix of tenures to meet local housing need and reflect a borough wide target of 70% social rent and Affordable Rent; and 30% intermediate.

Any negotiations will take into account the specific nature of the site; development viability; the need to achieve more mixed and balanced communities; particular priority to secure affordable family homes which meet both local and strategic needs; available funding resources; and evidence on housing need.

Mixed tenure residential development proposals must be designed to be 'tenure blind', so that the scheme as a whole is well integrated, cohesive and complementary. Tenure should be spread throughout the development to prevent concentrations or clear distinctions.

This policy should be read in conjunction with Core Strategy policy 3.

Justification and guidance on implementation

2.1.1 Following the publication of the NPPF, affordable housing now comprises of three tenures: social rent, Affordable Rent, and intermediate housing. Underpinned by evidence contained within Enfield's Affordable Housing Economic Viability Study (AHEVS) (2010) and Local Plan Viability Study (2013), the DMD policy clarifies the position with regards to the borough-wide targets for tenure mix as set out in the Core Strategy.

2.1.2 Social rented accommodation is defined in the NPPF as 'rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime'. The rents charged for social rented housing can differ depending on whether it is provided by registered social landlords or the local authority. Average rents for social rented housing in Enfield across the range of different providers cost between 36-43% of market rent.

2.1.3 Affordable Rent can be offered to those eligible for social housing at rents of no more than 80% of local market rents (including service charges where applicable). The potentially higher rents charged under the Affordable Rent tenure are intrinsically linked to supporting new supply and therefore the viability of delivering new units, but also could impact on the affordability for low income families. Those in receipt of benefits will be particularly affected by the current proposed welfare reform proposals, which would cap the total amount of benefits received depending on employment status making this tenure less affordable.

2.1.4 Evidence shows that larger units at rent levels of 80% of market rent will be unaffordable to most families. For residents earning the median borough income[(1)], 78% of market rent for 2 bed units, 60% of market rent for 3 bed units and 49% of market rent for 4+ bed units would be affordable. The Council will review this evidence on an annual basis and provide updated information linked to changes to median income and market rents within the Monitoring Report. The Monitoring Report will also include information on

1 £31,015 (Paycheck data, 2012)

2 Housing

Affordable Rent levels for schemes completed each financial year. Developers will be expected to provide a mix of housing types including family sized homes, in line with Core Policy 5 and DMD Policy 3.

2.1.5 Evidence shows that sites in the east of the borough are generally not as viable as those in the west. For some sites located east of the A10, a higher proportion of intermediate housing may be sought[(2)]. Generally a split of 60:40 Social/Affordable Rent and intermediate housing will be sought in line with the London Plan, if this would assist with viability to maximise the delivery of new affordable homes, and contribute towards the creation of sustainable, mixed and balanced communities. A higher proportion of social/affordable rent housing is encouraged in the west.

2.1.6 The Council will consider additional flexibility on tenure mix for proposals which provide 100% affordable housing. A degree of flexibility may be applied on the tenure mix of the proportion of affordable housing provided above the 40% target mark i.e. the remaining 60% having regard to evidence on viability, housing need and affordability. Registered providers are encouraged to discuss their proposals with the Council at an early stage and, as part of any negotiations, will be expected to submit evidence to the Council to support and justify their proposals.

DMD 2

Affordable Housing for Development of Less than 10 units

A financial contribution to deliver off-site affordable housing will be expected for all developments of less than 10 units involving a net gain in residential units based on a 20% target set out in the Core Strategy.

This policy should be read in conjunction with Core Strategy policy 3 and the Section 106 Supplementary Planning Document.

Justification and guidance on implementation

2.1.7 All residential development where there is a net gain of units, including development which involves the subdivision and conversion of houses to flats should contribute towards affordable housing provision. For sites of less than 10 units, a financial contribution is required based on a 20% borough-wide affordable housing target. For sites of less than ten units, on-site provision will not normally be appropriate due to management and monitoring issues. However, circumstances may exist where different sized sites are being delivered by the same developer at the same time which would enable on-site provision.

2.1.8 Contributions will be sought subject to viability. Further guidance on calculating the S106 contribution is set out in the Council's S106 Supplementary Planning Document (SPD) (2011). Contributions collected will be used in a variety of ways to deliver affordable housing (including new build, conversions and bringing empty homes into use) across the borough.

2.2 Housing Size

DMD 3

Providing a Mix of Different Sized Homes

A mix of different sized homes should be provided in line with the targets in Core Strategy Policy 5. Affordable Rent should meet the targets set for social rented units.

2 Housing

Development on sites capable of accommodating 10 or more dwellings, in particular, should meet the targets. Development of less than 10 units should contribute towards meeting these targets by providing a mix of different sizes homes, including family sized accommodation.

Developers will be expected to take a design led approach to maximising the provision of family units (3 bed +), and Design and Access Statements must demonstrate that proposals have assessed whether family units can be designed into the scheme.

This policy should be read in conjunction with Core Strategy policy 5.

Justification and guidance on implementation

2.2.1 This policy will ensure that all development contributes towards delivering the intend Core Strategy mix of different sized homes and it also takes into account the introduction of the Affordable Rent tenure since the adoption of the Core Strategy.

2.2.2 Larger sites, because of the land area available, are more capable of accommodating a mix of different house sizes and associated amenity space than smaller and potentially more constrained parcels of land. Developments of every size should seek to prioritise the delivery of family sized units where the site context and conditions are appropriate.

2.2.3 Developments should reflect the size of the accommodation set out in Core Policy 5 in line with the DMD policy above. The type of accommodation specified in CP 5 will be used as a guide to assess development proposals, however, this will be applied with some flexibility to take account of individual site circumstances.

2.2.4 It is recognised that there may be instances where it is not feasible or desirable to achieve the targets. Examples of these include:

- development which provides a specialist form of housing or housing for older people (considered under DMD 15 'Specialist Housing Needs'), or
- where there is an unsuitable external environment for children and more limited opportunities for amenity space, in combination with a site context which would lend itself to a higher density development, where the delivery of family housing may be more limited (i.e. new development above retail shops or within retail shop frontage). Conversely in other locations, where these factors are not considerations, more family housing will be encouraged.

2.2.5 In the case of estate renewal schemes, if existing social housing units are being re-provided as part of redevelopment proposals, and the scheme is addressing the needs of existing tenants, and therefore an existing housing need, it may not be appropriate to meet borough-wide targets.

2.2.6 For sites of 10 units or more which do not comply with Core Policy 5, the developer will need to provide evidence to demonstrate why targets cannot be achieved. The Council will work with the developer and other partners to agree an appropriate mix, taking into account a range of factors including the specific nature of the site such as its location, accessibility and overall suitability for different housing types, the priorities for housing mix, local context, site constraints, development viability, the need to create mixed and balanced communities, as well as other planning priorities and obligations being provided by the scheme.

2 Housing

2.3 Existing Housing Stock and Residential Conversions

DMD 4

Loss of Existing Residential Units

1) Residential uses

Development involving the loss of existing residential units, particularly family homes, that can still be used, with or without adaptation, will only be permitted if:

a. There is no net loss of residential floorspace as a result of the redevelopment; or
b. It is to provide a community facility, where a specific need has been identified, and no alternative locations are available; or
c. It can be clearly demonstrated that continuing residential use is not satisfactory when assessed in the light of the following:

- The environment of the area including adjoining land uses; and
- The standard of accommodation, its amenities and access arrangements.

2) Affordable housing

Development involving the net loss of affordable housing and of social rented accommodation in particular will be refused unless the net loss arises from the managed replacement of housing, planned through estate renewal programmes or adopted masterplans/regeneration strategies, and one of the following criteria are met. The development must:

a. Achieve a more appropriate mix of housing types and tenures in line with housing needs across the borough and the delivery of mixed and balanced communities at the local level; or
b. Not result in overall loss in the total number of habitable rooms.

Development must in all cases, provide new units of a higher quality and design standard, and deliver a scheme which improves the wider external environment

This policy should be read in conjunction with Core Strategy policies 2, 3 and 5.

Justification and guidance on implementation

2.3.1 The London Plan and Core Strategy make a commitment to deliver new housing and prevent the loss of existing units. Existing residential land and buildings play an important role in meeting the borough's housing needs, particularly the needs of families.

2.3.2 The policy sets out exceptional circumstances when a loss may be acceptable. The Council recognises that certain uses and activities are appropriate in residential areas where they support the well-being and serve the needs of local communities. Where it can be demonstrated that there is a need for such facilities, which cannot be accommodated elsewhere, the loss of a residential use may be acceptable.

2.3.3 If it can be proven that the environment of the area or standard of accommodation, its amenities and access arrangements are not conducive to ensuring a safe and suitable residential environment, then the Council may consider alternative uses as long as it can be demonstrated that the identified issues cannot be overcome or mitigated against, and that any incoming uses will be more appropriate. The developer will be required to justify reasons for not continuing a residential use. The developer must provide an assessment of the identified issues, potential mitigation measures, and details and comparative analysis of the proposed incoming use.

2 Housing

2.3.4 The policy supports managed programmes of housing investment which target issues of housing quality. The Council's Housing Strategy and supporting streams of work, such as an Estate Renewal Strategy and the Council's Housing Revenue Account (HRA) Business Plan, will identify opportunities and priorities for housing stock and services within Enfield.

2.3.5 When assessing whether the proposal is of a high quality and design standard, the Council will apply all of the relevant DMD policies, including the consideration of the standards of the accommodation being provided, the overall design and impacts on the wider external environment (including the potential to address inappropriate buildings through the redevelopment), and the potential to improve the sustainability credentials of the development. The proposals must be compatible with and integral to achieving the objectives of the overarching strategy which manages the process. This requirement will ensure that any loss would be compensated by an overall improvement in housing quality.

DMD 5

Residential Conversions

Development involving the conversion of existing units into self contained flats and houses of multiple occupation (HMO) will only be permitted if the following criteria are met:

All development must:

a. Provide a high quality form of accommodation which meets internal floor space standards in the London Plan;
b. Not harm the residential character of the area or result in an excessive number or clustering of conversions. The number of conversions:

- must not exceed 20% of all properties along any road; and
- only 1 out of a consecutive row of 5 units may be converted.

c. Not lead to an unacceptable level of noise and disturbance for occupiers and adjoining properties;
d. Incorporate adequate parking and refuse storage arrangements that do not, by design or form, adversely affect the quality of the street scene.

2. For the conversion of existing family units into self contained flats:

a. Compensatory provision for family accommodation (3 bedrooms +) is provided within the development.

This policy should be read in conjunction with Core Strategy policies 5 and 6.

Justification and guidance on implementation

2.3.6 Residential conversions play an important role in increasing housing supply. However, the uncontrolled intensification of residential uses can lead to unacceptable change in the character of established residential areas and impact on residential amenity. Enfield's Characterisation Study (2011) identifies the negative impacts caused by flatted development in parts of the Borough.

2.3.7 Houses of Multiple Occupation (HMO) are houses occupied by members of more than one household who share basic amenities such as a kitchen or bathroom. Amendments to legislation in 2010[(3)] allowed changes of use from single dwelling houses (Use Class C3) to Houses in Multiple Occupation (Use Class C4) to take place without the need for planning permission. In October 2013, the Council confirmed an Article 4 Direction covering the whole borough withdrawing permitted development rights for this change of use. DMD5 will therefore be used to assess planning applications for HMOs.

3 Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2010

2.3.8 The requirement for compensatory provision for family accommodation will ensure that there is no net loss of family housing or harm to the strategic objective to increase supply of family homes. For the purposes of this policy, compensatory family housing is housing providing three or more bedrooms (at least one of which is a double bedroom) with direct, ground floor access to dedicated amenity space.

2.3.9 The Council will assess whether the development would affect the character of the area and then whether it would result in an excessive number or clustering of flat conversions in a locality. There may be cases where a single new flat conversion would undermine a strong established character, and the development would be considered to be unacceptable. The protection of the existing character of a locality is a particularly important issue in the case of Conservation Areas. For this reason there will be a general presumption against the conversion of single dwellings into flats in Conservation Areas.

2.3.10 The following factors will be taken into account in assessing the impact of development on residential character:

- If the layout of dwellings and their gardens are so designed that further on-street parking or the use of front gardens for parking purposes would have a particularly adverse effect on the quality of the street scene;
- If there are dwellings which have a particular architectural uniformity or style which could only be effectively retained if the dwellings remained in single family occupation;
- The existing juxtaposition of dwellings and the potential for any conversion(s) to exacerbate issues with noise and disturbance;

2.3.11 A "road" shall be regarded as the full length and both sides of an individually named highway. However, where such a highway is exceptionally long, it may be sub-divided for the purposes of applying this standard, having regard to:

a. The size, type and character of properties which front the road;
b. Clear and extensive breaks in the residential frontages of the road, such breaks including road junctions and major land use changes.

2.3.12 In the case of classified roads, each side of the highway will be treated individually for the purposes of the percentage calculation and split in length, where appropriate, on the basis of the factors given above. If after applying the above, this would still result in a significant amount of properties, at least 100 properties must be surveyed. Purpose built flats will be included in the percentage calculation.

2.4 Standards for New Development

DMD 6

Residential Character

Proposed development must be of a density appropriate to the locality. Development will be permitted if it complies with the London Plan density matrix and the following criteria are met:

a. The scale and form of development is appropriate to the existing pattern of development or setting, having regard to the character typologies.
b. The development delivers a housing output having regard to policies on housing mix;
c. A high quality of design and standard of accommodation is achieved, in line with policies in the London Plan, DMD 8 'General Standards for New Residential Development' and other design polices in the DMD;

2 Housing

d. The density of development has appropriately considered existing or planned transport capacity; and
e. The density of development takes into account the existing and planned provision of local facilities such as shops, public and private open space, and community, leisure and play;

Development exceeding the London Plan density ranges will only be permitted in the Council's regeneration areas where this can be justified through the development of a masterplan/planning brief where there are opportunities to comprehensively consider and address the issues.

This policy should be read in conjunction with Core Strategy policy 5.

Justification and guidance on implementation

2.4.1 In line with the London Plan and Core Strategy, this policy outlines the key principles to be considered to ensure the scale of development is appropriate to the character of the locality, responsive to housing needs, and is well serviced in terms of infrastructure.

2.4.2 Enfield's Characterisation Study (2011) identifies areas of different residential forms and the distinct character of places within Enfield, which provide the existing backdrop for development. This study highlights key issues which need to be addressed including areas where inappropriate 'densification' is detrimental the character of places.

2.4.3 In line with the London Plan, the policy acknowledges that larger developments in areas of indeterminate character have the ability to create their own setting. Therefore higher densities may be permitted where they can be justified and could also be considered within the context of a wider masterplan/planning framework for an area.

2.4.4 Density is measured through the number of habitable rooms provided per hectare. For planning purposes a habitable room is usually defined as "any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition." Kitchens which are above 13 square metres are counted as a habitable room. Where kitchens or kitchen/diners exceed 13 sq metres and are capable of subdivision, they may be calculated as separate habitable rooms. Residential density figures should be based on net residential area, which only includes homes, gardens/open spaces and internal access roads.

2.4.5 If a separate study is provided and this meets or exceeds the minimum bedroom size in the London Housing Design Guide, for the purposes of density and counting habitable rooms, this will be counted as an additional bedroom. This will ensure that the maximum possible density is assessed.

DMD 7

Development of Garden Land

The Council seeks to protect and enhance the positive contribution gardens make to the character of the Borough. Development on garden land will only be permitted if all of the following criteria are met:

a. The development does not harm the character of the area;
b. Increased density is appropriate, taking into account the site context in terms of its location, accessibility and the provision of local infrastructure;
c. The original plot is of a sufficient size to allow for additional dwellings which meet the standards in DMD 8 'General Standards for New Residential Development', (and other design policies);
d. The individual plot sizes, orientation and layout created are appropriate to, and would not adversely impact on the residential amenity within the development, or the existing pattern of development in that locality;

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e. An adequate amount of garden space is retained within both of the individual plots in accordance with the minimum amenity space standards (DMD 9 'Amenity Space'), and the role of each space is enhanced to contribute towards other plan objectives such as biodiversity; green corridors and networks; flood risk; climate change; local context and character; and play space; and
f. The proposals would provide appropriate access to the public highway.

This policy should be read in conjunction with Core Strategy policies 2 and 4.

Justification and guidance on implementation

2.4.6 The NPPF prioritises previously developed land for development. Private residential gardens are excluded from the definition of previously developed land. The use of previously developed land instead of gardens is usually the most sustainable option, as it fits within an existing pattern of development. It also means that development can take advantage of and contribute towards, improving existing infrastructure. The reuse of derelict land or existing buildings helps alleviate the pressure to develop green field sites. The Council will prioritise the appropriate reuse of previously developed land in order to encourage sustainable forms of residential development.

2.4.7 The London Plan (2011) states that boroughs should recognise the important role of garden land. Within Enfield, private residential gardens are key to maintaining the distinct suburban character of the borough, providing access to open space and space for play, in contributing towards local biodiversity, climate change mitigation and managing the heat island effect, and flood risk.

2.4.8 The majority of Enfield's residential areas are based on a form of perimeter block, where the fronts of buildings face directly on to the street and the backs are enclosed by gardens to the rear of properties. Development of garden land can disrupt this pattern of development. The importance of the residential perimeter block structure, as the prevailing urban form of residential development in the borough is to be protected. The Council will seek to ensure that the development of garden land that harms the character of areas is resisted.

DMD 8

General Standards for New Residential Development

1) New residential development will only be permitted if all of the following relevant criteria are met. All development must:

a. Be appropriately located, taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures;
b. Be of an appropriate scale, bulk and massing;
c. Preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance;
d. Meet or exceed minimum space standards in the London Plan and London Housing Design Guide;
e. Provide a well-designed, flexible and functional layout, with adequately sized rooms in accordance with the London Housing Design Guide;
f. Meet Lifetime Homes Standards and, in line with local and Mayoral guidance relating to accessible housing, 10% of all units (of different sized homes) should be wheelchair accessible or easily adapted for wheelchair users and the building as a whole should be designed to be accessible for wheelchair users[(4)];
g. Provide high quality amenity space as part of the development in line with DMD 9 'Amenity Space';
h. Provide adequate access, parking and refuse storage which do not, by reason of design or form, adversely affect the quality of the street scene;

4 The London Plan refers to the Habinteg Wheelchair Housing Design Guide and the Mayor of London Wheelchair accessible Housing Best Practice Guide for further guidance on relevant design criteria. However, the Council will require the enhanced standards for door entrances/clear openings and thresholds, external and internal door widths for example should be a minimum of 900mm.

2 Housing

i. 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, and are permeable in line with DMD policies on Flood Risk; and

j. Ensure that boundary treatments do not dominate or cause harm to the character or appearance of the property or street and maintain visibility splays. In the case of front boundary treatments, the height should not normally exceed 1m.

This policy should be read in conjunction with Core Strategy policies 4 and 30.

Justification and guidance on implementation

2.4.9 This policy seeks to ensure that development is high quality, sustainable, has regard for and enhances local character, can meet the existing and future needs of residents, and protects residential amenity for neighbouring residents.

2.4.10 The London Plan and London Housing Design Guide (LHDG) provide a renewed focus on ensuring good housing quality and design. Relevant extracts of these documents are provided in Appendix 4.

DMD 9

Amenity Space

1) New development must provide good quality private amenity space that is not significantly overlooked by surrounding development and meets or exceeds the following minimum standards:

Table 2.1

	Dwelling Type	Average private amenity space (across the whole site)	Minimum private amenity space for individual dwellings
A) Dwellings with access to communal amenity space	1p	N/a	4sqm
	1b2p	N/a	5sqm
	2b3p	N/a	6sqm
	2b4p	N/a	7sqm
	3b4p	N/a	7sqm
	3b5p	N/a	8sqm
	3b6p	N/a	9sqm
	4b5p	N/a	8sqm
	4b6p	N/a	9sqm
B) Dwellings without access to communal amenity space	2b4p	38sqm	23sqm
	3b4p	38sqm	23sqm
	3b5p	44sqm	29sqm
	4b5p	44sqm	29sqm

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	Dwelling Type	Average private amenity space (across the whole site)	Minimum private amenity space for individual dwellings
	4b6p	50sqm	35sqm

2) In addition to the standards for private amenity space set out above, dwellings within part A) of Table 2.1 must have access to communal amenity space which:

a. Is not accessible to the public;
b. **Provides a functional area of amenity space having regard to the housing mix/types to be provided by the development;**

c. Is overlooked by surrounding development (existing and/or proposed);
d. Is accessible to wheelchair users and other disabled people; and
e. Has suitable management arrangements in place.

This policy links to Core Strategy policy 4.

Justification and guidance on implementation

2.4.11 Amenity space associated with housing provides opportunities for play, sport, biodiversity, socialising, to engage in interests such as gardening and food production. Access to multi-functional amenity space can enhance the 'liveability' and enjoyment of people's homes.

2.4.12 Private amenity space is defined as open space which is accessible only to and screened for the purposes of the resident/residents of the dwelling. It does not include space used for purposes such as access roads, driveways, garages/car ports/car parking spaces, outdoor storage areas; or landscaped areas which provide a setting for the development such as front gardens.

2.4.13 A minimum standard of provision is necessary to ensure that any amenity space provided is functional. It is acknowledged that providing private amenity space as part of flatted development may present different challenges than housing schemes due to the higher numbers of units which are accommodated and distributed across different storeys on the site. However, both types of development still need to offer access to good quality amenity space. For flats, the functions of amenity space can be divided between separate private areas.

2.4.14 The overall quality and design of amenity space is also important to how successfully it functions, screening to facilitate privacy, accessibility, sunlight to allow for prolonged usage and management arrangements can help to create a space which is attractive and inviting therefore promotes the use of the space for leisure and relaxation. Amenity space must able to be capable of being used by residents, accessible for maintenance purposes, and it should not be severed from the development. Amenity space should consist of a single plot of regular shape, sited immediately to the rear (or exceptionally at the side) of the dwelling.

2.4.15 Residential amenity space can be provided in the form of a garden, terrace, balcony or a wintergarden however, the appropriateness and amount of each type will depend on the nature of the housing being provided (as indicated in the paragraphs below). Balconies, wintergardens or roof terraces may be included as private amenity space provision where they would not be detrimental to the privacy of adjoining occupiers. Where noisy and/or there are issues with air quality, wintergardens are preferred above balconies.

2.4.16 The standards for private amenity space set out in the policy includes minimum requirement for individual unit types and an average which needs to be met across the development as a whole. An absolute minimum standard is applied to ensure that all units have usable amenity space, however, this does not take into account the potential for loss of amenity space resulting from permitted development extensions. In these circumstances, the Council may remove permitted development rights to ensure

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that the minimum standard of amenity space is retained. Meeting an average standard will help to provide a choice of accommodation within the development and across the borough; to cater for those who want larger, or smaller spaces; and to allow flexibility in the design and layout of sites.

2.4.17 The minimum requirement will not represent an acceptable standard of provision on all sites. There will be cases where new development will be required to provide more amenity space, such as when the development is within an area with identified open space or play deficiencies, or, alternatively where amenity space makes a greater contribution towards setting and the character of areas, having regard to Conservation Area Appraisals and the Characterisation Studies. However, any units which are below the minimum standard will not be acceptable. In line with the London Housing Design Guide, in exceptional cases, where it is impossible to provide all dwellings within new flatted development with sufficient private amenity space up to 5% of the units may be provided with a larger internal floor area (within the principal living areas) equivalent to the under provision of the minimum private amenity space. This would only apply to units which already meet the minimum internal floor areas to ensure that they realise an actual increase in space. The remaining 95% of units should meet the minimum private amenity space standards as a minimum.

2.4.18 These standards apply equally to all tenures. The Council will not consider it acceptable for any under-provision or application of any minimum standards to disproportionately affect affordable housing tenures; there must be a demonstrable balance in the quality of accommodation across tenures.

2.4.19 Development should demonstrate in the *Design and Access Statement* how the design of the amenity space accords with best practice. General open space and children and young people's play space provision, and what is required from development schemes in relation to these, is covered separately in Chapter 10 on Green Infrastructure.

DMD 10

Distancing

1. New development should maintain the following distances between buildings, unless it can be demonstrated that the proposed development would not result in housing with inadequate daylight/ sunlight or privacy for the proposed or surrounding development:

Table 2.2

	Number of storeys in facing buildings					
	1-1	1-2	1-3	2-2	2-3	3-3
Minimum distance between rear facing windows (in metres)	22	22	25	22	25	30
Minimum distance between windows and side boundaries	11m					

Development below these standards will only be permitted if it does not compromise development on adjoining sites.

2. Side windows will not be permitted unless it can be demonstrated that they are necessary to achieve positive surveillance (such as the overlooking of side alleys, streets), and do not result in an adverse degree of overlooking and loss of privacy. Consideration may be given to the use of high level windows or obscured glazing, obscure view/angled windows, use of level changes, or staggered windows.

This policy should be read in conjunction with Core Strategy policy 4.

Justification and guidance on implementation

2.4.20 Distancing between developments serves a number of purposes: it helps to maintain a sense of privacy, it is also key to avoiding overshadowing and ensuring adequate amounts of sunlight are available for new and existing developments. The spacing between development at the rear offers the space for amenity uses. It is therefore important that an appropriate distance is achieved and maintained as a result of the development of new residential units and extensions.

2.4.21 The standards for new build residential accommodation set out in the policy should be applied unless evidence is submitted with the application through daylight/ sunlight assessments.

2.5 Residential Extensions

DMD 11

Rear Extensions

1. Proposed extensions will only be permitted if:

a. There is no impact on the amenities of the original building and its neighbouring properties;
b. Adequate amenity space and the maintenance of satisfactory access to existing garages or garage/parking space is retained; and
c. There is no adverse visual impact.

2. Single storey extensions must:

a. Not exceed 3 metres in depth beyond the original rear wall in the case of terraced and semi-detached properties, or 4 metres for detached dwellings. In the case of a flat roof, the single storey extension should not exceed a height of 3 metres from ground level when measured to the eaves with an allowance of between 3.3-3.5 metres to the top of a parapet wall. For pitched roofs the extension should not exceed 4 metres in height when measured from the ridge and 3 metres at the eaves.
b. Not exceed a line taken at a 45-degrees from the mid-point of the nearest original ground floor window to any of the adjacent properties; or
c. Secure a common alignment of rear extensions.

3. First floor extensions must:

a. Not exceed a line taken a 30-degrees from the mid-point of the nearest original first floor window to any of the adjacent properties; and,
b. Where appropriate,secure a common alignment of rear extensions.

This policy should be read in conjunction with Core Strategy policy 4.

DMD 12

Outbuildings

Proposals for outbuildings will only be permitted if all of the following criteria are met:

a. The building must be ancillary to the use as a residential dwelling;
b. The design should have regard to topography;
c. It should not normally project forward of the front building line;

2 Housing

d. Maintain an adequate distance from the dwelling and be of an appropriate height and bulk so as not to adversely impact on the character of the local area and amenities of neighbouring properties;
e. The size, scale and siting of the development must not have an unacceptable impact on the adjoining properties in line with relevant criteria in DMD 8 'General Standards for New Residential Development'.

This policy should be read in conjunction with Core Strategy policy 4.

DMD 13

Roof Extensions

1. Roof extensions to residential properties will only be permitted if all of the following criteria are met. Development must:

a. Be of an appropriate size and location within the roof plane and, in the case of roof dormers, inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750mm); and
b. Be in keeping with the character of the property, and not dominant when viewed from the surrounding area;

2. Roof extensions to the side of a property must not disrupt the character or balance of the property or pair or group of properties of which the dwelling forms a part.

3. Roof dormers on front facing roofs will generally only be permitted if they do not materially affect the character of the area and are not dominant or intrusive when viewed from the surrounding area.

This policy should be read in conjunction with Core Strategy policy 4.

DMD 14

Side Extensions

Extensions to the side of existing residential properties will only be permitted where:

1. They do not result in the creation of a continuous facade of properties or ‘terracing effect’ which is out of character with the locality. A minimum distance of 1 metre from the boundary with adjoining property should be maintained. A greater distance may be required depending on the size and nature of the residential plots, and to prevent adverse impacts on the streetscene and residential amenity; and

2. They maintain a distance from the back edge of the pavement on the return frontage to the flank wall. This will be assessed having regard to the following:

a. The need to maintain a direct relationship with the established building line and vista to the properties adjoining at the rear;
b. The character of the local area;
c. The bulk/dominance of the structure along the street frontage and it subordination in relation to the original dwelling;
d. The need for adequate visibility splays; and
e. The need to retain an adequate amount of amenity space.

This policy should be read in conjunction with Core Strategy policy 4.

Justification and guidance on implementation

2.5.1 Extensions to residential properties can be an efficient and, in difficult housing markets, more affordable and practical way of adapting to household changes. However, extensions may disrupt the established pattern and form of development and therefore may have impacts on residential amenity.

2.5.2 There should be no chamfering of edges to avoid the policy. A well-designed extension with a single stepped wall may be acceptable, although the length of the step should be reasonable and the design should not be dictated by the need to maximise the depth of the extension at the expense of the overall aesthetic.

2.5.3 Where there are existing extensions on adjacent properties built either as permitted development or with planning permission, the criteria set out above will apply as from the original dwelling regardless of the depth of the adjoining extensions. If an extension of greater depth is justified to secure a common alignment of rear extensions, this may be permitted.

2.5.4 Outbuildings can provide space for activities ancillary to the residential dwelling such as space for a study, gym or playroom/summer house. The scale of the development will be expected to be proportional to its ancillary function, and therefore be subordinate within the site.

2.5.5 Roof and side extensions, due to their visibility, can have a more discernible impact on the street scene. Uniformity in architectural treatments, such as roof lines, and the rhythm of building widths are important to maintaining a continuity of character across parts of Enfield. Side facing dormers, in particular, can result in awkward development forms and disrupt the balance of a row of terraced or pair of semi-detached houses, where roof treatments are mirrored.

2.5.6 Side extensions can, if developed right up to the side boundaries adjoining neighbouring properties, lead to a 'terracing' effect, as semi-detached or detached properties become attached via extensions to those adjoining properties. In certain cases, this would be out of keeping with the character of the locality and, therefore to prevent this, a clear separation between the built form needs to be maintained. As a minimum, there needs to be a 1m separation from the side boundary, however, where this would give rise to a very large extension due to the size and nature of the residential plot, a greater distance may be required. The determining factors for the degree of separation include the impacts on the street scene and residential amenity (privacy, outlook, daylight, sunlight). Developers should also consider appropriate access for ongoing maintenance purposes.

2.5.7 Where the property is already at the end of a row of terraces, the circumstances are different and therefore the separation distance from the back edge of the pavement is important. Corner, or end of terrace properties occupy prominent places along a street frontage. Maintaining a separation from the pavement on a return frontage will help to ensure that side extensions on these properties are not overly dominant.

2.6 Specialist Housing Needs

DMD 15

Specialist Housing Needs

1) In addition to the relevant criteria in DMD 4 'Loss of Existing Residential Units', development which would lead to a loss of specialist forms of housing will only be permitted if:

a. It is no longer required to address that specialist housing need, both including its use and tenure, or
b. The floorspace is satisfactorily re-provided to an equivalent or better standard.

2) Development proposals for specialist forms of housing would only be permitted if all of the following criteria are met:

2 Housing

a. The development would meet an identified borough need for that form of specialist housing having regard to evidence of need in the Council's Market Statement, Health and Adult Social Care Commissioning Strategies, or the needs assessment of a recognised public health care body;
b. The property is suitable for such a use and would not result in an over intensive use of the site
c. That residential amenity is preserved in accordance with the relevant criteria in policy DMD 8 'General Standards for New Residential Development';
d. It would not result in an excessive number or concentration of similar uses in a locality which would be detrimental to residential character or amenity;
e. The development is adaptable, well designed, of a high quality, accessible (internally and externally), meets the needs of the specific client groups it serves and their carers but is flexible in case these change. Developments must have regard 'General Standards for new development', other design considerations and local guidance. The Council will work with partners to ensure the facilities provide an adequate form of accommodation; and
f. The development is well located so that it is easily accessible to existing local community facilities, infrastructure and services, such as public transport, health services, retail centres, recreation and leisure opportunities.

This policy should be read in conjunction with Core Strategy policy 6.

Justification and guidance on implementation

2.6.1 Policy guidance on locating gypsy/traveller accommodation is provided in Core Strategy Policy 6. For the purposes of the above policy, specialist housing means housing designed to accommodate adults with support and care needs including:

- Residential and nursing care services;
- Sheltered accommodation services;
- Extra Care accommodation services; and
- Supported accommodation services for adults with support and care needs including those with physical and sensory disabilities, learning disabilities and mental health support needs.

2.6.2 Specialist housing accommodation and the associated care and support provided by such facilities plays a key role in supporting and enhancing the quality of life of a large number of individuals and their families. Where existing specialist housing provision helps to fulfil a local need for that type of housing, it needs to be maintained. This will help to maintain these essential services and ensure that we do not undermine this element of housing supply.

2.6.3 Development proposals for new specialist housing will be supported where they are required to address local housing need and are appropriate both in terms of their location and design. The Council are developing Health and Adult Social Care (HASC) Commissioning Strategies for the development of accommodation, support and care services for vulnerable adults. This strategy will be underpinned by the principles of, and will help to manage the local implications of the Personalisation agenda. The Market Statement provides an analysis of local need; an indication of future accommodation needs; spatial priorities for accommodation/service provision; and design and accessibility requirements. It is intended to provide a strategic overview of Enfield's direction of travel and key priorities in relation to the strategic planning and purchasing of health and social care services.

2.6.4 The Market Statement (2011) indicates the need to expand the supply of specialist housing for some groups. This expansion may be met through the improvement and/or remodelling of existing service provision, or through new development. However, it also identifies an oversupply of residential care home provision for some groups in relation to local demand, and states that additional capacity in the residential care market over the next 5 years is not required, unless it meets a need for a more specialised form of provision identified in the Market Statement (this includes specialist dementia care services).

2 Housing

2.6.5 The Market Statement will be reviewed annually, and the HASC Commissioning Strategies will draw on this evidence of local needs and outline future accommodation and service priorities, both for those services the Council will commission and potential areas of development for non commissioned services. Developers need to demonstrate how they address identified needs in light of evidence presented in the Market Statement. Developers are encouraged to liaise with Health, Housing and Adult Social Care Services and the Development Management teams to discuss their proposals before submitting a planning application.

2.6.6 Appendix 2 of the Market Statement includes maps of the current supply and location of accommodation. The Council will use this and other evidence to assess the number and clustering of uses, and the need for that particular form of accommodation and location.

2.6.7 Good design is fundamental to successful housing developments, irrespective of the type of housing provided. However, the design of specialist housing does need to be more tailored to the needs of its user group otherwise it may have a significant adverse impact on the quality of life of those individuals. Developers must ensure that the internal and external design of the buildings and their accessibility help to facilitate independence and social integration taking account of local design guidance, best practice guidance including the HAPPI report (2008) and 'Inclusive Design for Getting Outdoors', and standards set by the Department of Health. Given the potentially changing needs of Enfield's population, developers of specialist housing should be responsive to change and aim to provide flexible accommodation which is adaptable. Developments certainly should not design out the possibility for this to happen i.e. allowing for the potential use of innovative technology, catering for a range of care needs/client groups (considering the dual registration of facilities), facilitating joint purchasing and commissioning of care by different people within a single development.

2.6.8 Developers will be required to provide information on the staffing requirements and visitors (number of staff, staff working hours, visiting hours, and number of visiting care professionals) so that an assessment can be made of any additional potential impacts.

2.6.9 The Council recognises that the bespoke housing requirements of older people mean that it may not be appropriate to apply general housing standards. Flexibility will be applied to requirements for amenity space, parking and housing mix.

2.6.10 Specialist housing can be a more intensive form of residential development, due to the nature of services and numbers of staff associated with the facilities. If there is an excessive number or concentration of similar uses in a locality this could have adverse impacts on amenity, such as increased car parking, and noise and disturbance. However, a greater proportion of wheelchair accessible units may be required for this type of development and there is a need for affordable housing. Policies on affordable housing will be applied equally to homes for older people.

2 Housing

Community Facilities

3 Community Facilities

3.1 Community Facilities

3.1.1 Community facilities are those facilities which meet local community needs, facilitate social interaction, and promote inclusive communities. In some areas of the borough where community service provision is already low this may include public houses. Examples of community facilities include:

- Recreation, leisure, culture and arts facilities, including theatres;
- Libraries;
- Outdoor and indoor sports facilities;
- Schools and other educational and training institutions;
- Facilities for early years provision;
- Health facilities;
- Day centres vulnerable adults and carers;
- Community halls and centres;
- Places of Worship;
- Emergency service and policing facilities, accessible to the public.

DMD 16

Provision of New Community Facilities

New community facilities will be supported borough-wide and may be required as part of development within the strategic growth areas, as detailed within Local Plan documents and the Infrastructure Delivery Plan (IDP) to ensure the creation of prosperous, sustainable communities. Planning permission will be granted provided the proposed development:

a. Is demonstrated to have a community need;
b. Makes efficient and effective use of land and buildings, and where appropriate, provides opportunities for co-location, flexible spaces and multi-use;
c. Is easily accessible to the community it is intended to serve by walking, cycling and public transport to reduce dependence upon private car transport;
d. Is designed to provide access for physically impaired users, in accordance with DMD 37 'Achieving High Quality and Design-Led Development';
e. Does not harm the amenities of neighbouring and nearby properties; and
f. Does not have a negative impact on the area in terms of the potential traffic generated.

Development should be located in local centres and town centres or edge of centres where appropriate, depending on the scale of development, in accordance with DMD 25 '1. Locations for New Retail, Leisure and Office Development'.

This policy should be read in conjunction with Core Strategy policies 7, 8 and 11.

Justification and guidance on implementation

3.1.2 To achieve the Council's commitment to make Enfield a healthy, prosperous and cohesive community there must be accessible local services that meet community needs and support well-being.

3.1.3 The Council will plan positively for the provision and integration of community facilities to enhance the sustainability of communities, recognising the importance of community facilities to the success of new developments in strategic growth areas.

3 Community Facilities

3.1.4 In August 2011, Central Government published a policy statement setting out a presumption in favour of development for state-funded schools. In line with this policy applications for state funded schools will be supported subject to compliance with other development plan policies.

3.1.5 The Council recognises that emergency services require facilities, for example patrol bases, that do not require public access and may be suited to location in areas which have good access to the road network but may not be easily accessible by public transport.

3.1.6 Planning applications for community facilities should include information on the following:

- The community need for the proposal;
- The potential for dual uses/co-location;
- Internal floor space arrangements;
- Days and hours of operation;
- Visitor numbers;
- Accessibility by public transport;
- Likely dependence on private car transport and car parking provision;
- Vehicular access and manoeuvring arrangements.

DMD 17

Protection of Community Facilities

The Council will protect existing community facilities in the borough.

Proposals involving the loss of community facilities will not be permitted unless:

a. A suitable replacement facility is provided to cater for the local community that maintains the same level of public provision and accessibility; or

b. Evidence is submitted to demonstrate that there is no demand for the existing use or any alternative community use.

This policy should be read in conjunction with Core Strategy policies 7, 11 and 34.

Justification and guidance on implementation

3.1.7 There are a limited number of suitably located sites that can accommodate community uses in the borough, and consequently existing social and community facilities should be protected.

3.1.8 The demand for a social and community facility may change over time as the nature and needs of a local community change. However, community facilities should be safeguarded against the unnecessary loss of facilities and services, particularly where this would reduce the community's ability to meet its day to day needs.

3.1.9 The loss of facilities will be allowed only in exceptional circumstances. Evidence will be required of marketing and consultation with the community to demonstrate that there is no demand for existing or alternative community uses.

3 Community Facilities

3.2 Early Years Provision

DMD 18

Early Years Provision

Early years facilities will be encouraged to co-locate with other community uses and use existing community facilities. Proposals involving a change from residential use will only be accepted where it can be demonstrated that there are no suitable community facilities available, subject to the following:

a. New early years facilities within existing terraced or flatted developments will not generally be permitted as the proposal is likely to result in noise and disturbance to a residential area from traffic movements and on street parking.
b. New early years facilities within detached houses with sufficient garden and curtilage for off- street parking will be permitted subject to it being demonstrated that noise and disturbance is limited, and access, parking and servicing managed as appropriate.
c. New early years facilities within semi detached houses may be acceptable if they are modest in scale, are confined to the ground floor and have limited impact on the amenity of the adjoining property.
d. Proposals for new early years facilities which are incorporated into new build residential development may be acceptable, subject to the configuration of the development and incorporation of appropriate sound insulation.

Justification and guidance on implementation

3.2.1 Early years facilities include nurseries, pre-schools, playgroups, crèches and work place crèches. The facilities are often located in community and church halls and provide day care and education for pre-school age children. The facilities are also run on a commercial basis, often through the conversion and expansion of existing residential properties.

3.2.2 Early years facilities bring benefits to the community by reducing barriers to work for parents and carers and can provide an environment conducive to the development of the children who attend.

3.2.3 Investment in the expansion and improvement of affordable childcare is supported, in accordance with the London Plan. However, early years facilities must be provided in appropriate locations and suitable premises, to ensure high standards of provision and prevent harm to the amenity of neighbours.

3.2.4 Planning applications for proposals involving early years facilities should include information on the following:

- The number and age ranges of children being catered for;
- Days and hours of operation, including times for use of the garden;
- Internal floor space arrangements;
- Soft and hard external play space provision;
- Car parking and drop off provision;
- Vehicular access and manoeuvring arrangements;
- Boundary treatment and screening.

Enfield's Economy

4 Enfield's Economy

4.1 Introduction

4.1.1 The Council is committed to supporting businesses and facilitating sustainable economic growth. Based on evidence of demand and supply the Council will continue to protect industrial land and employment premises including those safeguarded as Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS).

Employment Land Review

The supply of industrial land in North London is limited and there is a need to retain industrial capacity to accommodate existing and future demand. A review of supply and demand in the Council's Employment Land Review (ELR) (2012) concludes that, even in the context of the current economic climate, Enfield should protect its employment sites.

The 2012 ELR identified low vacancy rates and recommended that Enfield should not see any net reduction in the employment land stock.

4.2 Strategic Industrial Location (SIL)

DMD 19

Strategic Industrial Locations

1. **Preferred Industrial Location (PIL)**

a. Only proposals involving general industrial, light industrial, storage and distribution, waste management, recycling, some transport related functions, utilities and other industrial related activities, including green industries and management of waste, will be permitted within Preferred Industrial Locations (PIL). Proposals involving the loss of industrial capacity will be refused.

2. **Great Cambridge Road**

a. Proposals for industrial activities that require a better quality surrounding, including research and development, light industrial and small scale distribution, will be permitted within the Great Cambridge Road Industrial Business Park (IBP).

b. A change of use from industrial uses in the Great Cambridge Road Industrial Business Park will be refused, unless all of the following criteria are met:

- The proposed use would not compromise: the function and operation of the industrial area as a whole, the operating conditions of the other remaining industrial uses, or the potential future use of neighbouring sites for appropriate industrial uses;
- The proposed use does not have a significant adverse impact on surrounding residents in terms of pollution, noise and traffic;
- There is no significant net loss of industrial capacity;
- The proposed use generates significant additional employment;
- The proposed development makes a significant contribution to the public realm.

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c. Other employment generating uses such as car show rooms, hotel and conferencing facilities may be permitted on the main road frontages and gateways of the Great Cambridge Road IBP, provided that there is no adverse impact to highway safety and the proposed use does not prejudice the efficient and effective operation of the industrial area. Car showrooms will only be permitted provided there is an associated vehicle servicing/repair activity in conjunction with the showroom.

This policy should be read in conjunction with Core Strategy policies 13 and 14.

Justification and guidance on implementation

4.2.1 Strategic Industrial Locations (SIL) form the strategic reservoir of industrial land in London. The main focus within SIL is on uses categorised under the "B" use classes (B1, B2 and B8). The Council recognises that there are a greater number of uses of a similar nature that can also locate and function successfully within these areas, as broad industrial type activities as defined in the London Plan (2011) and the Mayor's SPG on Land for Industry and Transport (2012). Preferred Industrial Location (PIL) are designated for industrial uses that do not require a high quality environment. Such uses may require heavy goods access by road, rail and/ or water; need to operate outside normal business hours; and may require sufficient distance or other barriers from noise sensitive uses. Industrial Business Parks (IBP) meet the business needs of enterprises that need a better quality industrial surrounding including B1(b), B1(c) and higher value added B2 activities. Within the Great Cambridge Road IBP clusters of office, industrial and warehousing uses exist along the main road, alongside a range of other uses including out of centre retail stores and sui generis uses such as car showrooms.

4.2.2 There are some instances where there are other employment generating uses located in industrial areas, such as car showrooms, tyre and exhaust centres, builders merchants and similar uses that do not require a town centre location due to their scale and characteristics. These uses have traditionally located in industrial areas, which often causes conflict between heavy goods vehicles and general traffic. The Council considers that these uses would therefore be more appropriately located on the main road frontages of the existing Great Cambridge Road Industrial Business Park.

4.3 Locally Significant Industrial Sites (LSIS)

DMD 20

Locally Significant Industrial Sites

1. Proposals involving the loss of industrial uses within LSIS will be refused, unless it can be demonstrated that the development site is no longer suitable and viable for its existing or alternative industrial use in the short, medium and long term.

2. Where the above can be demonstrated, a change of use involving a loss of industrial uses will only be acceptable if all of the following criteria are met:

a. The proposed use would not compromise the primary function of the LSIS, the operating conditions of other remaining industrial uses or the potential future use of neighbouring sites for industrial uses;
b. The development provides for a mix of uses including a significant element of business/ industrial uses or other employment generating uses; and
c. The proposed use is well designed and compatible to its surroundings.

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3. In exceptional circumstances, where a significant element of business/ industrial uses or other employment generating uses cannot be provided within the development, applications for the loss of industrial land will be acceptable provided there is appropriate mitigation in accordance with the Council's S106 Supplementary Planning Document.

4. Where redevelopment of industrial land or premises is accepted, particular consideration will be given towards ensuring the future viability of individual businesses that might be displaced. The onus is on the developer to find alternative accommodation for any displaced businesses.

This policy should be read in conjunction with Core Strategy policies 13 and 15.

Justification and guidance on implementation

4.3.1 Outside of the SIL hierarchy a number of smaller but locally significant sites often located within residential areas or in proximity to town centres are identified as Locally Significant Industrial Sites (LSIS). LSIS fulfil an important role providing local employment and business opportunities. The Mayor of London's SPG on Industrial Capacity (2008) indicates that sites identified as LSIS should be afforded the same level of protection as SIL, and that the Mayor will provide strategic support for boroughs to resist LSIS development for non-industrial uses.

4.3.2 Applications for proposals involving the loss of industrial uses should be accompanied by a market demand analysis and a viability assessment as specified in section 4.6 'Market Demand and Viability Assessments'.

4.4 Complementary and Supporting Uses within SIL and LSIS

DMD 21

Complementary and Supporting Uses within SIL and LSIS

1. Services

Small scale walk-to services such as a workplace crèche or café which meet the essential day to day needs of the industrial occupiers will generally be permitted, provided that the proposed use is necessary to support industrial activity and it would not adversely affect the industrial status or operation of the area.

2. Direct Sales or Trade Counters

Proposals involving an element of direct sales will generally be accepted, provided that all of the following criteria are met:

a. The retail element does not become the dominant use and is no more than 10% of the overall floorspace of the unit; and
b. The retail element is on the ground floor.

This policy should be read in conjunction with Core Strategy policies 13, 14 and 15.

Justification and guidance on implementation

4.4.1 Uses which assist in the functioning of the industrial area such as a small scale shop/ cafe/ creche aimed at serving the needs of the workers are considered to be appropriate with industrial areas.

4.4.2 The Council recognises the changing nature of industrial/ business activities and accepts in some instances that industrial type uses in industrial areas may include an element of direct sales in the form of trade counters which are ancillary to the main use unit. These uses are considered acceptable provided that the retail element does not become the predominant use. Proposals that include retail use which forms a significant part of the activity will be contrary to the policies set out in Chapter 5 'Town Centres and Shopping' of this document and will therefore be refused.

4.5 Preventing the Loss of Industrial and Employment Capacity

DMD 22

Loss of Employment Outside of Designated Areas

Proposals involving a change of use that would result in a loss or reduction of employment outside of Strategic Industrial Locations (SIL) or Locally Significant Industrial Site (LSIS) will be refused, unless it can be demonstrated that the site is no longer suitable and viable for continued use employment use.

Where the above can be demonstrated, a change of use will be permitted, provided that all of the following criteria can be met:

a. The proposed use would not compromise the operating conditions for other employment uses or the potential future use of neighbouring sites for employment uses; and
b. Mitigation for the loss of employment uses is provided in accordance with the Council's S106 Supplementary Planning Document.

Proposals involving change of use that would result in a loss or reduction of office floorspace within Enfield Town and Southgate town centres will be resisted unless it can be demonstrated that the site is no longer suitable and viable for continued office use.

Where the above can be demonstrated, a change of use will be permitted, provided:

a. The proposed use is appropriate for a town centre location and provides employment opportunities; or
b. There is appropriate mitigation for the loss of employment, in accordance with the Council's S106 Supplementary Planning Document.

This policy should be read in conjunction with Core Strategy policies 13, 14, 15 and 19.

Justification and guidance on implementation

4.5.1 Industrial sites outside of designated areas contribute to the borough's industrial capacity and provide an important source of employment. This policy seeks to retain the borough's supply of employment land and floorspace and ensure that sites are demonstrably no longer suitable and viable for continued employment usage before release to other uses. The contribution of a site to the borough's industrial supply and economic diversity may lie in its ability to provide accommodation for various types of employment uses such as lower cost affordable industrial units for small businesses, start-up firms, lower-value industrial uses or other businesses important to the local economy.

4.5.2 This policy is in accordance with London Plan guidance for non-designated sites which states that an appropriate approach to releasing land is one that is neither restrictive nor permissive, but instead takes into account local differences in supply and demand of industrial sites.

4.5.3 Applications for proposals involving the loss of employment should be accompanied by a market demand analysis and a viability assessment as specified in section 4.6 'Market Demand and Viability Assessments'.

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4.6 Market Demand and Viability Assessments

4.6.1 Evidence from the 2012 Employment Land Review indicates that vacancy rates for employment land and premises remains low. Certain business uses are likely to increase while others decline, requiring the redevelopment of sites. The Council will seek to determine whether there will be any ongoing interest in a particular site or premises for continuing employment uses, and whether the site or premises remains a viable element of the borough's overall supply of employment land and floorspace.

4.6.2 The responsibility is on the applicant/ developer to "clearly demonstrate" a lack of current or likely future demand on the site or premises. Applicants will be required to provide a detailed appraisal of the site premises in question. In order to demonstrate that there is no current or likely future demand for a particular site or premises a supporting statement should accompany the planning application for the proposal. The statement should be prepared by a suitably qualified person with knowledge of the employment market in the local area.

4.6.3 Further information is set out in Appendix 13: Requirements for Market Demand and Viability Assessments. This Appendix sets out details on the marketing of units, including a requirement that premises are advertised at rents that are reasonable reflecting market conditions and the conditions of the property.

4.6.4 Where it can be demonstrated that the site is not suitable and cannot be made suitable for employment use through completion of a qualitative appraisal, it will not be necessary for the applicant to undertake the market demand and viability appraisals.

4.7 New Employment Development

DMD 23

New Employment Development

1. Industrial development within SIL and LSIS

New industrial development will be permitted provided all of the following criteria are met:

a. There is no adverse impact as a result of noise and disturbance, access, parking and servicing in the area;
b. The accommodation provided is flexible and suitable to meet future needs and requirements of businesses and small firms, where appropriate;
c. The scale, bulk and appearance of the development is compatible with the character of its surroundings;
d. On-site servicing and space for waiting goods vehicles is provided to an adequate standard.

Proposals for industrial development within SIL and/ or LSIS will be expected to contribute, where appropriate, to environmental and traffic improvement schemes for that industrial location.

2. Industrial Development Outside Designated Industrial Areas

Proposals for new industrial/ warehousing and related development will be directed to the borough's Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS). Development on sites outside these locations will only be permitted if all of the following criteria are met:

a. The use should be compatible with the existing uses in the surrounding area and there should be no adverse impact on the surrounding areas;
b. There should be no adverse impact on the capacity of the local road network;
c. The development should provide adequate on-site parking and servicing for its intended use, including space for waiting goods vehicles.

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This policy should be read in conjunction with Core Strategy policies 13, 14, 15 and 19.

Justification and guidance on implementation

4.7.1 The borough needs to continue to redevelop and renew existing industrial locations across the borough to meet the demands of business, including local business and small business start-ups.

4.7.2 Demand for industrial floorspace is expected to continue. The Council will direct new development to SIL and LSIS identified on the Policies Map. Existing industrial locations, including SIL and LSIS, provide a reservoir of industrial capacity that will be strengthened and enhanced by directing new industrial and warehousing development to these locations.

4.7.3 Policies for other employment generating uses, including office development, are as set out in Chapter 5 'Town Centres and Shopping'.

4.8 Small Businesses

DMD 24

Small Businesses

Proposals involving the loss of units of less than 50 sqm suitable for start-ups and small businesses will be refused.

The provision of small business units will be sought as part of proposals for the redevelopment of an existing employment-generating site and as part of mixed use schemes, in appropriate locations.

Subject to the above, proposals for small business premises will be considered favourably and will be permitted provided that all of the criteria set out in DMD 23 'New Employment Development' are met.

This policy should be read in conjunction with Core Strategy policies 13, 14 and 15.

Justification and guidance on implementation

4.8.1 The London Plan and Enfield's Core Strategy require the provision of flexible employment space for small enterprises within the borough. Small businesses have a crucial role to play in expanding employment opportunities. Over 90% of businesses in Enfield employ less than 20 staff. Small businesses play an important role in Enfield and contribute towards a diverse economy.

4.8.2 Enfield's economy is likely to become more diversified and continued support for the development of start-up and small businesses is important in sustaining economic growth. Maintaining and promoting diversity is also important in respect of avoiding over-reliance on any one sector. This policy is considered sufficiently flexible to accommodate structural and market changes in the economy, whilst seeking to retain and expand diverse employment opportunities for local people.

4.8.3 The 2012 update to the ELS concluded that there is a strong demand for small, managed workspaces with flexible, short-term leases, especially for new business start-ups. It is therefore essential to ensure there is sufficient space within the borough that is flexible enough to accommodate and facilitate the growth of such businesses. The Council will consider proposals for small businesses favourably as part of redevelopment schemes in appropriate locations.

4 Enfield's Economy

Town Centres and Shopping

5 Town Centres and Shopping

5.1 New Retail, Leisure and Office Development

5.1.1 This section sets out the approach to development management based on town centre hierarchy. It seeks to maintain an appropriate level of A1 uses and prevent the over-concentration of other uses such as betting shops and hot food takeaways in town and local centres. The table below summarises the main use classes found in town centres.

Table 5.1

Use Class	Description
A1	Shops
A2	Finance and professional services
A3	Restaurants and cafes
A4	Drinking establishments
A5	Hot food takeaways
B1	Business, offices (other than those within A2)
C1	Hotels
D2	Assembly and leisure - such as cinemas, bingo, music or concert halls, gymnasiums
Sui Generis	Possible town centre uses under this use class include theatres, nightclubs, taxi businesses and amusement centres

DMD 25

1. Locations for New Retail, Leisure and Office Development

a. Main and bulk convenience, comparison shopping, food and drink uses and major leisure and office development

i. New development will be permitted within Enfield Town and the borough's four district centres.

ii. In accordance with the sequential test if no sites are suitable or available within the town centres listed in part i. of this policy for the development proposed, then retail development at edge of centre locations that are accessible and well connected to and up to 300 metres from the primary shopping area will be permitted.

iii. New development within the boundary of the Council's existing retail parks of Enfield Retail Park, De Manderville Gate, Ravenside and Angel Road (as defined in the Core Strategy and on the Policies Map) and outside of the town centres will only be permitted if the applicant can demonstrate to the Council's satisfaction that a sequential test has been applied which shows no suitable sites available within or on the edge of the town centres detailed in part i. of this policy. Furthermore, a retail impact assessment should demonstrate that the development is not likely to have a negative impact to the viability and vitality of Enfield's centres or planned investment in centres and that the development increases the overall sustainability and accessibility of the retail park in question.

iv. Proposals for leisure development in Picketts Lock will be permitted if a sequential test has been applied to demonstrate the location is the most appropriate for the proposed use.

5 Town Centres and Shopping

v. Retail, leisure and office development may also be considered within the Area Action Plans through identified sites.

b. Local Shopping Facilities

Proposals for new retail (A1) and A2-5 uses, leisure and other community uses of a scale which provide local shopping facilities and services for communities will be permitted within the boundaries of large local centres, small local centres and local parades, as defined on the Policies Map. Proposals located elsewhere will be determined in accordance with part 1a. iii. of this policy.

2. General considerations for town centre development

Development will be permitted provided that all of the following criteria are met:

a. The proposed use supports town centre vitality and viability;

b. The design and siting of the development promotes visual continuity with the surrounding built environment;

c. The proposed use does not harm the character, appearance and amenity of the area;

d. The residential amenities of local residents will not be harmed by way of noise, disturbance, loss of daylight or privacy;

e. The proposal will not have an adverse impact on safety and traffic flows or unacceptably add to traffic and parking problems in the area;

f. The scale of parking is proportionate to the size of the development; and

g. An active frontage is achieved at the ground floor.

This policy should be read in conjunction with Core Strategy policies 17 and 18.

Justification and guidance on implementation

5.1.2 The NPPF seeks to promote the vitality and viability of town centres, recognising that town centres are at the heart of communities. This policy is in accordance with the NPPF which advocates a sequential approach requiring sites within town centres to be explored first where suitable sites or buildings for conversion are available, followed by edge of centre sites, and only then out of centre sites. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Enfield's Core Strategy adopts a town centre first approach by focusing new commercial, retail, leisure and other similar trip-generating uses within the town centres.

5.1.3 A town centre first policy is essential to ensure the future vitality and viability of Enfield's centres. Enfield's Core Strategy sets out the hierarchy of town centres in line with the London Plan categories: Enfield Town designated as a major centre; Angel Edmonton, Edmonton Green, Southgate and Palmers Green designated as district centres and remaining centres classified as Large Local Centres, Small Local Centres or Local Parades.

5.1.4 Following concern about decline in the nation's high streets and town centres an independent review was undertaken by Mary Portas on behalf of Central Government. The 2011 report shows that consumer spend on the high street is now under 50% of the total, and that town centre vacancy rates doubled in the two years prior to the report. The decline of the high street can be attributed to reasons including the rise of online retail, increased out of town shopping and supermarket product offer, and the recession. This town centre first policy seeks to combat decline of the high street.

5 Town Centres and Shopping

5.1.5 As detailed in the Core Strategy a retail impact assessment will be required for any significant new retail development in the borough that lies outside of the town centre hierarchy. Retail assessments should be carried out in accordance with the NPPF.

5.2 Enfield Town

DMD 26

Enfield Town

1. Primary Shopping Area

All development within the primary shopping area, comprising primary and secondary frontages, must:

a. Not create an over-concentration of similar uses;
b. Be an appropriate town centre use as listed in DMD 25 '1. Locations for New Retail, Leisure and Office Development' and complement the shopping function of the centre;
c. Retain a shop front;
d. Achieve an active ground floor frontage during the day, not have a detriment visual impact and respect the character of the centre;
e. Not result in an adverse impact on the amenities of nearby occupiers; and
f. Not harm safety and traffic flows, or increase traffic and parking problems in the centre.

2. Promoting the retention of A1 retail

a. Primary Shopping Frontages

Proposals involving the change of use to non-A class uses will be refused within the primary shopping frontage.

A change of use on the ground floor to non-A1 (retail) will only be permitted if all of the following criteria are met. Development must not:

- Create two or more adjoining non-A1 uses and not more than two non-A1 units within any six consecutive units;
- Involve the loss of an A1 retail unit of more than 1,000 sqm; and
- Harm the predominant retail character of the primary shopping frontage.

The Council will support the conversion of other uses to A1 retail.

b. Secondary Shopping Frontages

A change of use on the ground floor to non-A1 will only be permitted if the following criteria are met. The proposed use must not create more than two non-A1 uses within any four consecutive units.

c. Vacant Units in primary and secondary frontages

The change of use from A1 to other town centre uses will be permitted if a shop unit has been vacant for 12 months and robust evidence has been submitted to demonstrate that all efforts have been made to market the unit over that period, in accordance with the details set out in Appendix 13: 'Requirements for Market Demand and Viability Assessments'. Developments must still comply with part 1 of this policy.

This policy should be read in conjunction with Core Strategy policies 17 and 18.

5 Town Centres and Shopping

Justification and guidance on implementation

5.2.1 The primary shopping area of Enfield Town is defined on the Policies Map. The Council will protect the existing retail areas of Enfield Town by managing the changes of use from retail (A1) to non-retail uses. The primary shopping area within Enfield Town, which is composed of the primary and secondary frontages, will be managed to reinforce its attractiveness, vitality and viability.

5.2.2 The primary shopping frontages are parades that form the core of the town centre and as such they are mostly retail (A1) units. The loss of A1 floorspace within these frontages will be resisted and conversions to retail generally supported.

5.2.3 Secondary frontages are frontages which play an important and complementary role to the town centre. The uses are mostly retail but a controlled level of diversification is encouraged, subject to the criteria set out in the policy.

5.2.4 Proposals within the secondary frontage should not lead to an over-concentration of non-retail uses that would create a significant break in the retail frontage and thereby affecting the retail offering of the frontage and the vitality of the centre.

5.2.5 This policy is underpinned by the Council's retail studies undertaken in 2007 and subsequently updated in 2009. This policy builds on Core Policy 17, seeking to maintain and strengthen the town centres, and it reflects the guidance contained within the London Plan and the NPPF.

5.2.6 The loss of retail units of more than 1,000 sqm would have a disproportionately large impact on the vitality and viability of the town centre since these larger units typically contain the anchor or destination shops which attract shoppers whilst also providing a relatively large proportion of the shopping floorspace available.

5.3 Angel Edmonton, Edmonton Green, Palmers Green and Southgate

DMD 27

Angel Edmonton, Edmonton Green, Southgate and Palmers Green District Centres

Within the district centres of Angel Edmonton, Edmonton Green, Southgate and Palmers Green the Council will protect the existing retail uses by managing the loss of A1 retail.

A change of use at the ground floor within the primary shopping area will only be permitted if all of the following criteria are met:

a. The proposed use would not create more than two non-A1 retail uses within any four consecutive units;
b. The proposed use would not over dominate nor detract from the primary shopping role;
c. The proposal does not involve the loss of an A1 retail unit of more than 1,000 sqm;
d. The proposed use is an appropriate town centre use and complements the shopping function of the centre;
e. The proposed use provides a direct service to the public;
f. A shop front is retained;
g. The proposed use achieves an active ground floor frontage during the day, does not have a detriment visual impact and respects the character of the centre;
h. A local need exists for the proposed use;
i. The proposed use does not result in an adverse impact on the amenities of nearby occupiers; and
j. There is no local adverse impact on safety and traffic flows, or unacceptable additions to traffic and parking problems in the centre.

5 Town Centres and Shopping

Vacant Units

The change of use from A1 to other town centre uses will be permitted if a shop unit has been vacant for 12 months and robust evidence has been submitted to demonstrate that all efforts have been made to market the unit over that period, in accordance with the details set out in Appendix 13: 'Requirements for Market Demand and Viability Assessments'.

This policy should be read in conjunction with Core Strategy policies 17 and 18.

Justification and guidance on implementation

5.3.1 The boundaries of the district centres of Angel Edmonton, Edmonton Green, Palmers Green and Southgate are defined on the Policies Map. The primary shopping areas in these centres is the same as the district centre boundary. It is unnecessary to define separate primary shopping areas, given that the extent of the centres generally coincides with the extent of the shopping area.

5.3.2 The designation of primary and secondary frontages is not appropriate or necessary within the four district centres since land use surveys indicate that they do not have specific concentrations of retail use within core areas, and non-retail uses are spread evenly through the centres.

5.3.3 Striking a balance of retail and non-retail uses is a vital ingredient to ensuring the vitality and viability of town centres. For this reason it is essential that a critical mass of retail (A1) use is maintained within the primary shopping areas of the borough's district centres and that concentrations of non-retail units within frontages are resisted. Through this policy, the Council seeks to maintain the physical continuity and visual appearance of shopping parades by protecting and retaining a shop front where a change of use is acceptable.

5.3.4 The loss of retail units of more than 1,000 sqm within district centres will also be resisted for the reasons set out in section 5.2 'Enfield Town'.

5.4 Local Centres and Local Parades

DMD 28

Large Local Centres, Small Local Centres and Local Parades

Proposals involving a change of use from A class, leisure or community uses within local centres will be refused unless the proposed use provides a service that is compatible with and appropriate to the local centre.

A change of use from retail (A1) to non-retail on the ground floor will only be permitted if all of the following criteria are met:

a. The role and function of the centre remains predominantly retail. The proportion of A1 shop units must be no less that 50% of the total number of commercial units within defined centres and there must be no less than 50% of A1 uses within any one parade;
b. The use would not result in an adverse impact on the amenities of nearby occupiers, including through littering or fumes;
c. The proposal would not have an adverse impact on safety and traffic flows or unacceptably add to traffic and parking problems in the area;
d. Where applicable, the change of use would not result in a significant break in the continuity of the retail frontage of the shopping parade; and
e. The frontage is retained/ protected and the design of the frontage would be compatible with the use of the premises and the surrounding area and achieves an active frontage at ground floor level.

5 Town Centres and Shopping

Vacant Units

The change of use from A1 to other town centre uses will be permitted if a shop unit has been vacant for 12 months and robust evidence has been submitted to demonstrate that all efforts have been made to market the unit over that period, in accordance with the details set out in Appendix 13: 'Requirements for Market Demand and Viability Assessments'.

This policy should be read in conjunction with Core Strategy Policy 17.

Justification and guidance on implementation

5.4.1 The Council will seek to protect and improve the provision of day-to-day goods and services within the borough's local centres and local parades to meet the local needs of the residents in the local neighbourhood.

5.4.2 The Council's approach to these centres and parades is that the primary retail role should be retained, whilst a proportion of other non-retail uses falling within A use classes and community uses that provide a complementary role will also be supported.

5.4.3 The Council recognises that local shops remain essential to many people and serve an important community function. Local shops have a key role to play in delivering sustainable economic growth and development, providing access to day-to-day necessities within a reasonable walking distance from home, typically food retailers, newsagents, and post offices. The Council considers that local shops are important to retain for sustainability reasons and to cater for future needs created by projected population increase and higher density living.

5.4.4 This policy gives greater control to protect local food shopping and applies where a change of use is sought from retail to non-retail and the existing or last use of the shop was selling day-to-day necessities.

5.4.5 The boundaries of Enfield's local centres and local parades are identified on the Policies Map and have been informed by a survey of town centres undertaken in 2012.

5.5 Individual Shops and Small Clusters of Shops

DMD 29

Individual Shops and Small Clusters of Shops

1. The Council will protect individual local shops and small groups of A1 use shops which serve local needs but which are located outside the designated town centres. A change of use on the ground floor from A1 to non-A1 retail use will only be permitted if all of the following criteria are met:

a. If the existing unit provides a convenience shopping facility, there should be adequate and equally accessible provision of alternative convenience shopping facility within a reasonable walking distance of 400 metres;
b. The existing range of shops would not be adversely affected;
c. The proposed use would not harm the character, appearance, and amenity of the area; and
d. The proposed use would not harm the existing environment or transport system or unacceptably add to traffic and parking problems in the area.

2. The change of use from A1 to other town centre uses will be permitted if a shop unit has been vacant for 12 months and robust evidence has been submitted to demonstrate that all efforts have been made to market the unit over that period, in accordance with the details set out in Appendix 13: 'Requirements for Market Demand and Viability Assessments'.

5 Town Centres and Shopping

3. Independent and small shops will be encouraged within designated town centres and provision of suitable, affordable units in new developments, or contributions to support the offer and attractiveness of the town centre may be sought.

4. The Council will protect and encourage appropriately located street markets and farmers market within the borough.

This policy should be read in conjunction with Core Strategy Policy 17.

Justification and guidance on implementation

5.5.1 This policy seeks to protect all individual A1 shops and small clusters of A-class units (six units or less) not identified as local parades on the Policies Map, where they meet an important local need.

5.5.2 The provision of local shopping and related facilities within a reasonable walking distance is a vital part in achieving equality of opportunities and sustainable neighbourhoods. Individual shops and small clusters of shops provide a valuable service to the local population which is accessible and in some instances can form a vital component of local community cohesion.

5.5.3 Small and independent shops can contribute to a diverse and dynamic retail sector which helps to maintain town centres. Independent shops are supported by the London Plan 2011, Policy 4.9, which encourages boroughs to consider requiring developments to provide or support units for small or independent retailers and service outlets.

5.5.4 Street markets and farmers markets help to expand choice and meet the requirements of residents. Markets can increase the vitality of an area, provide entry-level opportunities for new businesses, and potentially draw shoppers in from a wide areas. Markets are supported by the London Plan 2011 Policy 4.8.

5.6 Floorspace above Commercial Premises

DMD 30

Floorspace above Commercial Premises

Proposals for the re-use or refurbishment of the upper floors of shops and/ or commercial premises within Enfield's town centres will be encouraged. Appropriate uses include: leisure, community, commercial or residential. Proposals involving employment-generating opportunities for small businesses, start-ups, and small workshops will be considered favourably.

The Council will support the subdivision of existing residential accommodation above shops, where this meets the relevant DMD criteria for this type of development.

All residential development above shops and other commercial premises must meet all of the following criteria:

a. The proposal must provide separate and adequate access to the upper floor;
b. The proposal must not harm the existing servicing and parking arrangements;
c. Adequate arrangement for refuse storage and collection should be made; and
d. The proposal must not adversely affect the functioning or appearance of the units and shopping centre or surrounding residential amenity.

This policy should be read in conjunction with Core Strategy Policy 17.

5 Town Centres and Shopping

Justification and guidance on implementation

5.6.1 Town centres are often the focal point for the local community, and can provide commercial and residential functions. Commercial premises in town centres with vacant units above present an ideal opportunity to increase the numbers of people living within sustainable locations while contributing towards the borough's housing requirements. Encouraging the re-use or refurbishment of units above shops and other commercial premises for appropriate town centre uses, where appropriate, has the benefit of enhancing the character and broadening the range of town centre services, increasing natural surveillance, contributing to regeneration and promoting sustainable utilisation of town centres, while reducing the pressure for out of centre development.

5.7 Development Involving Tourism and Visitor Accommodation

DMD 31

Development Involving Tourism and Visitor Accommodation

1. Appropriate locations for Development

Development involving new hotel facilities will only be permitted in the following locations:

a. Town Centre locations of: Enfield Town, Angel Edmonton, Edmonton Green, Southgate, Palmers Green and large local centres; or
b. Locations which have good public transport connections to central London and/ or international or national termini; or
c. Where there is a large trip-generating tourist attraction; or
d. Upper Lee Valley area when accompanied by proposals to improve public transport accessibility.

2. Development Requirements

Development involving new tourist attractions and accommodation such as hotels, hostels, boarding and/ or guest houses, bed and breakfast (use class C1) will be permitted, providing all of the following criteria are met:

a. The size and character of the site or building are suitable for the proposed use;
b. The proposed use will be compatible with the character and appearance of the area;
c. The proposal does not result in an over concentration of hotel, boarding and/ or guest houses in that particular locality;
d. The residential amenities of local residents will not be adversely affected through noise, disturbance, loss of light or privacy;
e. The existing environment or transport system will not be adversely affected by way of unacceptable increases to traffic and parking in the area;
f. The proposal has adequate servicing arrangements and provides the necessary off-highway pickup and set down points for taxis and coaches;
g. The proposal provides on-site accommodation and training for staff, where the scale of the development allows; and
h. At least 10% of all hotel rooms will be provided to wheelchair accessible standards.

This policy should be read in conjunction with Core Strategy Policy 12.

5 Town Centres and Shopping

Justification and guidance in implementation

5.7.1 The Mayor of London has identified a potential growth of 40,000 bedrooms by 2026, a need to reduce pressure on central London, and the need to provide more affordable hotel capacity. The London Plan sets out the requirements to provide on-site employee accommodation and training for staff to help address low pay and recruitment problems in the tourism sector.

5.7.2 Tourism and visitor facilities can create jobs and support the local economy. In determining the location of tourist and visitor accommodation within the borough, the Council considers that town centres offer the most sustainable locations followed by areas with good access to public transport and tourist attractions in the borough.

5.8 Managing the Impact of Food and Drink Establishments

DMD 32

Managing the Impact of Food and Drink Establishments

1. Development involving the establishment of food and drink uses (A3, A4 and A5 – inclusive) will be permitted in the following locations:

a. The secondary shopping frontage of Enfield Town;
b. The primary shopping areas of the borough's four district centres: Angel Edmonton, Edmonton Green, Palmers Green and Southgate; and
c. Local Centres and Local Parades.

Complementary and supporting uses within SIL and LSIS in accordance with DMD 21. Development elsewhere will only be permitted if the applicant can demonstrate there are no suitable or available sites within the locations listed in part (a) to (c) of this policy.

2. Development involving the establishment of food and drink uses will only be permitted if all of the following criteria are met:

a. There must be no adverse effects to the character, role, function, vitality and viability of the shopping centre and the local area;
b. There is no detrimental effect to the amenity of neighbouring residents;
c. There is no detrimental effect on the local environmental quality as a result of noise, vibration and odours;
d. Access, servicing and parking arrangements for the proposal do not result in an adverse impact on the safety of pedestrians and traffic flows or cause unacceptable increases to traffic and parking.
e. The proposal does not result in clustering of restaurants, drinking establishments and hot food takeaway (A3/A4/A5) units. Permission will be refused for any proposed A3/A4/A5 unit that would be located adjacent to an existing or proposed A3/A4/A5 unit. There should be a minimum of two non-A3/A4/A5 units, or at least 10 metres, between the units, which ever is greater.
f. There should be no loss of active street frontage.

4. Development involving hot food takeaway (A5) uses or uses with a significant A5 element on sites located within 400 metres of an existing or proposed secondary school entrance will not be permitted.

5. Conditions on any permission granted may cover the following:

   a. Levels of odour and fume extraction;
   b. Disposal of waste products;
   c. Litter and the provision of litter bins;

d. Hours of operation; and
e. Any other potential nuisance.

This Policy should be read in conjunction with DMD 25 and Core Strategy policies 7 and 17.

Justification and guidance on implementation

5.8.1 Food and drink establishments provide an important and valued service to the borough, meeting demand and generating employment. A3 uses that are open during daytime shopping hours can play a beneficial role in the vibrancy and viability of a town centre or local parade. There are also potential negative impacts of food and drink establishments, in particular A5 uses, which must be considered and mitigated in any development decision.

5.8.2 To protect the retail offering in Enfield Town, A3, A4 and A5 uses will be directed towards non-primary shopping frontages.

5.8.3 There is increasing concern nationally and locally over the rising levels of obesity in the population, in particular among young people. The proliferation of takeaway outlets in recent years, frequently selling fried and fatty foods, has increased the availability of such food. Restricting new A5 use applications in close proximity to secondary schools entrances is designed to reduce the opportunities for consumption of such foods, since 400 metres is the average distance people will walk to get hot food. Health issues relating to food in the borough are highlighted in the Enfield Food Strategy. The policy is also supported by Enfield's 2011 'Childhood Healthy Weight Strategy' which seeks to 'reduce the number of new takeaways opening in proximity to schools and academies'.

5.9 Managing the Impact of Betting Shops

DMD 33

Betting Shops

Proposals for betting shops will only be permitted if all of the following criteria are met:

a. The proposed development is located within a local or district centre, or within the secondary shopping frontage of Enfield Town;
b. There should be a minimum of five non-betting shop units between the proposed site and the next betting shop premises, or at least 25m, between them, whichever is greater; and
c. The proposal should be designed such as to provide an active frontage during the daytime and evening, and to have a positive visual impact on the street.

Justification and guidance on implementation

5.9.1 This policy seeks to control the negative aspects associated with betting shops. Clustering of uses will be prevented to ensure that there is no harm to the vitality and viability of centres, or harm caused through anti-social behaviour.

5.9.2 The Council may consider use of conditions for new A-class uses to prevent conversion of the premises to betting shops at a later date.

5.9.3 In centres where there is considered to be an oversupply of betting shops the Council will explore the use of an Article 4 Direction to ensure that any future proposal will be subject to a planning application.

5 Town Centres and Shopping

5.10 Evening Economy

DMD 34

Evening Economy

Development proposals which foster a diverse evening economy will be permitted in appropriate locations, provided all of the following criteria are met:

a. The proposal achieves an active ground floor street frontage during the day and evening;
b. There is no adverse effect on the amenity of neighbouring and local residents due to noise and disturbance;
c. Measures are in place to address issues such as community safety, policing and litter; and
d. The proposed use is in keeping with the scale and character of the surrounding area.

Conditions may be used to secure the following:

a. Maximum noise levels;
b. Provision of acoustic glazing;
c. Provision of acoustically treated ventilation;
d. Provision of acoustic lobby entrances and exits to act as a sound barrier;
e. Installation of sound limiters linked to sound amplification equipment;
f. Prohibition of external playing of amplified music;
g. Restricted delivery times; and
h. Restricted hours of operation in accordance with the Appendix 5: 'Commercial Opening Hours'.

This policy should be read in conjunction with Core Strategy policies 11 and 17.

Justification and guidance on implementation

5.10.1 The evening economy includes uses such as theatres, cinemas, arts venues, restaurants, bars and pubs.

5.10.2 A vibrant and diverse evening economy can bring benefits to the local economy through sustaining businesses and providing jobs, while providing venues for entertainment, culture and socialising to residents and visitors alike. However, these benefits must be balanced against the problems that can be caused by the evening economy, such as anti-social behaviour, fear of crime, noise, congestion and disturbance to local residents and other users of the borough's town and district centres, including those people who might be dissuaded from using the town centre due to poor perceptions of public safety after dark.

5.10.3 The Town Centres Study (2007) found that the evening economy in Enfield's town centres largely consisted of restaurants and pubs. The Study recommended a diversification of the entertainment and leisure facilities in these centres to help grow the evening economy. Diversifying and growing the evening economy can improve the leisure and cultural experience available in the borough, while growing the economy and providing jobs, in accordance with Core Policy 17 and the NPPF.

5.10.4 In suitable areas of the town centres, the Council will encourage applications that add to the mix of uses, and would be particularly in favour of applications that would seek to expand the diversity of the evening economy of Enfield Town, Angel Edmonton, Edmonton Green, Southgate and Palmers Green.

5.10.5 There is a trend towards multiple uses of some pubs, bars and similar establishments, for example opening for breakfast, and taking on a café aspect during the daytime by serving coffee. Such trends will broadly be supported as they widen the offering and broaden the appeal of town centres.

5 Town Centres and Shopping

5.11 Banqueting Suites/ Function Halls

DMD 35

Banqueting Suites

The Council will support proposals for the provision or expansion of banqueting suites in appropriate locations. Preferred locations include retail parks and the upper floors in town centre buildings, or other similar locations that are accessible by a range of sustainable transport modes and where the impact on residential areas is minimised. Banqueting suites provided as part of a dual use development incorporating a conference suite or integrated with a hotel complex will be supported in appropriate locations.

Planning Permission will only be granted if the proposal meets all of the following criteria. Development must:

a. Have no impact on neighbouring residential properties in terms of noise and disturbance;
b. Have adequate servicing arrangements and does not result in an increase of on-street parking and traffic congestion in the surrounding area; and
c. Comply with opening and closing times set out in the Appendix 5: 'Commercial Opening Hours'.

Proposals for banqueting suites on Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) will be refused.

This policy should be read in conjunction with Core Strategy Policy 6.

Justification and guidance on implementation

5.11.1 For a number of communities within the borough banqueting suites provide an important venue, enabling large numbers of people to congregate and socialise, in particular for special events such as weddings. Banqueting suites tend to be large in scale, catering for events of 300 to 600 people.

5.11.2 The scale of banqueting suite venues can lead to negative impacts on amenity for neighbours due to noise and disturbance from people arriving at and departing from the site, particularly late at night. These venues tend to encourage car borne trips due to the nature of the use and where transport accessibility is poor.

5.11.3 In recent years there have been a number of applications for banqueting halls on Strategic Industrial Locations that in most cases the Council has sought to resist. Proposals will not be permitted in Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) where the overriding need is to retain such sites for industrial and commercial uses in accordance with the DMD 19 'Strategic Industrial Locations' and DMD 20.

5.12 Social Clubs

DMD 36

Social Clubs

Proposals involving social clubs will be permitted provided all the following criteria are met:

a. The proposed development is located within a local or district centre, or within the secondary shopping frontage of Enfield Town;
b. There should be no over-concentration by requiring a minimum of five non-social club units between the proposed site and the next social club premises, or at least 25 metres, between them, whichever is greater;

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c. The proposal should be designed to provide an active frontage during the daytime and evening, and to have a positive visual impact on the street; and
d. The Opening hours are in accordance with the Appendix 5: 'Commercial Opening Hours'.

This policy should be read in conjunction with Core Strategy Policy 6.

Justification and guidance on implementation

5.12.1 The social clubs described by this policy are premises where people, frequently men from some ethnic-minority and other groups, gather to socialise together. This policy does not include the social clubs sometimes associated with sports clubs, which are usually located within the sports-clubs' own facilities.

5.12.2 Social clubs provide an important meeting place for some ethnic and other groups resident in the borough to congregate and socialise together. Applications are most frequently for premises on retail frontages, often towards the fringes of the town centres and close to residential areas. Social clubs can be a suitable use for premises, particularly in smaller town centres, and can provide for an important community need. Opening hours are often until late in the evening, when exiting clients can create disturbance to local residents. The needs of the users must be balanced against the wider community interests.

5.12.3 This policy seeks to manage the negative aspects of social clubs and protect the vitality and viability of centres by restricting the clustering of units and requiring that an active frontage and daytime use is maintained.

Design and Heritage

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6.0.1 Good design contributes to economic, social and environmental sustainability by:

1. Facilitating learning, business and other transactions, thereby enriching the economy;
2. Fostering social interaction, community cohesion and improving people's quality of life;
3. Helping to manage resources efficiently and ensuring that development has a positive impact on the environment.

6.0.2 All aspects of development form (layout, structure, urban grain, landscape, density, mix of uses, height, massing, architectural detailing and materials) can impact on economic, social and environmental vitality.

6.1 Good Design

DMD 37

Achieving High Quality and Design-Led Development

1) Development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused.

2) Development should capitalise on the opportunities available for improving an area in accordance with the following objectives of urban design:

- **Character:** 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;
- **Continuity and Enclosure:** Public and private spaces and buildings are clearly distinguished, safe and secure;
- **Quality of the Public Realm:** Safe, attractive, uncluttered and effective spaces and routes should be provided;
- **Ease of Movement:** Development should be inclusive, easy for all to get to and move around, connect well with other places, put people before private vehicles and integrate land uses with sustainable modes of transport;
- **Legibility:** Development should be easy to understand with recognisable and intuitive routes, intersections and landmarks;
- **Adaptability and Durability:** Development should be durable and flexible enough to respond to economic, social, environmental and technological change. Its design and materials should ensure long term resilience and minimise ongoing maintenance;
- **Diversity:** Where appropriate, development should provide variety and choice through the provision of a mix of compatible uses that work together to create viable places that respond to local needs.

3) All development should create safe and secure places and comply with the principles of Secured by Design.

This policy should be read in conjunction with Core Policy 30.

Justification and guidance on implementation

6.1.1 This strong commitment to good design is supported by the National Planning Policy Framework (2012).

6.1.2 The principles of urban design within this policy reflect those set out in the National Planning Practice Guidance (NPPG) (2014). The preparation of the policy has been informed by *By Design: Urban Design in the Planning System: Towards Better Practice*. While its status as national planning guidance has been superseded through the publication of the NPPG, "By Design" remains widely accepted as giving more detailed information in defining the objectives of urban design and an important tool in evaluating

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whether aspects of development form help to achieve these objectives. Durability, already implied in the principle of adaptability, has been made explicit to ensure the energy and materials used in buildings and their maintenance are considered at the outset.

6.1.3 An understanding of the context (economic, environmental, social, physical, cultural and historic) within which a proposed development may sit is key to achieving the above objectives of urban design.

6.1.4 In all cases, respecting and complementing the distinguishing positive characteristics of an area (paying particular attention to the immediate context), is key to creating and promoting a sense of identity and place and integrating development into its surroundings. This does not necessarily mean creating replica development. Contemporary and innovative design can often enhance local identity, while reinforcing the positive aspects of an area's built form.

6.1.5 Enfield's Characterisation Study (2011) describes a number of areas where an existing high quality environment needs to be protected and where existing poor quality environments need to be improved. It also points out that many sites, by virtue of their visual prominence, location at gateways, or along major transport corridors, have a disproportionate impact on how the borough is perceived. By applying the policy the Council will help ensure that development in all of these contexts is of the highest quality. Finally, a number of the issues identified in the study relate to the quality of the public realm and the way it functions. The design of the public realm and publicly accessible areas will therefore receive considerable attention in planning decisions.

6.1.6 The Council will consult the Metropolitan Police on all applications for major development. In areas with high crime rates, achieving Secured by Design certification may be required as a condition of planning consent. Where a conflict exists between Secured by Design principles and other urban design objectives, applicants must explain their reasoning behind the compromises made in their Design and Access Statement.

DMD 38

Design Process

1) Applications accompanied by design and access statements that do not clearly document the design evolution and rationale behind the proposal will not be accepted.

2) The Design and Access Statement must meet national requirements and include:

a. A site analysis including site constraints, opportunities and an assessment of the context and how this may influence the design;
b. An explanation of how the design addresses the opportunities and constraints presented by the site;
c. Direct references to how the design complies with relevant planning policy and guidance.

The scope and level of detail contained in the Design and Access Statement should be proportional to the type of development being proposed.

3) Where appropriate, applications will be considered at design review panels. The advice of the panel will be a material consideration when assessing the application against policies within this DPD.

Justification and guidance on implementation

6.1.7 Design is an iterative process which frequently involves compromise between a number of competing and sometimes conflicting objectives. There are always multiple solutions to any one problem. Therefore it is essential that the rationale behind decisions is clear and documented, so that the logic of the evolution of the design can be scrutinised and it can be ensured that the most desirable outcome has been reached. A design and access statement is already a requirement for most planning applications. This policy is intended to ensure that those statements are as useful as possible.

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6.1.8 Applicants are strongly advised to take advantage of the pre-application advice service offered by the Council. This is particularly important for larger schemes, or where potential conflicts with adjoining sites or between different policy objectives are foreseen. The use of skilled design professionals in the development of proposals is highly recommended and can save a significant amount of time and money in the long-term. Where appropriate, early discussions with relevant statutory consultees such as English Heritage on major heritage issues is also encouraged.

6.1.9 The form of the design and access statement will need to respond, and be proportional, to the type of development being proposed. Applicants should follow the advice within *Design and Access Statements: How to Write, Read and Use them* (CABE, 2007).

6.1.10 The design and access statement must be easy to read and use, and contain a clear and logical design rationale. Annotated diagrams are particularly useful in communicating multiple design ideas.

6.1.11 The Council will assess the design of proposals against the seven objectives of urban design listed in policy DMD 37 'Achieving High Quality and Design-Led Development'. Applicants should therefore refer to these directly in the design and access statement.

6.2 Design considerations for Business Premises

DMD 39

The Design of Business Premises

1) All new business premises must make efficient use of land and maximise their contribution to the urban environment. Having regard to viability and the operational requirements of the proposed use, development must meet the following criteria and will only be permitted if it:

a. Facilitates movement through the provision of suitably located, safe, naturally lit and publicly accessible routes;

a. Positively addresses the public realm. Publicly accessible and more active areas should front the public realm and be located close to the site entrance. Building entrances should be prominently located and clearly indicated through the architecture and/or massing of the building. The amount and location of fenestration, landscaping, means of enclosure, architectural detailing and lighting should all help to create a pleasant and safe environment for pedestrians, cyclists and vehicles at all times of the day;

b. Clearly differentiates between public and private areas and respects any appropriate, existing building lines. In the absence of such a feature, the development should establish one;

c. Provides inclusive access arrangements and encourages commuting via cycle and foot, and where possible provides supporting facilities such as showers and lockers;

d. Wherever possible, locates servicing, parking and refuse to the rear, sensitively locating and screening these where visible from the public realm;

e. Is flexibly designed so as to be suitable for a number of different businesses and to facilitate conversion to alternative uses, subdivision and/or amalgamation of units;

f. Through layout, landscaping and other site features, helps to mitigate the potential for negative impacts on surrounding uses, including consideration of access arrangements for different uses within the site and wider area;

g. Ensures that the massing and façades of buildings are made visually interesting through architectural detailing, height variation and fenestration. Consideration will need to be given to how the development will appear when viewed from the surroundings and in long views;

h. Respects the grain and character of the surrounding area, for example by wrapping larger buildings in smaller units to maintain activity, character and visual interest;

i. Uses materials that are high quality and considers how, through the use of local materials and those used in surrounding buildings, a distinct character and area identity can be created, enhanced or preserved.

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This policy should be read in conjunction with Core Strategy Policy 30.

Justification and guidance on implementation

6.2.1 The policy will help to secure improvements to the urban environment, create flexible, sustainable buildings, facilitate access to and through employment areas and encourage new businesses to locate to Enfield.

6.2.2 The policy is supported by best practice urban design publications including: *London Industrial Capacity SPG* (Mayor of London, 2008), *Better Places to Work*, (CABE, 2005), and *Industry in the City,* (Urhahn Urban Design*, 2006).* Evidence supporting the need for a higher quality environment is contained in the Enfield Characterisation Study (2011).

6.2.3 The criteria within the above policy will be applied to all industrial and commercial development proposals. The highest standards of design will be sought in areas where a higher quality environment is necessary, including within Industrial Business Parks (IBPs), regeneration areas and commercial centres; adjacent to open spaces or waterways; in the transition zone with other uses; or along public routes connecting people and facilities.

DMD 40

Ground Floor Frontages

Development involving the creation of new, or alterations to existing ground floor frontages outside of designated industrial areas will only be permitted if all of the following criteria are met:

a. The frontage maintains visual interest within the street;
b. The frontages respect the rhythm, style and proportions of the building/group of buildings of which they form a part, avoiding damage to existing pilasters, capitals and other significant features, and where possible reinstating lost features important to the character of the street or building;
c. No more than 10% of the glazed area is obscured at any time, and a window display is included and maintained at all times to the reasonable satisfaction of the Council. Window displays should be lit at night using dedicated energy efficient fittings;
d. Any security shutters proposed are internally mounted, located behind the fascia and visually permeable; and
e. The street number is displayed within the frontage.

This policy should be read in conjunction with Core Strategy Policy 30.

DMD 41

Advertisements

1. Advertisements must be of an appropriate size and type in relation to the premises and to the street scene.
2. Fascia boards must be of a height and depth consistent with the traditional proportions of the building.
3. Proposals for internally illuminated signs, box fascias or projecting box signs are unlikely to be acceptable in conservation areas and will normally be refused elsewhere unless the proposal is slim; recessed into the fascia area; contained between flanking pilasters; or where the proposed advertisement type is a

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feature of the building upon which it is proposed. Internal illumination of the entire sign will rarely be acceptable. Externally illuminated fascias and bracketed sign boards may offer an acceptable alternative.

4. Within the Area of Special Advert Control and within conservation areas, the size, siting and illumination of new advertisements must protect the special characteristics and overall visual amenity of the relevant designation. Adverts should not become visually dominant, nor result in unnecessary advertisement clutter and must be directly related to activities of the site on which they are displayed.

This policy should be read in conjunction with Core Strategy Policy 30.

Justification and guidance on implementation

6.2.4 DMD 40 ' Ground Floor Frontages' refers to all non residential development outside designated industrial areas. The majority of these developments are those offering services to the public that are traditionally integrated within the street and located in town or local centres. However, the policies also apply to business premises located away from such centres. Frontages are defined as any ground floor element of the building that abuts the public realm.

6.2.5 The attractiveness of individual shops and other business premises concentrated within the borough's town and local centres is of prime importance to the vitality of shopping centres and to the perception of the borough as a whole.

6.2.6 The need for well-maintained shop fronts and appropriate advertisements is identified in conservation area character appraisals and the Enfield Characterisation Study (2011). Applicants should look to surrounding buildings, similar buildings elsewhere, historic records (such as photos), and remaining architectural features to develop an appropriate design for replacement shop fronts and advertisements.

6.2.7 The requirement to light window displays at night and include visually permeable, internally mounted shutters reflects the need to maintain safety and reduce the fear of crime within centres outside of business hours. It is necessary to limit the degree to which glazed areas are obscured (i.e. items fixed directly to the glazing which prevent visual permeability) in order to maintain both safety, through protecting active frontages, and visual amenity. This requirement is likely to be a condition of planning consent for new buildings/shop fronts.

6.3 Design of Civic Buildings

DMD 42

Design of Civic/Public Buildings and Institutions

1) Civic buildings, institutions and other buildings providing services to the public, must be designed to a high standard and have prominence within their community. Development must meet all of the following criteria and will only be permitted if it:

a. Is located and designed to provide a landmark appropriate to the importance and setting of the function, aiding legibility of the wider area;
b. Communicates the importance and function of the building through architectural cues and appropriate and attractive signage (integrated into the built fabric where possible);
c. Positively addresses the public realm through means of enclosure, landscaping and the location and design of parking and servicing;
d. Has entrances which are prominently and conveniently located. Inclusive access arrangements should not normally be separate from those designed for general access;
e. Is primarily designed for the intended purpose, and provides opportunities to facilitate ancillary/alternative uses within the building.

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2) The layout of larger institutions, especially those occupying more than one building, must consider whether public access through the site is necessary to facilitate movement within the area. In these cases, way-finding infrastructure may also be required.

This policy should be read in conjunction with Core Strategy Policy 30.

Justification and guidance on implementation

6.3.1 Civic/public buildings and institutions are defined as any building that provides a public service, or to which the public has a high degree of access. These can include, but are not limited to: police and fire stations; educational facilities; health care facilities; leisure and cultural facilities; community halls and gathering spaces; administrative centres and government buildings.

6.3.2 These buildings are important because they provide a shared resource within communities, and contribute to a shared sense of identity. The buildings are often bespoke in their design and by their nature, their appearance and scale are often different to that of surrounding buildings. Therefore, they are likely to stand out and act as landmarks. Many existing examples are highlighted as such in the Enfield Characterisation Study (2011).

6.3.3 The combination of their prominence, importance to the community and public accessibility means that the quality of their design is particularly important. The provisions in the above policy ensure that the potential of these buildings to contribute to a place's identity will be maximised.

6.3.4 The Enfield Characterisation Study (2011) demonstrates how larger institutions have the potential to create a barrier to movement, especially when security measures are introduced to limit access to the site. Measures set out in the policy, such as the creation of internal streets, can maintain security while preserving/creating public routes along desire lines.

6.4 Tall buildings

DMD 43

Tall Buildings

1. Tall buildings will not be acceptable in areas classified as inappropriate.

Areas inappropriate for tall buildings include those:

a. within and adjacent to the Green Belt;
b. within the boundary or in the immediate vicinity of, or along views to, or from:

- Conservation areas;
- Nationally or locally listed buildings;
- Scheduled or locally listed ancient monuments; and
- Nationally or locally registered historic parks and gardens.

2. There will be a presumption against tall buildings in sensitive areas, with the onus being on the developer to demonstrate how the proposal avoids the negative impacts associated with the sensitive classification. Areas likely to be *sensitive* to tall buildings include:

a. Locations where development would infringe upon or detract from important local views;

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b. Ridges or other areas of high ground where they would have a significant impact on the horizon;
c. Locations where existing development is of good quality, and is relatively homogeneous in scale, grain and height, contributing to a strong sense of place (including the areas described as Residential Perimeter Blocks in the Enfield Characterisation Study, 2011).

3. Applications for tall buildings in areas meeting the appropriate criteria may be acceptable in principle. The actual suitability of a proposal will always depend on the context of the site and details of the proposed building. Locations that may be appropriate for tall buildings are areas outside of those described above and which:

a. Have good access to public transport, and/or;
b. Contain existing and *appropriate* clusters of tall buildings, and/or;
c. Are within designated town centres, activity hubs or regeneration areas.

In the majority of cases more than one or all of the above criteria will need to be met, depending on the proposal.

4. Further and more detailed urban design analysis will need to be undertaken in all cases to examine the suitability of individual sites. In addition to the requirements set out in policy 7.7 of the London Plan (2011), proposals will only be permitted if all of the following criteria are met. Development must:

a. Provide a landmark signifying a civic function or location/area of importance and interest and/or add to the legibility of the area;
b. Provide adequate amenity space for all residential units;
c. Not have a negative impact on existing important and highly visible structures (including other tall buildings);
d. Take account of the cumulative impact of tall buildings (including consideration of extant permissions);
e. Exhibit high standards of sustainable design and construction and architectural quality, the latter to include consideration of scale, form, massing, proportion and silhouette, facing materials, night-time appearance and relationship to other structures with particular attention to the design of the base and top of the building;
f. Contribute to the physical and visual permeability of the site and wider area, aiding legibility and movement;
g. Contribute positively to the public realm through the relationship to the surrounding environment and, where appropriate, through the provision of high quality public space;
h. Not harm the amenity of properties in the vicinity through shadowing and overlooking.

5. There are a number of existing tall buildings that are inappropriate to their context. Any proposal for redevelopment of these sites must result in a significant reduction in the negative impact on the surrounding area and a net improvement to the quality of the development. Proposals for replacement tall buildings should seek to comply with the criteria set out in part 4 of this policy. A reduction in height must be achieved for any replacement buildings located in inappropriate locations.

6. The requirements of Policy 7.7 of the London Plan (2011) and those detailed in part 4 of this policy should be explicitly addressed in the applicant's Design and Access Statement, which should include a detailed urban design analysis of the proposal showing how it responds to, and impacts upon, its context. Applicants will be required to submit accurate visual representations of the proposal as seen from the surrounding area, including from agreed points within important local views. Visual representations will need to accurately display the appearance of the building in a number of conditions (e.g. daytime, night time and in different seasons and atmospheric conditions). Visual representations should be prepared in line with the advice given in part 3 and Appendix C of the London View Management Framework SPG (Mayor of London, 2012).

This policy should be read in conjunction with Core Strategy policy 30

6 Design and Heritage

Justification and guidance on implementation

6.4.1 Tall and large buildings are those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor [(5)](London Plan, 2011).

6.4.2 Tall buildings, by their nature, are more visible, have a greater impact on microclimate and are usually more intensively used than smaller buildings. These impacts can be positive, negative, or a mixture of both, but will always depend on the context within which the building is located. The policy will ensure that the impact of tall buildings is positively managed by ensuring that tall buildings are located appropriately and are built to the highest standards possible.

6.4.3 The policy is supported by the London Plan, the Commission for Architecture and the Built Environment (CABE)/English Heritage publication *Guidance on Tall Buildings (2007)* and local evidence contained in the Council's report on the location of tall buildings and important local views (2013).

6.4.4 The Council's report on the location of tall buildings and important local views (2013) maps the location of the borough's existing tall buildings, many of which do not meet the requirements of this policy and have a negative impact on the quality of the surrounding environment. A map showing the location of existing tall buildings is also provided in Appendix 15 of this document. There may be a number of financial and other reasons that restrict the degree to which replacement buildings can achieve a reduction in height. The Council would not wish to prevent development that can improve both the quality of life of occupants and those in the surrounding area. However, the onus will be on the developer to demonstrate why a proposal should be an exception to any of the criteria in part 4 of the policy, and a reduction in height should be achieved in all cases where the location is inappropriate for tall buildings. All proposals for redevelopment must achieve a net positive impact on the quality of the environment and impact on the surrounding area. This may include, but is not limited to: improved urban design; better quality housing; improved public realm; the provision of community facilities; a better mix of uses; increased sustainability; and high quality architecture.

6.4.5 The Council has committed to producing (and updating where necessary) a number of Area Action Plans and Supplementary Planning Documents. These cover the geographic areas most likely to contain sites (and/or sub areas) appropriate for tall buildings by way of the presence of one or more of the “appropriate” criteria listed in the above policy, (the areas include North East Enfield, Central Leeside/Meridian Water, Enfield Town and Edmonton Green). The more focused nature of these documents will allow more detailed urban design studies to take place and the application of the “sensitive” and “inappropriate” criteria to test whether any such sites/sub areas exist. The Council has already begun this process, for example through the development of the New Southgate and Meridian Water Masterplans and Ponders End Central Planning Brief.

6.5 Heritage and built environment

DMD 44

Conserving and Enhancing Heritage Assets

1. Applications for development which fail to conserve and enhance [(6)] the special interest, significance or setting of a heritage asset will be refused.

5 For the purposes of development in Enfield, this is development which comprises or includes the erection of a building which is more that 30 metres high or development which comprises or includes the alteration of an existing building where the development would increase the height of the building by more than 15 metres; and the building would, on completion of the development, be more than 30 metres high.

6 *References in this document to “conserving and enhancing” heritage assets differ from references in the Core Strategy to “preserving and enhancing” heritage assets in order to reflect the language used in the National Planning Policy Framework (2012).*

6 Design and Heritage

2. The design, materials and detailing of development affecting heritage assets or their setting should conserve the asset in a manner appropriate to its significance.

3. All applications affecting heritage assets or their setting should include a Heritage Statement. The applicant will also be required to record and disseminate detailed information about the asset gained from desk-based and on-site investigations. Information should be provided to the Local Planning Authority, Historic Environment Record and English Heritage. In some circumstances, a Written Scheme of Investigation will be required.

This policy should be read in conjunction with Core Strategy policy 31.

Justification and guidance on implementation

6.5.1 A heritage asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated assets identified by the local planning authority (including buildings on the local list). It is important to note that, as a result of lack of information or awareness, many heritage assets remain undiscovered or without official recognition. The existence of an asset may become apparent as a result of a planning application, at which time the Council may deem that it is appropriate to apply this policy.

6.5.2 Policy 31 of the Core Strategy lists Enfield's heritage assets at the time of publication, and sets out a requirement that development should conserve and enhance them. Applicants should refer to the Council's website for the most up-to-date lists.

6.5.3 Enhancement of a heritage asset can take many forms, including, but not limited to: restoration, repair, removal of inappropriate development, increasing access, increasing visibility, increasing the educational value, conversion to a more appropriate use or enhancement of the asset's setting. Only rarely will there be no opportunity for enhancement.

6.5.4 Development affecting the significance of an asset may include, but is not limited to: the introduction of new structures/objects; alterations; complete or partial demolition; removal of buildings/features or parts thereof; the introduction of signage or advertisements; changes of use (including the use of open spaces); subdivision or fragmentation; changes to landscaping; the removal of built or landscape features or parts thereof; or any other form of development which fails to conserve and enhance the asset or its setting. The setting of an asset is not limited to its curtilage and is defined as the physical and non physical environment in which the asset is experienced, including consideration of views to and from the asset, noise, dust and vibration, spatial associations and the historic relationship between places. Applicants for development affecting heritage assets are encouraged to use design and construction professionals with appropriate heritage expertise.

6.5.5 Replication and reference to the traditional characteristics of the asset will be appropriate in many instances. However, where uniform style is not necessary to conserve the significance of the asset (for example in a conservation area featuring development representing a number of ages and styles), a contemporary response that nevertheless respects aspects of the design, form and/or materials of the asset may be appropriate to provide a clear distinction between new and old.

6.5.6 Opportunities will be taken to secure comprehensive schemes for the repair, maintenance and future management of heritage assets in association with any development proposals through the use of planning conditions and obligations. This may include the removal of features which detract from the character or appearance of the asset.

Heritage Statements:

6.5.7 The Heritage Statement should contain the information required to assess the impact of the proposals. Detailed requirements are set out in the Appendix 6 on Heritage Statements.

6 Design and Heritage

6.5.8 The Heritage Statement should address issues raised in relevant character appraisals, management plans or other relevant evidence-based documents to ensure that local issues are always at the forefront of decision-making and that the most up-to-date information guides development management decisions.

Recording and Dissemination of Information:

6.5.9 Heritage assets contain information about our past which can be easily damaged and never replaced. They can also form important sources of education and help to foster community pride and identity. The importance of the appropriate recording and dissemination of information about heritage assets is therefore highlighted in the NPPF and it is important that this be implemented through the development management process.

6.5.10 The receipt of satisfactory information acquired as part of the scheme's implementation is likely to be a condition of beneficial occupation of the development or the matter of a S106 agreement.

6.5.11 Depending on the significance of the asset and the nature of the works proposed, a Written Scheme of Investigation may be required to ensure appropriate investigations are carried out before, during and after implementation. The Scheme will ensure that information about the asset is recorded and disseminated appropriately, and will be more likely where assets containing layers of historic fabric are affected and/or the proposals involve significant loss thereof. The Scheme should be proportional to the importance of the asset and the impact of the proposal.

6 Design and Heritage

Transport and Parking

7 Transport and Parking

7.1 Parking Standards

DMD 45

Parking Standards and Layout

1. Car Parking

Car parking proposals will be considered against the standards set out in the London Plan and:

a. The scale and nature of the development
b. The public transport accessibility (PTAL) of the site;
c. Existing parking pressures in the locality;
d. Accessibility to local amenities, and the needs of the future occupants of the developments.

For developments where no standards exist, parking should be provided to ensure that:

e. Operational needs are adequately met, having regard to the need to maximise use of sustainable modes of transport.

2. Cycle and Powered Two Wheelers Parking

New development should make provision for active and passive electrical charging points, cyclists and Powered Two Wheelers in accordance with the standards set out in the London Plan. For developments where no standards exist, required provision will be assessed on a case by case basis**.** Development must provide secure parking in safe, convenient and accessible locations with good natural surveillance.

3. Parking Design

All new development must be designed to be fully accessible for all mobility requirements and should maximise walkability through the provision of attractive and safe layouts for pedestrians. Major development proposals should include off-carriageway links for cyclists.

Car park surfaces requiring sustainable drainage systems (SUDS) must be designed to provide Heavy Goods Vehicles (HGV) access to allow for the maintenance of the attenuation areas or soakaways.

Parking layouts must provide adequate sight lines and meet all manoeuvring requirements, including those for emergency and servicing vehicles. The need for turning facilities should generally be avoided by designing layouts with through routes. Vehicle turn-tables and car stackers will not generally be permitted.

4. Limited Parking or Car Free Housing Development

Applicants may be required to contribute towards the implementation of parking controls to prevent on-street parking where development would otherwise affect traffic flow. For sites within existing or proposed controlled parking zones, residents of the new development may be prohibited from obtaining a parking permit, where demand for on street space is already high and would be worsened by the development proposal. This will be secured by a legal agreement.

Residential developments below London Plan parking standards will be considered if the site:

a. Has good access to public transport services or will have good access as a result of proposed or planned improvements; and

b. Is located within or in close proximity to a designated town centre.

7 Transport and Parking

Development involving limited parking or car free housing developments must demonstrate that any increase in on-street parking would not adversely affect traffic flows, bus movement, road safety or the amenity of local residents or the local environment. Development will only be permitted if:

- There is an adequate number of suitably located disabled parking spaces for residents/visitors and, where appropriate, for operational/servicing needs. A drop off point for older people, the disabled and emergency services may also be required; and
- Public transport infrastructure has sufficient capacity to accommodate increased demand as a consequence of the development.

5. Car Clubs

The Council will encourage proposals for car clubs, especially those that would; support lower levels of off-street parking in new developments; be available to the wider public; and where new car club bays would support or develop the existing car club network.

This policy should be read in conjunction with Core Strategy Policies 24, 25 and 26.

Justification and guidance on implementation

7.1.1 The policy seeks to minimise car parking and to promote sustainable transport options. The Council recognises that a flexible and balanced approach needs to be adopted to prevent excessive car parking provision while at the same time recognising that low on-site provision sometimes increases pressure on existing streets. The Mayor of London has also recognised the need for flexibility in applying the adopted London Plan Standards in different parts of London and is currently working with the Outer London Commission to review residential parking standards. As a starting point, the Council will apply maximum parking standards provided in the London Plan (2011) and set out in Appendix 7 of this document.

7.1.2 The Council is also producing a range of guidance notes for new developments that will seek to protect and improve parking provision, on- and off- street cycle parking, car club services and encourage best practice in design. Where new development may impact on on-street parking pressure, this must be assessed within a Transport Assessment based on a survey methodology agreed with the Council.

7.1.3 It is essential that a design led approach is adopted to ensure parking functions satisfactorily for all users including disabled drivers, pedestrians, cyclists and service vehicles and does not impact negatively on the surrounding streetscape**.** Well planned and designed parking can have a determining influence on the successfulness of streetscape, can influence development density and is important to the success of all developments.

7.1.4 A 'one size fits all' solution is not appropriate, and accessibility to both local facilities and public transport will need to be taken into account when applying London Plan standards.

7 Transport and Parking

7.2 Vehicle Crossovers

DMD 46

Vehicle Crossovers and Dropped Kerbs

Planning permission for new access onto "A" roads and other busy classified roads[7] will not normally be permitted.

Vehicle crossovers and dropped kerbs that allow for off-street parking and access onto roads will be permitted where:

a. There is no negative impact on the existing character of the area and streetscape as a result of the loss of a front garden or grass verges to hardstanding or loss of front garden walls;

b. There is no loss of street trees;

c. There is no increase in on-street parking pressures in areas already experiencing high on-street parking demand as a result of introducing a vehicle crossover;

d. There is no adverse impact on road safety;

e. There is no adverse impact on the free flow and safety of traffic on the adjoining highway and in particular on the effective movement of bus services;

f. Vehicles can enter or exit the crossover in forward gear;

g. It has been shown that there are no alternative opportunities for safe vehicular access to the property (for example to the rear or side); and

h. The size of the off-street parking is sufficient to ensure that vehicles do not overhang the public footway.

This policy should be read in conjunction with Core Strategy policies 24 and 30 and Transport for London's Technical Guidance on footways and carriage.

Justification and guidance on implementation

7.2.1 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, as detailed in Enfield's Characterisation Study (2011).

7.2.2 This policy seeks to ensure that proposals for new vehicular crossovers do not adversely affect traffic flow and road safety, lead to increased pressures on on-street parking or affect the character of the area. The provision of direct frontage crossovers onto busy roads can adversely affect traffic flow and road safety, particularly when their cumulative impacts are taken into account.

7.2.3 The cumulative loss of front gardens over time has a negative impact on suburban form and character of residential areas, placing additional pressure on on-street parking.

7 Road carrying more than 10,000 vehicles per day (two-way). Applications will be assessed on an individual basis and will be subject to traffic flow surveys if such data does not already exist and is available for the Council to use .

7 Transport and Parking

7.2.4 Hard standing for vehicles to park on in a front garden should ideally be of a sufficient size which enables a vehicle to enter and leave the site in forward gear where practical. This is particularly important on classified roads, which are generally heavily trafficked, support cycle and bus routes and therefore are also more likely to cater for heavier pedestrian traffic. The ability to turn on-site will negate the need for vehicles to reverse across a footway and on to busy roads, which can create a road safety hazard. However, all applications will be assessed on a case by case basis in line with the above policy. If it can be demonstrated that a vehicle can safely exit a driveway in reverse gear without detrimentally affecting the flow of traffic, particularly buses, then permission may still be granted.

7.2.5 Applications for crossovers are more likely to be approved if there is sufficient road width for other traffic to manoeuvre safely past so as not prejudice the flow of traffic. Congestion in the borough is a particular problem on many roads, as is the resultant impact on bus journey time reliability. Any proposals that would exacerbate this further will not be permitted. Whilst the provision of a single crossover is unlikely to have an impact on congestion when considered in isolation, the cumulative effect of many crossovers along a corridor can affect its capacity. The Council has prepared technical guidance to assist with the design of crossovers.

7.3 Access and Servicing Development

DMD 47

Access, New Roads and Servicing

1. Non- vehicular Access

a) Provisions for pedestrians

All developments should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities. New pedestrian accesses, routes and footpaths are encouraged and should link with the surrounding street and public right of way networks where appropriate. Development will not be permitted where it compromises existing rights of way, unless alternatives of equivalent or greater attractiveness and convenience are provided. Gated developments will be resisted.

b) Provision for cyclists

Cycle access to new developments should be designed to ensure cycling is a realistic alternative travel choice to that of the private car. The Council will protect existing off-road routes and the alignment of proposed routes from development, unless alternatives of equivalent of greater attractiveness and convenience are proposed. Where appropriate the Council will seek the provision of segregated cycle routes to adoptable standards as part of a new development.

c) Public Transport

Applications for development should give consideration to the impact of development on public transport services. Major applications will be expected to demonstrate that existing or proposed public transport capacity can accommodate development proposals, and where necessary, identify opportunities for public transport improvements.

2) Vehicular access and servicing

New development will only be permitted if the access and road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic.

New access onto roads with a speed limit above 40mph must comply with design standards within DMRB (The Design Manual for Roads and Bridges). New access onto all other roads must have regard to the Manual for Streets and Manual for Streets 2 or replacement publications.

7 Transport and Parking

New access and servicing arrangements must ensure vehicles can reach the necessary loading, servicing, and parking areas. Layouts must achieve a safe, convenient and fully accessible environment for pedestrians and cyclists.

New development will only be permitted where adequate, safe and functional provision is made for:

1. Refuse collection (using 11.0m freighters) and any other service, and delivery vehicles required to serve part of the normal functioning of the development; and

2. Emergency services vehicles (following guidance issued by the London Fire Brigade & Building Regulations); and

3. Operational needs for existing residents, visitor and user "drop-off" and "pick-up" areas (e.g. for parents at nurseries and schools) as appropriate to the functioning of the development and the safety and free-flow of traffic.

New highways should be built to adoptable design, construction, and safety standards. Should developers wish to have new roads adopted under Section 38 of The Highways Act 1980, then specific guidance is available separately. However, the Council will not necessarily adopt all highway layouts and early advice should be sought.

This policy should be read in conjunction with Core Strategy policies 24, 25, 26 and 27.

Justification and guidance on implementation

7.3.1 New development should encourage walking and cycling so that sustainable modes of travel are encouraged. This includes ensuring any new development is of the highest quality, is attractive to use and links in with the surrounding street network. Gated communities are unlikely to achieve these aims. Most new development will require some degree of servicing whether this involves the pick-up and delivery of goods, loading / unloading, refuse collection, and "drop -offs" based on the uses on the site. Development proposals will need to ensure that appropriate space for servicing is integral to the development and design considerations at the outset. It will need to show there are no impacts on the safety of pedestrians, cyclists and other road users. Off-site servicing will only be considered in circumstances where there is no appropriate on-site alternative.

7.3.2 The detailed design of the overall layout of new development is not only essential to achieving its access and servicing needs but also vital to achieving a sustainable development of a quality character.

7.3.3 New development proposals will need to demonstrate that enough space for servicing, circulation and access to, from and through the site is provided. All developments must be fully accessible to pedestrians and cyclists and assist with general movement within an area.

7.4 Assessing the Transport Implications of New Development

DMD 48

Transport Assessments

- All major development proposals should be accompanied by a transport assessment. For minor developments a transport statement may be required.
- In exceptional circumstances, where minor development would place pressure on the existing transport network, the Council will request a transport assessment in order to establish the transport implications of the development.

Travel Plans

7 Transport and Parking

- A travel plan will be required where the transport assessment or transport statement identifies the need to improve modal choice, pedestrian accessibility, minimise congestion or reduce pollution.

Servicing and Delivery Plans and Construction Logistics Plan

- The development of servicing and delivery plans and construction logistic plans (CLP) will be encouraged for all major developments. The Council may stipulate the production of such plans to ensure that developments provide for safe and legal delivery, collection, construction and servicing, including minimising the risk of collision with cyclists and pedestrians and set appropriate obligations to ensure compliance. The plans may be requested alongside and in coordination with the documents outlined in this policy. The minimum safety requirements may be secured by legal agreements.

This policy should be read in conjunction with Core Strategy Policy 24 and London Plan Policy 6.3

Justification and guidance on implementation

7.4.1 Assessing the transport impact of new development is very important particularly in terms of the likely trip generation in relation to the impact on the existing transport network and the environment.

7.4.2 Travel plans should identify a package of practical mitigation measures and initiatives relating specifically to the needs of a development that provide a genuine alternative to private vehicle use and encourage walking, cycling and travel by public transport. Travel plans should proactively encourage a change in travel behaviour using measures such as car clubs, car park management, penalty payments or restrictions, and any other measures that aid in minimising the number of trips taken by car, imposed through travel plans and secured and monitored via Section 106 agreements. Travel plans may also be required in specific circumstances, for example where proposed development has the potential for significant traffic impact which requires mitigation, or accessibility issues to be addressed. For phased developments where the initial phasing may not reach the specified threshold, but future phases will reach or exceed the threshold, a travel plan will be required for the whole scheme. This will also apply to applications that result in the extension of a site that when combined is at or exceeds the threshold.

7.4.3 All transport assessments and travel plans should be prepared in accordance with guidance from Transport for London.[8]

7.4.4 Construction logistic plans (CLPs) and delivery and servicing plans should be prepared in line with the London Freight Plan and coordinated with travel plan's using guidance produced by TfL[9] [10]

7.4.5 These plans must be tailored to a site's requirements and take into account:

- Where legal loading can take place;
- The use of freight operators who can demonstrate their commitment to TfLs Freight Operator Recognition Scheme (FORS) ;
- Plans on how to make fewer journeys ; and
- The adoption of more sustainable delivery methods.

8 Transport Assessment Best Practice Guidance (2010) and Travel Planning for new Development in London – incorporating deliveries and servicing (2011).
9 Building a Better Future for Freight: Construction Logistics Plans,TfL
10 Delivery and Servicing Plans, TFL

7 Transport and Parking

Tackling Climate Change

8 Tackling Climate Change

8.1 Sustainable Design and Construction

DMD 49

Sustainable Design and Construction Statements

All new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability.

All development will be required to include measures capable of mitigating and adapting to climate change to meet future needs having while regard to technical feasibility and economic viability.

All planning applications must be accompanied by a Sustainable Design and Construction Statement, to demonstrate compliance with Development Plan policies in accordance with the details set out in Appendix 3: Sustainable Design and Construction Statement.

This Policy should be read in conjunction with Core Strategy policies 4, 20, 21, 22 and 31.

Justification and guidance on implementation

8.1.1 The Council is committed to achieve the highest standards for sustainable design and construction within the Borough. The Council acknowledges that a measure of sustainability is not limited to energy efficiency, but is expressed over a range of relevant measures: environmental, social and economic. The policies contained within the Core Strategy and throughout this document represent key sustainability milestones to achieve local, regional and national commitments for the delivery of sustainable development and it is essential that the planning process, charged with the delivery of such targets, deploy appropriate, consistent and transparent tools to assess the relative sustainable merits of individual developments and continue to monitor the development over its lifetime.

8.1.2 Consistent with Policy 5.3 of the London Plan and the Mayor's associated Sustainable Design and Construction Supplementary Planning Guidance, developments are required to demonstrate that they have achieved the highest possible standards of sustainable design and construction.

8.1.3 The contents of the statement are designed to encourage developers to engage with the principles of sustainable design and construction at the earliest possible point in the design process and cultivate a culture of change in the development process that will encourage innovation to realise the strategic objectives of the plan. The Sustainable Design and Construction Statement should be used to demonstrate compliance with relevant policies contained throughout this document and should be accompanied with relevant validation documents and assessments under the Code for Sustainable Homes and BREEAM as detailed in policy DMD 50 'Environmental Assessment Methods'.

DMD 50

Environmental Assessment Methods

The Council will require developers to demonstrate compliance with targets relating to the relevant adopted environmental assessment methods.

1. New build residential development

a. Major Development

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Proposals must achieve the following standards under the Code for Sustainable Homes, or equivalent scheme or rating if this is updated:

- 2013 to 2015 – Seek to exceed Code Level 4
- 2016 onwards – Code Level 5 and moving towards zero carbon (Code Level 6 often expressed as net zero carbon for regulated and unregulated energy).

b. Minor Development

Proposals must achieve Code Level 4 (or equivalent rating if this scheme is updated) where it is technically feasible and economically viable to do so.

2. Residential refurbishments and conversions

a. Major Development

Proposals must achieve the following standards under the BREEAM Domestic Refurbishments standard, or equivalent rating/scheme if this is replaced or updated:

- 2013 to 2015 – Seek to exceed an "Excellent" rating
- 2016 onwards – Moving towards an "Outstanding" rating (often expressed as net zero carbon development).

b. Minor Development

Proposals must exceed a 'Very Good' rating under the BREEAM Domestic Refurbishments standard, or their equivalent rating/scheme.

3. Non-residential development

a. Major Development

Proposals must achieve the following standards under the relevant BREEAM 2011 scheme or equivalent rating/scheme if this is replaced or updated:

- 2013 to 2015 – Seek to exceed a "Very Good" rating
- 2016 to 2018 – "Excellent" rating
- 2019 onwards – Moving towards an "Outstanding" rating (often expressed as net zero carbon development).

b. Minor Development

Where appropriate, minor non residential development will be required to submit the relevant BREEAM 2011 (or replacement/equivalent) pre-assessment for consideration in accordance with the Scope Section of the BREEAM Scheme Document, or replacement.

There may be exceptional circumstances where other planning requirements or site characteristics mean that the required level of the Code/BREEAM cannot be met (including technical feasibility and economic viability). Unless such circumstances exist and are clearly demonstrated then planning permission will not be granted for proposals which fail achieve the targets.

This Policy should be read in conjunction with Core Strategy policies 4, 20, 21, 22, 28, 31,32 & 36.

Justification and guidance on implementation

8.1.4 The developer should demonstrate how the relevant Level of the Code for Sustainable Homes or category of BREEAM assessment will be met through the submission of a pre-assessment to accompany the application. A combination of the sustainable design and construction statement and the results of the

8 Tackling Climate Change

pre-assessment will form the basis of the condition and potentially a S106 Planning Obligation for the final development. The pre-assessments must be assessed on the most detailed evidence available at the time of submission and should be undertaken by a qualified and licensed assessor.

8.1.5 If planning permission is granted,developments will be required to submit additional evidence in the following formats and at the following times for the consideration of the Local Planning Authority:

- A design stage assessment, conducted by an accredited Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
- A post construction assessment, conducted by an accredited Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation unless otherwise agreed by the Local Planning Authority.

8.1.6 This policy is consistent with Core Strategy Policy 20 and the requirements of the National Planning Policy Framework (NPPF) and Policy 5.3 of the London Plan. The Renewable Energy and Low Carbon Study for Enfield (2010) concluded that the additional costs associated with meeting advanced Code levels and BREEAM ratings are relatively modest for most elements and that higher CSH and BREEAM ratings are already being achieved by developments within the borough. A significant proportion of the costs of delivering the respective standards are absorbed by meeting relevant energy efficiency standards. It is likely that these costs could be reduced further through effective supply chain management, economies of scale from the bulk purchase of materials and fittings, and innovation in design within the housing and commercial sectors, as construction practices and available technologies evolve in tandem with improved standards.

8.1.7 Viability varies across the borough. The 2013 Community Infrastructure Levy and Development Management Viability Assessment indicates that the achievement of code level 5 for sustainable homes may not be viable for some sites in the eastern part of Enfield (east of the A10). For sites located in the east, achievement of code level 4 or equivalent may be acceptable, if robust evidence is submitted with the application to demonstrate that achievement of higher standards is not viable.

8.2 Our Low Carbon Future

DMD 51

Energy Efficiency Standards

All developments will be required to demonstrate how the proposal minimises energy-related CO_2 emissions in accordance with the following energy hierarchy:

a. Maximising fabric energy efficiency and the benefits of passive design;
b. Utilising the potential for connection to an existing or proposed decentralised energy network in accordance with DMD 52 'Decentralised Energy Networks';
c. Demonstrating the feasibility and use of low or zero carbon technology in accordance with DMD 53 'Low and Zero Carbon Technology'; and, where applicable,
d. Financial contributions to on, near or off-site carbon reduction strategies in accordance with DMD 54 'Allowable Solutions'.

Measures to secure energy efficiencies and reduce the emissions of CO_2 must adhere strictly to the principles of the energy hierarchy with each tier utilised fully before a lower tier is employed. Developers must submit detailed Energy Statements in accordance with DMD 49 'Sustainable Design and Construction Statements' to demonstrate how they have engaged with the energy hierarchy to maximise the energy efficiency of the proposal.

Specific targets for energy efficiency will apply to the following types of development:

8 Tackling Climate Change

Residential Development

The Council will require all major residential developments to achieve as a minimum:

a. 25% reduction in carbon dioxide emissions over Part L1A of Building Regulations (2010) in line with best practice to 2013;
b. 40% improvement from 2013 to 2016; and
c. Moving towards zero carbon from 2016.

Non-residential proposals

The Council will require major non-residential development involving the replacement or creation of new non-residential floorspace or a combination thereof to achieve as a minimum:

a. 25% reduction in Carbon Dioxide emissions over Part L2A of Building Regulation (2010) in line with best practice to 2013;
b. 40% improvement from 2013 to 2016;
c. As per Building Regulations; and
d. Moving towards zero carbon from 2019.

All of the reductions specified for residential and non-residential development above should be provided on-site. Where site constraints preclude attainment of the required reductions and/or the reductions are not technically feasible and this has been evidenced through the Energy Statement, in accordance with DMD 49 'Sustainable Design and Construction Statements' provisions for providing near-site or off-site reductions through a set of agreed allowable solutions or financial contribution will be required to fully off-set the shortfall.

For minor development, the Council will seek to encourage all residential or non-residential developments to achieve the above targets where it is demonstrated that this is technically feasible and economically viable.

Developers will be required to take account of unregulated CO_2 emissions within their energy statements and will be required to reduce energy consumption for these uses so far as practicable.

This Policy should be read in conjunction with Core Strategy Policy 20 .

Justification and guidance on implementation

8.2.1 Policy 5.2 of the London Plan sets out targets for carbon dioxide reduction for both residential and non-residential development up to 2031 and forms the backbone of energy efficiency targets for the borough as a whole. The Policy embeds the principles of the energy hierarchy (be lean, be clean, be green).

8.2.2 The Renewable Energy and Low Carbon Development Study (2010) demonstrates that the policy will deliver higher CO_2 savings and provide a greater incentive for developers to install on-site district heating infrastructure than a policy that simply defaults to building regulation compliance.

8.2.3 Clear implementation and monitoring of the CO_2 reduction policy will be a priority and the policy has been designed to facilitate this. All relevant schemes will be expected to submit an Energy Statement demonstrating how they comply with the policy. Implementation of the target total CO_2 reduction level in any approved scheme should then be independently verified through nationally recognised, independently audited schemes, such as Energy Performance Certificates, the Code for Sustainable Homes (for new build residential developments) and BREEAM (for all other developments) and recorded by the relevant monitoring officer in Council. These figures, including a clear breakdown of the percentage of carbon savings delivered by fabric efficiency, connection to DEN, through the use of renewables and ultimately carbon offsetting, will feed into Enfield's Sustainability Programme.

8 Tackling Climate Change

Decentralised Energy Generation

8.2.4 Decentralised Energy (DE) systems generally consist of communal, site-wide or district heating and cooling networks served by technologies such as combined heat and power (CHP) or combined cooling heat and power (CCHP) or boiler plants fuelled by gas, biomass or energy from waste technologies. DE systems have the potential to reduce carbon dioxide emissions from energy use in new and existing development. By generating low carbon heat and/or power at or near the point of use, DE networks at all scales make more efficient use of primary energy sources.

8.2.5 Although in the past DE networks have mainly been based around gas-fired CHP/CCHP or boiler plants, the future potential for DE networks fuelled by alternative renewable sources of energy such as biomass and energy from waste (EfW) technologies is becoming increasingly recognised. DE networks are flexible in that they allow for conventional energy technologies to be replaced by renewable sources as fossil fuels become less viable.

DMD 52

Decentralised Energy Networks

Proposals for the development of decentralised energy network infrastructure and related apparatus in the borough will be supported. The Council will support, and in some cases facilitate, the provision of infrastructure to support new and expanding networks including safeguarding routes and land for such use where necessary.

Proposals for major developments which produce heat and/or energy should contribute to the supply of decentralised energy networks unless it can be demonstrated that this is not technically feasible or economically viable.

Connection to a decentralised energy network

All major developments should connect to or contribute towards existing or planned DE networks supplied by low or zero carbon energy.

1. Where the proposed development is adjacent to an existing DE network, it should:

a. Secure the direct connection of all units to that network; and
b. Contribute as necessary to the increased capacity of the DE network to support such connection.

2. Where there is an existing DE network that requires extension in order to supply the proposed development, proposed developments should:

a. Contribute to such extension;
b. Secure the direct connection of all units to the extended network; and
c. Contribute as necessary to the increased capacity of the DE network to support such connection.

3. Where there is a planned DE network within feasible and viable range of future connection, proposed developments should:

a. Commit to connect to the DE network;
b. Incorporate site-wide and/or communal heating systems;
c. Provide sufficient space for on-site energy centres or plant rooms to accommodate DE connection equipment such as pipes, heat exchangers and pumps etc;
d. Locate the energy centre or plant room to ensure the shortest connection distance to the future network, having regard to the requirements of the network as a whole;
e. Maximise the layout, density and mix of development to support identified DE opportunities;

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f. Provide pipe connections as appropriate to the site boundary or safeguard an identified route within the site for future DE connection infrastructure; and

g. Where the planned DE network requires extension to supply the proposed development, proposed developments should contribute to such extension.

4. Where there is no connection available to a decentralised energy network and no DE network is planned within range, on-site CCHP or CHP will be expected where the heating demand makes it feasible.

5. Where CCHP or CHP would not be technically feasible or financially viable, developments will be required to be designed to enable its connection to a decentralised energy network in the future, or provide a contribution for the expansion of decentralised energy networks, or other carbon reduction measures within the borough, where reasonable and appropriate.

6. Where technically feasible, buildings with high cooling loads that are connected to a DE network should be designed to meet their cooling demand through heat-fed absorption chilling.

This policy should be read in conjunction with Core Strategy Policy 20.

8.2.6 Justification and guidance on implementation

8.2.7 Decentralised energy generation is supported by national and regional planning policy as a means of meeting the requirements of the Climate Change Act to reduce carbon emissions by 80% on 1990 levels by 2050. The Mayor of London has set a target that 25% of heat and power used in London is to be generated through the use of localised decentralised energy systems by 2025.

8.2.8 The Core Strategy sets a framework to support appropriate measures to mitigate and adapt to the impacts of climate change. Core Strategy Policy 20 requires carbon dioxide emissions from developments to be minimised by following the steps of the energy hierarchy. Step 2 ensures that developments have done all they can to obtain an efficient supply of energy. The Council will expect developments to connect to a decentralised energy network unless it can be demonstrated it is not technically feasible or financially viable.

8.2.9 The Council is working closely with neighbouring boroughs, the GLA and other partners on the development of the Lee Valley Heat Network . This new city-scale decentralised energy network will capture affordable low carbon heat from waste to energy facilities and combined heat and power plants, supplying it to buildings and industry across the Lee Valley. It is intended that the Lee Valley Heat Network will initially use heat and steam from the Energy from Waste (EfW) facility at the Edmonton Eco Park, moving energy in the form of hot water and/ or steam through a system of pipes to where it is needed. Over time the network will connect additional heat sources elsewhere in the Lee Valley.

8.2.10 Feasibility work[11][12] has confirmed that this strategic network can deliver heat to sites across the Lee Valley, including those in Enfield, and will deliver significant economic, environmental and social benefits. These include facilitating inward investment and new jobs, providing affordable low carbon heat to residents, businesses, industries and the public sector, helping to tackle fuel poverty by reducing heating costs and reducing London's carbon footprint.

8.2.11 There is potential to bring the network forward by means of a Local Development Order (LDO), which would grant permission for works comprising but not limited to pipes, heat exchange equipment and ancillary engineering works in the borough. The provisions of the LDO will include specific conditions to deal with proposed infrastructure in sensitive locations and subject to relevant material considerations including but not limited to: appearance; highways impacts; access; and servicing. Applicants intending to use a LDO would apply to the Council for prior approval, enabling delivery of the network to be monitored.

11 "Upper Lee Valley Decentralised Energy Network Pre Feasibility Study" Parsons Brinckerhoff (July 2011) for North London Strategic Alliance

12 "Upper Lee Valley Decentralised Energy Network Feasibility Study" Parsons Brinckerhoff (August 2012) for North London Strategic Alliance

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8.2.12 In determining whether a development is suitable to connect to a decentralised energy network or to include combine cooling, heat and power, the Council will consider the heat demand of the development and its proximity to a decentralised energy network as well as the feasibility and viability of connecting or including plant equipment. The Council will apply a general presumption that where the opportunity exists to generate heat on-site or to connect to a DE network, the latter will be sought in all cases unless it can be demonstrated that a significantly greater reduction in carbon emissions can be achieved by generating heat on-site, or connection to a network will have an adverse impact on the operation of the network.

8.2.13 Developments and areas with the following characteristics will be suitable for decentralised heat:

- High heating demand;
- Mixed energy demands – including a range of heating and electricity demands throughout the day; and
- Proximity to an existing or planned decentralised energy network – the location of existing and proposed networks can be found on the London Heat Map www.londonheatmap.org.uk.

8.2.14 The Council will take into account the design standards and specifications for district energy networks set out in the Mayor of London's "District Heating Manual for London" (2013), in the implementation of DMD 52 'Decentralised Energy Networks', and the determination of relevant planning applications. Where connection to an existing or future decentralised energy network is feasible and viable, a commitment to a connection may be secured via a legal agreement.

DMD 53

Low and Zero Carbon Technology

Where major developments have secured all possible savings through energy efficiency and decentralised energy networks and still fail to achieve the specified carbon dioxide reductions targets (DMD 51 'Energy Efficiency Standards'), developments will be required to provide on site renewable energy generation through the use of low and zero carbon technologies. Developments will be required to make-up the identified shortfall or provide a 20% carbon dioxide reduction, whichever is the greater unless it can be demonstrated that this is not technically feasible or economically viable.

For minor applications, the Council will seek to encourage further carbon dioxide reductions through the provision and use of on-site renewable energy generation and the use of low and zero carbon technologies.

Local opportunities to contribute towards decentralised energy supply from low and zero carbon technologies will be encouraged, where there is no overriding adverse local impact including identified impacts to historic assets.

Where proposals are located within the Green Belt, elements of many low and zero carbon energy projects would constitute inappropriate development, which may impact on the openness of the Green Belt, the established character of the landscape or its biodiversity. In evaluating the development, the Council will give significant weight to the visual impacts of the project, the potential for disturbance to neighbouring properties and specific ecological considerations. Developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and that there are no overriding local impacts for an application to be approved.

This Policy should be read in conjunction with Core Strategy Policy 20 .

Justification and guidance on implementation

8.2.15 The use of low and zero carbon technologies can make a valuable contribution to reducing carbon emissions at both the macro and micro scale. They are directly beneficial to the subject development, but also serve to decarbonise the grid through feeding back excess energy at times when the development

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has low energy demands. It is unlikely that required energy efficiency savings can be secured by focusing on fabric efficiency alone and where connection to a Decentralised Energy Network is not feasible, the use of low and zero carbon technology will become standard practise in the medium to long term.

8.2.16 The Council will seek to encourage the provision of large scale systems only where there is no overriding adverse local impact.

DMD 54

Allowable Solutions

Where developers can demonstrate that the attainment of targets specified in DMD 51 'Energy Efficiency Standards' are not technically feasible or economically viable, the Council will seek a financial contribution to off-set the identified short fall. This will be calculated on the basis of a price per tonne of carbon required to address any short fall.

This Policy should be read in conjunction with Core Strategy Policy 20.

Justification and guidance on implementation

8.2.17 Whilst the principles of the energy hierarchy must be observed and the vast majority of savings will still be required on-site, provision has been made to secure cash-in-lieu contributions where it is clearly demonstrated that the specific targets cannot be fully achieved on site, any shortfall may be provided off-site.

8.2.18 Any funds captured will be ringfenced and spent only on local measures that provide real and measurable reductions in carbon emissions. These can include, but are not limited to:

1. Retrofitting existing housing stock to be more energy efficient;
2. Communal heating and CHP;
3. Decentralised energy networks;
4. Micro renewable energy generation;
5. Upgrading existing building stock;
6. Upgrading energy consuming infrastructure (street lighting, electric vehicle charging points); and
7. Potential landscape improvements where carbon benefits can be identified (tree planting etc).

8.2.19 The adoption of the S106 SPD (November 2011) sets out a formula for calculating financial contributions to offset carbon emissions.

DMD 55

Use of Roof Space/ Vertical Surfaces

New-build developments, and all major development will be required to use all available roof space and vertical surfaces for the installation of low zero carbon technologies, green roofs, and living walls subject to technical and economic feasibility and other relevant planning considerations.

Evidence demonstrating the feasibility of complying with this Policy should form part of the sustainable design and construction statement.

Where renewable technologies are proven to be feasible, developers are required to give due regard to the Energy Opportunities Plan (EOP) and Opportunity Area Planning Framework (OAPF) and where possible feed into an existing or proposed DEN or district heating network.

This Policy should be read in conjunction with Core Strategy policies 20, 21 & 36 .

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Justification and guidance on implementation

8.2.20 The utilisation of vacant roof space and vertical surfaces can make an essential contribution to tackling climate change. Well designed roofs and walls can realise the objectives of policies throughout the Local Plan without undermining the viability of developments and represents a truly multi-benefit resource. Well designed roofs and walls can:

- Provide habitats to enhance biodiversity;
- Attenuate water run-off reducing the risk of flooding;
- Purify the water by removing key pollutants;
- Improve a building's thermal performance;
- Contribute to greater energy efficiency;
- Reduce maintenance burden;
- Reduce associated energy costs;
- Create viable and ultimately usable amenity provision enhancing the public realm (refer to DMD 37 'Achieving High Quality and Design-Led Development');
- Counter the Urban Heat Island Effect;
- Attenuate noise;
- Soften the impact of the built form; and,
- Create appropriate areas for the installation of low and zero carbon technologies.

8.2.21 Green roofs are required to maximise benefits for biodiversity, sustainable drainage and cooling. Extensive green roofs provide the widest environmental benefits and therefore a presumption for this type of green roof should be adopted in all cases. Extensive green roofs are required to have a substrate depth of 75-150mm, unless it can be demonstrated that this is not reasonably possible. The substrate depth should be varied within this range to maximise biodiversity benefits.

8.2.22 The level of green roof/ living wall provision will be assessed on a site-by-site basis, taking account of relevant plant installations, orientation, pitch and the function of the roof space. Other relevant planning considerations including heritage issues will inform negotiations with developers. Alternative types of green roofs may be appropriate where technical constraints or the need to provide viable amenity provision can be demonstrated. For further guidance on relevant technical considerations for installing living roofs or walls, reference should be made to the '*Living Roofs and Walls*' technical report which accompanies London Plan Policy 5.11. Where roof space is required for recreational use, the Council will adopt a presumption for the provision of intensive green roofs.

8.2.23 Not all roofs are capable of incorporating green roof/ living wall or indeed low and zero carbon installations, due to locational constraints, design or orientation, however, the vast majority of developments are capable of accommodating the relevant installations if they are considered from the inception of the scheme. Technical constraints, including load bearing capabilities of the roof structure, can be 'designed out' of the final development. Through the sustainable design and construction statement developers are encouraged to engage with the feasibility of this policy's requirements at the earliest possible stage in the design process. Where it is claimed that such installations are not technically feasible or economically viable, this must be clearly evidenced within the sustainable design and constructions statement. The viability of a scheme is unlikely to be greatly affected as a result of implementing this

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policy. Green / brown roofs and / or low and zero carbon technologies present design solutions to the energy efficiency targets contained within this document at a cost commensurate with carbon abatement schemes.

DMD 56

Heating and Cooling

All new developments (excluding householder applications) will be required to demonstrate how the scheme has been designed to control and manage heat gain and reduce the reliance on mechanical cooling, subject to technical and economic feasibility and other relevant planning considerations.

Development proposals should reduce their reliance on mechanical cooling systems in accordance with the following hierarchy:

a. The proposal has utilised passive design measures to minimise unwanted heat gain and manage incidental gains to reduce overheating in the summer and reduce the need for heating in the winter, through orientation, daylighting, green roofs, air tightness, overshading, materials specification, managed thermal mass, construction and end-user operation;

b. Passive or natural ventilation techniques have been employed to manage cooling, moisture and air change requirements;

c. Where mechanical ventilation/cooling systems are required, development should be designed to include mixed mode ventilation and cooling in the first instance utilising low energy plant and heat recovery systems where appropriate;

d. Where mixed mode ventilation/cooling is not appropriate and the development requires full mechanical ventilation/cooling. The installed plant shall be (in order of preference) low energy or air conditioning. Heat recovery systems should be used where appropriate.

Measures to manage the heating and cooling demands of development must adhere strictly to the principles of the cooling hierarchy with each tier utilised fully before a lower tier is employed. Where mechanical ventilation/cooling plant is present in a scheme, evidence must be provided to demonstrate that the heating and cooling demands of the development cannot be met by alternative means.

Opportunities to adapt to existing buildings, places and spaces to manage heating and cooling demands must be maximised where practicable.

This Policy should be read in conjunction with Core Strategy Policy 20.

Justification and guidance on implementation

8.2.24 The most recent data presented in the UK Climate Change Projections 2009 suggest that by the 2080s, the UK will see an average temperature rise of between 3.9 and 4.2 degrees. In urban locations with higher densities and a tight urban fabric, it is likely that such increases in temperature are intensified in comparison to more rural locations by a process known as Urban Heat Island Effect (UHIE). Ensuring buildings are designed and constructed to be comfortable in higher temperatures, without resorting to energy intensive air conditioning, is a corner stone of climate change adaptation. By engaging with the principles of the cooling hierarchy, this Policy will require developments to incorporate measures which will ensure adaptation to rising summer temperatures, but in a way that will minimise energy intensive cooling strategies over the lifetime of the development.

8.2.25 Careful management of development can not only minimise the need for cooling in the summer months, but in winter can also serve to reduce the cost of heating. Poorly designed buildings exacerbate the need to artificially heat space to provide a comfortable environment.

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8.2.26 Developers are required to submit supporting evidence through their sustainable design and construction statement to demonstrate how the principles of the cooling hierarchy have been addressed within the proposal, including, where necessary, an explanation of how the hierarchy has influenced the evolution of the design to incorporate passive solar design methodologies. Consistent with urban design policies contained within this document, developers are encouraged to engage with the Local Planning Authority at pre-application stage to establish a dialogue that will inform the layout and design of the scheme. The potential for abstraction from the borough's rivers and canals to deal with heating and cooling demands, particularly within the Lee Valley, should be explored. Proposals for abstraction will be measured against other material considerations including water quality, flood risk, biodiversity and ecological implications as well as appearance.

8.3 Responsible Sourcing of Materials, Waste Minimisation and Green Procurement

DMD 57

Responsible Sourcing of Materials, Waste Minimisation and Green Procurement

All major developments are required to ensure materials used in construction are responsibly sourced subject to technical and economic feasibility and other relevant planning considerations. As a minimum development will be required to achieve the following credits under the Materials category of the Code for Sustainable Homes and BREEAM or equivalent rating/scheme if this is replaced or updated:

a. For residential schemes assessed under the Code for Sustainable Homes: a minimum of 10 out of 15 credits under MAT1; 3 out of 6 credits under MAT2; and 1 out of 3 credits under MAT3.
b. For non-residential schemes assessed under relevant BREEAM document: a minimum of 3 out of 6 credits under MAT1; and, a minimum of 2 out of 3 credits under MAT3.

In addition 100% of timber used on the project must be sourced in accordance with the UK Government's Timber Procurement Policy.

A Site Waste Management Plan will be required for all Major Developments (and those defined under the Clean Neighbourhoods and Environment Act 2005) to demonstrate procedures for the minimisation of construction waste consistent with the principles of the waste hierarchy: reduce; reuse; recycle; recover. As a minimum, development will be required to divert at least 85% of non-hazardous waste by weight or volume from landfill with a strategic objective to divert a minimum of 95% of waste by weight or volume by 2020.

All new development should:

a. Make appropriate provision (within individual units and as part of the overall development as appropriate) for waste storage, sorting and recycling, and adequate access for waste collection; and
b. Encourage non waste related development to provide on-site solutions for treating/managing waste generated by the development (i.e. composting, dedicated AD plants for food waste).

All major developments are required to include a Green Procurement and Construction Plan detailing how the development has sought to minimise the environmental impact of the scheme through responsible sourcing of materials, minimising construction site impacts, local procurement and employment strategies and the minimisation of construction and demolition waste.

This Policy should be read in conjunction with Core Strategy Policies 20, 22 & 32 .

Justification and guidance on implementation

8.3.1 This policy seeks to lower the environmental impact of materials over their life-cycle while addressing the wider impact of demolition and construction works.

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8.3.2 The sustainable design and construction statement contains sections dedicated to materials and waste where developers are required to demonstrate how materials are being sourced and how waste from site is being dealt with for all developments. The level of detail required will be commensurate with the scale and scope of the scheme.

8.3.3 For major developments, assessments under the Code for Sustainable Homes and BREEAM should be used to demonstrate compliance with credit targets above. This will form the basis of a condition in any consent.

8.3.4 Site Waste Management Plans (SWMP) are required by law for all developments where the construction costs reach £300,000 by virtue of the Clean Neighbourhoods and Environment Act 2005. Consistent with requirements set out in the London Plan, the submission of SWMPs will be a validation requirement in the determination of planning applications. The level of detail provided will be commensurate with the scale and scope of the scheme and any information provided will form the basis of a condition in any consent.

8.3.5 As part of the sustainable design and construction statement all major developments will be required to submit a Green Procurement and Construction Plan.

8.3.6 The ability of individual developments to achieve the targets stated will be assessed on a site-by-site basis subject to technical feasibility and economic viability testing.

8.4 Conserving water

DMD 58

Water Efficiency

In accordance with Core Strategy Policy 21 and the objectives for water efficiency set out in the London Plan all new development will be required to maximise its water efficiency, subject to technical and economic feasibility and other relevant planning considerations.

A. **Residential Development**

New residential development, including new build and conversions, will be required to achieve as a minimum water use of under 105 litres per person per day.

Major residential development will be required to achieve as a minimum, the following standards unless it can be demonstrated that it is not technically feasible to do so:

- 2013 to 2015 – 90 litres/person/day
- 2016 onwards – 80 litres/person/day.

B. **Non Residential Development**

The Council will require major non-residential development involving the extension, replacement or creation of new non-residential floorspace or a combination thereof to exceed the following standards under WAT1 of BREEAM 2011 or equivalent rating/scheme if this is replaced or updated:

- 2013 to 2015 – Exceed a 12.5% improvement in water efficiency over notional baseline
- 2016 to 2018 – Exceed a 25% improvement in water efficiency over notional baseline
- 2019 onwards – Move towards 65% improvement in water efficiency over notional baseline.

An assessment of the efficiency of the building's domestic water consuming components is undertaken using the BREEAM Wat 01 calculator. The water consumption (litres/person/day) for the assessed building is compared against a notional baseline performance.

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For all other developments including changes of use, conversions, extensions and refurbishments captured by the planning process, the highest level of water efficiency will be sought.

Greywater Collection

The Council will seek to encourage the inclusion of rainwater collection and greywater recycling. All new major developments should undertake a rainwater and greywater use feasibility study. Where collecting and reusing water is feasible, it should be included in the proposed development.

This Policy should be read in conjunction with Core Strategy Policy 21 and 46.

Justification and guidance on implementation

8.4.1 The Environment Agency's publication '*Areas of Water Stress: Final Document*' (2007) indicates that Enfield is an area of serious water stress. The major water sources that supply the borough are the River Lee, River Thames and the Chalk aquifer beneath the London Clay. The public water supply sources in the Lower Thames and Lee Rivers make up 79% of total freshwater abstracted in London. The water resource status of these major water sources indicate that the sources are already 'over abstracted'.

8.4.2 Residents within the borough consume 166 litres of water per person per day, significantly more than the national average (146 litres/person/day). These levels of consumption are already unsustainable. Increased population forecasts, additional growth in housing and non-residential floorspace will place significant additional pressure on already scarce water resources. Moreover, with the onset of climatic change, future rainfall is expected to become more seasonal, with more rainfall falling in winter (up to 30% more by 2080s) and less in summer (up to 50% less by 2080s). Although the annual average volume of precipitation is not expected to decrease, it will fall less evenly throughout the year than currently experienced, with a greater proportion falling in intense downpour events. This will lead to increased flooding, but also more frequent and longer dry periods where the borough will be forced to rely on reservoirs to meet its needs and exacerbating water stress.

8.4.3 In accordance with the Water Framework Directive, DMD 58 seeks to set challenging, but ultimately achievable standards for water efficiency within development commensurate with requirements to comply with targets for development under the Code for Sustainable Homes and BREEAM. Based on research conducted by the Environment Agency[13] the targets for residential development can be achieved without incurring significant additional costs. Consistent with Policy 5.15 of the London Plan and the Climate Change Strategy, the Council is committed to explore the concept of 'water neutrality' and this Policy seeks to encourage the developments to utilise rain and grey water harvesting systems as alternative water sources to reduce consumption.

8.4.4 There may be exceptional circumstances where other planning requirements or characteristics mean that the required water efficiency target cannot be met (including technical feasibility and economic viability). Unless such circumstances exist and are clearly demonstrated then planning permission will not be granted for proposals which fail achieve the targets.

8.4.5 A major upgrade is being planned for the Deephams Sewage Works during the plan period, to meet new environmental standards and to accommodate growth within the catchment. The principal of the upgrade is supported as being necessary to deliver infrastructure to meet existing and future wastewater demands.

8.4.6 Developers for all planning applications will be required to demonstrate, through the Sustainable Design and Construction Statement, that all measures have been taken to reduce the consumption of mains potable water through the use of water efficient fittings, flow restrictors, efficient appliances and water recycling/harvesting systems where feasible. In addition all development proposals will be required to

13 '*Assessing the Cost of Compliance with the Code for Sustainable Homes*' Environment Agency (2007)

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demonstrate that there is sufficient water supply infrastructure both on and off site to serve the development. Major development will be required to submit relevant water consumption calculations as required by the Code for Sustainable Homes and BREEAM.

8.4.7 The Council recognises that in the case of outline non-residential uses the end-user for the development may not have been identified. In this regard, developers will need to demonstrate how water efficiency can be addressed through construction and fit-out and this will form the basis of a suitably worded condition if the scheme is approved.

8.5 Flood Risk

8.5.1 Enfield's waterways are a valuable asset for the borough, they provide water resources for London, opportunities for sport, recreation and leisure, access to nature, a historical reference, and an attractive setting. However, they also represent sources of fluvial flood risk in Enfield, posing a potential threat to life and property which needs to be pro-actively managed. The underlying pattern of geology and the effects of urbanisation mean that the borough is also susceptible to incidents of surface water and groundwater flooding.

8.5.2 Enfield's Strategic Flood Risk Assessment (SFRA) Level 1 (2008) and Surface Water Management Plan (SWMP) (2012) provide local evidence of all forms of flooding including fluvial, surface water, groundwater, sewers and reservoirs. For the purposes of the policies in this section, flood risk areas are defined as Flood Zones 2 and 3 (for fluvial flooding), and areas at risk from other sources of flooding identified in evidence including the SFRA and SWMP.

DMD 59

Avoiding and Reducing Flood Risk

1) New development must avoid and reduce the risk of flooding, and not increase the risks elsewhere. New development must:

a. Be appropriately located and informed by a site specific Flood Risk Assessment (FRA) if proposed in flood risk areas in line with DMD 60 'Assessing Flood Risk';

b. Preserve overland flood and flow routes, where applicable;

c. Ensure no net loss of flood storage on site, or in exceptional circumstances, provide adequate off site compensatory storage;

d. Manage surface water as part of all development to reduce run off in line with DMD 60 'Assessing Flood Risk'; and

e. Prevent the loss of permeable surfaces/areas of soft landscaping, and maximise the use of green infrastructure as potential sources of flood storage.

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.

This policy should be read in conjunction with Core Strategy Policy 28.

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Justification and guidance on implementation

8.5.3 New development should be located appropriately to avoid risks of flooding as directed by the Core Strategy and NPPF. The policy criteria above will also ensure developments reduce the causes of flooding.

8.5.4 Up-to-date maps showing risk areas for fluvial flooding are provided in the SFRA and may be updated thereafter by the Environment Agency. Areas at risk from surface water, ground water flooding, and from other sources are shown in the SFRA and SWMP.

8.5.5 Two separate geology based datasets on indicative groundwater flood risk from Enfield's SFRA and SWMP have been combined to derive a map of groundwater flood risk areas for the borough. This map is provided in the Policies Map Document. The risks of groundwater flooding are considered to be low relative to fluvial and surface water flooding and should be managed accordingly.

DMD 60

Assessing Flood Risk

1) Requirements for a site specific Flood Risk Assessment

Site specific Flood Risk Assessments will be required for the following:

a. Development proposals of 1 hectare or greater in Flood Zone 1;
b. All proposals for new development located in Flood Zones 2 and 3; and
c. All proposals in groundwater flood risk areas that involve the creation of useable space below ground;
d. All proposals for new development identified as being at risk from surface water flooding in the SWMP; or
e. Any development that may be subject to other sources of flooding identified in subsequent reviews/updates of the evidence base on flooding.

These FRAs must:

f. Where applicable, provide evidence so that the Council can assess whether the requirements of the sequential test of sites across the borough are met, and where an exception test is required, demonstrate that:

- The development would provide wider sustainability benefits to the community that outweigh flood risk
- The development is on developable previously-developed land or, if this is not the case, that there are no reasonable alternative sites on developable previously-developed land; and
- The development will be safe (see paragraph 8.5.18), without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

2) Additional requirements for non fluvial flooding

a. Where developments are proposed in areas identified as being at risk of groundwater flooding, consideration should be given to prevention or mitigation measures and the Council may require developers to submit further details to determine the extent of risk and the requirements for mitigation.

b. Development proposals should provide a sustainable drainage strategy to demonstrate the requirements of DMD 61 'Managing Surface Water' and demonstrate that sewer flooding will not occur as a result of the development.

Developments at risk of flooding need to make sure they are safe and incorporate appropriate mitigation measures in line with DMD 62 'Flood Control and Mitigation Measures' and DMD 63 'Development adjacent to or affecting watercourses' and have regard to specific measures identified in the SFRA.

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This Policy should be read in conjunction with Core Strategy Policy 28.

Justification and guidance on implementation

8.5.6 The NPPF requires site specific Flood Risk Assessments (FRAs) be carried out for developments proposed in flood risk areas. This policy refines this requirement to reflect evidence and recommendations in Enfield's SFRA and SWMP.

8.5.7 Applying the sequential test and exception tests is required by NPPF. This will help to direct development to the lowest risk areas unless there is a clear justification for an alternative higher risk location. The Core Strategy high level sequential test provides justification for steering new development towards the AAP strategic growth areas.

8.5.8 Where the Sequential Test shows that there are no suitable available alternative sites in lower flood risk areas and development is required, the sequential approach should be applied within the development site to locate the most vulnerable elements of a development in the lowest risk parts of the site.

8.5.9 As part of the Sustainable Drainage Strategy, developers will be required to demonstrate that there is sufficient wastewater infrastructure both on and off site to serve the development.

8.5.10 Developers should prepare FRAs in accordance with requirements and guidance set out in the NPPF, SFRA (Level 1 and 2 as appropriate) and the Appendix to this document.

DMD 61

Managing Surface Water

A Drainage Strategy will be required for all developments to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. All developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS) which meet the following requirements:

1. Suitability

a. SuDS measure(s) should be appropriate having regard to the proposed use of site, site conditions/context (including proximity to Source Protection Zones and potential for contamination) and geology.

2. Quantity

a. All major developments must achieve greenfield run off rates (for 1 in 1 year and 1 in 100 year events).
b. All other development should seek to achieve greenfield run off and must maximise the use of SuDS, including at least one 'at source' SuDS measure resulting in a net improvement in water quantity or quality discharging to sewer in-line with any SuDS guidance or requirements.

3. Quality

a. Major developments must have regard to best practice and where appropriate follow the SuDS management train by providing a number of treatment phases corresponding to their pollution potential and the environmental sensitivities of the locality.

b. Measures should be incorporated to maximise opportunities for sustainable development, improve water quality , biodiversity, local amenity and recreation value.

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4. Functionality

a. The system must be designed to allow for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact.
b. Clear ownership, management and maintenance arrangements must be established.

5. Other

a. Where appropriate, developments must incorporate relevant measures identified in the Surface Water Management Plan.

The criteria above must be demonstrated through the submission of a site specific FRA, where one is required, or a Sustainable Design and Construction Statement.

This Policy should be read in conjunction with Core Strategy Policy 28.

Justification and guidance on implementation

8.5.11 Effective management of surface water will reduce the risk of flooding, pollution and other environmental damage.

8.5.12 Any development has the potential to increase the risk of flooding further down the catchment. Even minor developments, such as modifications to individual properties, contribute significantly to the overall run-off characteristics of a given catchment area when their cumulative effect is considered. Consequently, the Core Strategy and this policy require all developments to maximise the use of SuDS. All developments must also make every effort to retain permeable surfaces, flood storage and flow routes to mitigate possible increases in flood risks elsewhere. SuDS should be provided on site so that they are managed as part of that development unless there are practical reasons for not doing so in accordance with the following London Plan drainage hierarchy:

1. store rainwater for later use
2. use infiltration techniques, such as porous surfaces in non-clay areas
3. attenuate rainwater in ponds or open water features for gradual release
4. attenuate rainwater by storing in tanks or sealed water features for gradual release
5. discharge rainwater direct to a watercourse
6. discharge rainwater to a surface water sewer/drain
7. discharge rainwater to the combined sewer.

8.5.13 The selection of SuDS measures must be appropriate to the site and the nature of the proposed development and/or operations. Local geology, areas of sensitive groundwater supplies (such as Source Protection Zones), and the pollution potential of certain uses may constrain the types of SuDS that can be employed on particular sites. However, this does not mean that SuDS should not be implemented. Developers must use information on local conditions, including the SFRA, SWMP and the information held by other organisations, to inform/justify their selection of SuDs measures.

8.5.14 SuDS schemes can contribute towards meeting a number of wider sustainability policy objectives. Water quality can be improved if the SuDs include treatment phases, and in line with best practice, the number of treatment stages should correspond with the run-off pollution potential. SuDS measures can also provide opportunities to enhance local biodiversity and amenity, such as the use of green roofs, basins and ponds.

8 Tackling Climate Change

8.5.15 To be effective, SuDS need to be properly maintained. Maintenance issues can be simplified by keeping SuDS above ground. Examples of above ground SuDS features include basins and ponds, green roofs, permeable surfaces, water butts and swales. By keeping such features above ground, when problems do occur they are generally obvious and can be remedied simply using standard landscaping practice.

8.5.16 Further guidance on Sustainable Design and Construction Statements is given in the Appendix 3 to this document.

DMD 62

Flood Control and Mitigation Measures

Development that increases flood risk to third parties or is not defined as safe in line with Enfield's Strategic Flood Risk Assessment (SFRA) will not be acceptable. All new developments at risk of flooding should be accompanied by appropriate flood mitigation measures. New development should:

a. Maintain or provide new or upgraded flood infrastructure at a sufficient standard of protection and/or provide a financial contributions towards measures which reduce and mitigate against flood risk. Where new infrastructure or protection results in a loss of floodplain storage volume this must be compensated for in an appropriate manner;

- Maintain adequate distances from rivers/watercourses in line with DMD 63 'Protection and Improvement of Watercourses and Flood Defences'.

a. Incorporate flood resilient and flood resistant design measures;
b. Apply appropriate construction techniques to limit the disturbance to natural groundwater flows, such as the use of piled foundations; and
c. Provide flood Warning arrangements and Evacuation Plans.

Where the development is for essential infrastructure, the measures should ensure that the site is designed to remain operational when floods occur.

The Council will refuse proposals which provide an unacceptable standard of safety.

This Policy should be read in conjunction with Core Strategy Policy 28.

Justification and guidance on implementation

8.5.17 Development should first be directed away from flood risk. Developers must apply DMD 59 'Avoiding and Reducing Flood Risk' in the first instance, and not just refer to this policy to justify the development.

8.5.18 In line with the SFRA, to be classed as ‘safe’, the development must:

- Provide a dry access route above the 100 year plus climate change flood level or, where appropriate modelled data exists, an access route within the low hazard area of the floodplain (as defined by the Environment Agency’s Flood Risk Assessment Guidance for New Development R&D Technical Report FD2320) to and from any residential development should be provided.
- Finished floor levels for these developments should be set at least 300mm above the 100 year plus climate change flood level. To achieve this without increasing flood risk elsewhere, it must be shown that there will be no net loss of flood storage and that overland flow routes will not be obstructed. For surface water flooding, a 100mm freeboard instead of 300mm may be considered.

8.5.19 Flood resilience is a design measure that reduces the damage to buildings from flooding. Examples of flood resilient design measures include raising electrical circuits and other services and using appropriate floor and wall coverings. Flood resistance measures aim to prevent flood waters from entering properties, examples include fitting flood-proof air brick covers and non-return valves to drainage systems.

8 Tackling Climate Change

8.5.20 The flood mitigation measures employed must have regard to any specific measures identified in SFRA (Levels 1 and 2) and the Local Flood Risk Management Strategy, and be carried out in accordance with the main messages in the Thames Region Catchment Flood Management Plan.

DMD 63

Protection and Improvement of Watercourses and Flood Defences

1. New development must make space for water and not harm the integrity of flood defences. New development should:

a. Be set back from main rivers and ordinary watercourses, in the case of the former, maintain a minimum 8 metre buffer strip, which should be free of development and naturalised where feasible;
b. Maintain an adequate distance between new development and ordinary watercourses. The distance applied will be determined by having regard to the nature of the development and the type of ordinary watercourse;
c. Adopt a presumption in favour of the removal, where possible, of existing culverts; and
d. Not involve the culverting of main rivers and ordinary watercourses.

2. Development on any land required for current and future flood management, which would adversely affect the delivery of flood defence schemes, will be refused.

3. Development on or adjacent to watercourses must not:

a. Result in deterioration in a watercourse; or
b. Prevent its ability to achieve the objectives in the Thames River Basin Management Plan (TRBMP); and
c. Where possible, it should also implement the mitigation measures identified in the RBMP.

A Water Framework Directive assessment will be required for some works on or adjacent to a watercourse. In these cases, the developer will need to contact the Environment Agency and provide information to demonstrate that the above requirements (2a-c) are met or, to otherwise justify the development.

This Policy should be read in conjunction with Core Strategy policies 28 and 29.

Justification and guidance on implementation

8.5.21 The protection of existing flood defences is important because the failure of these assets could have severe consequences and pose a risk to life and property. New development should therefore be set back from defences and watercourses[14] to ensure that there is space and access available to allow for future maintenance. Development should also be set back from watercourses to preserve their settings and to minimise the risks to the development. The set back distance applied to ordinary watercourses will be determined by having regard to the nature of the development and the type of ordinary watercourse

8.5.22 The naturalisation of watercourses releases the potential for additional waterflow and flood storage, and provides amenity and biodiversity value. Development should realise opportunities for de-culverting existing watercourses and there will be a general presumption against further culverting.

8.5.23 The Environment Agency will be consulted on applications within 8m of a main river. Therefore in addition to local evidence and strategies,development proposals in the vicinity of watercourses also need to ensure that they are compatible with the main messages and objectives of documents prepared by the

14 For the purposes of this policy watercourses refers to main rivers and ordinary watercourses

8 Tackling Climate Change

Environment Agency, particularly the Lower Lee Flood Risk Management Strategy,River Basin Management Plan for the Thames River Basin (i.e. Developers should refer to the objectives for relevant watercourses in the RBMP including the following:

- Pymmes Brook
- Salmons Brook
- Cuffley Brook and Turkey Brook
- Small River Lee (and tributaries)
- Lee Navigation Subsidiary A
- River Lee.

8 Tackling Climate Change

Environmental Protection

9 Environmental Protection

DMD 64

Pollution Control and Assessment

Developments will only be permitted if pollution and the risk of pollution is prevented, or reduced and mitigated during all phases of development, including demolition/decommissioning, construction, operations/occupation and maintenance.

This policy should be read in conjunction with Core Strategy policies 22 and 32.

Justification and guidance on implementation

9.0.1 This policy applies to all forms of pollution including noise, vibration, light, odour, dust, as well as land, water and air based pollution. Pollution can reduce the environmental quality of the borough, amenity, and negatively affect human health, safety and well being. This policy aims to ensure that forms of pollution are considered, controlled and mitigated against as part of all developments.

9.0.2 The precautionary principle[15] states that if a particular course of action has the potential to cause serious or irreversible damage to the public or the environment, a lack of scientific certainty that the action is actually harmful, is not a reason for not implementing mitigation measures or a full consideration of these potential risks. Developers will be expected to demonstrate that the proposal is not harmful and that there is a full assessment of any potential risks and any necessary mitigation measures have been included.

9.1 Air Quality

DMD 65

Air Quality

1. Planning permission will be refused for developments which would have an adverse impact on air quality unless the developer is able to demonstrate that measures can be implemented that will mitigate these effects. Development will only be permitted if it is air quality neutral.

2. Major developments located in air quality hotspots and all development that could have significant implications for air quality, should be accompanied by an air quality assessment detailing appropriate mitigation measures.

3. Developments involving sensitive uses will only be permitted if sited away from major sources of pollution or adequate mitigation measures are secured to improve air quality.

Policy should be read in conjunction with Core Strategy Policy 32.

Justification and guidance on implementation

9.1.1 The whole borough is designated as an Air Quality Management Area (AQMA). Major sources of pollution identified in the Air Quality Action Plan include road traffic and some forms of industry.

15 Rio Declaration on Environment and Development, made at UNCED 1992.

9 Environmental Protection

9.1.2 Development should avoid/prevent, reduce, and mitigate against the impacts of poor air quality by applying best available techniques as defined in the London Plan. New development should not lead to further deterioration in air quality. In line with the London Plan (2011) development proposals should be at least 'air quality neutral' and, where provision needs to be made to reduce emissions from a development, this should usually be made on-site.

9.1.3 Developments for sensitive uses such as schools, hospitals and residential units should be located away from major sources/areas of air pollution. However, where this is not possible, developments must be designed and sited to reduce exposure to air pollutants by incorporating mitigation measures, these could include:

- Setting back development and creating screening/buffer zone between the development façade and pollution source;
- Ventilation provision (including the maintenance arrangements);
- The location of amenity space/balconies, opening windows and doors;
- The internal layout, particularly the placement of habitable rooms away from the façade fronting the pollution source;
- Restricting residential use to the upper floors;
- Ensuring the design of the development does not create a canyon effect (the design should create gaps in the building façade to help to free flow of air); and
- Transport related measures (such as travel plans, car clubs, public transport, car free/minimal car parking/preferential parking for low emission vehicles).

9.1.4 Air quality assessments will be required, either as part of an Environmental Impact Assessment (EIA) or as a standalone document, for developments in air quality hotspots identified in the Air Quality Action Plan or in other cases of development which have implications for air quality. These air quality assessments are required to ensure that developments would not lead to the further deterioration in air quality or lead to increased exposure to receptors without adequate mitigation measures. Air quality assessments should include details of any proposed mitigation measures and demonstrate their effectiveness. It is recommended that developers investigate local air quality conditions at an early stage in order to establish whether the development is located in an area of poor air quality to ensure that any mitigation measures can be incorporated at the design stage.

9.1.5 The preparation of air quality assessments should consider:

- The existing, and likely future, air quality in the local area, including its location in relation to any identified air quality hotspots and any other areas where air quality is likely to be poor;
- The impact of development proposals in rural areas (i.e. areas of green belt) with low existing levels of background air pollution;
- The need for compliance with the air quality objectives prescribed by the Air Quality Regulations;
- The possible impact of potentially polluting development (both direct and indirect) on land use, including effects on health, the natural environment or general amenity;
- The potential sensitivity of the surrounding area (environmental designations such as SSSI) and nearby uses (such as schools, hospitals and residential units) to the adverse effects of air pollution; and
- The need for mitigation measures and also their appropriateness and effectiveness with regard to the particular circumstances of the site.

9 Environmental Protection

9.2 Land Contamination

DMD 66

Land Contamination and Instability

1. Planning permission will be refused if there are unacceptable risks of contamination and land instability which are not addressed through remediation. Development will only be permitted where appropriate remediation is undertaken to make the development safe.

2. All development on land which is or may be affected by contamination and/or instability must be accompanied by assessments to ensure that any risks are identified.

3. An initial assessment should be undertaken for all development to assess:

a. The previous uses of the site;
b. The potential for contamination and/or land instability; and
c. Any risks.

4. In circumstances where the initial assessment identifies contamination risks or land instability, the Council will require the developer to provide more detailed investigations/studies to determine the level of contamination, assess the risks and provide details of a remediation and management strategy. On site remediation (treatment in-situ or ex-situ) of contaminated soils will be encouraged, where appropriate, to reduce waste sent to landfill.

5. The Council will impose planning obligations/conditions to ensure that remediation of the site is secured, the level of remediation is suitable for its intended end use, and the development is safe.

This Policy should be read in conjunction with Core Strategy policies 22 and 32.

Justification and guidance on implementation

9.2.1 There are significant concentrations of industrial uses and infrastructure within the borough, particularly in the Lee Valley. As well as contamination due to human activities, there may also be natural sources of contamination. Whilst modern pollution control measures are in place to prevent new contamination and reduce the impact of existing activities, there is the potential for contaminated land from previous land uses.

9.2.2 Where contamination sites are identified through the planning system, developers will be required to carry out detailed site investigations, provide a risk assessment, remediation and management strategy considering:

- Whether the land in question is already affected by contamination through source-pathway-receptor pollutant linkages and how these linkages are represented in a conceptual model;
- Whether the development proposed will create new linkages e.g. new pathways by which existing contaminants might reach existing or posed receptors and whether it will introduce new vulnerable receptors; and
- What action is needed to break those linkages and avoid new ones, deal with any unacceptable risks and enable safe development and future occupancy of the site and neighbouring land.

9.2.3 The report should also outline the impacts of the remediation activities (including dust, noise and traffic movements) and demonstrate that the development can be carried out safely without unacceptable risks to workers, neighbours or other off-site receptors. An initial assessment will be required as part of a planning application, or otherwise a condition of the planning permission will require the submission of

9 Environmental Protection

further details to the Council to demonstrate that contamination has been considered, and will be subjected to appropriate remediation. A verification report will be required to demonstrate that the remediation works have been implemented successfully and to confirm the absence of any unacceptable risks from contamination. The remediation strategy should consider waste management implications when deciding the best approach to remediation and the handling and treatment of contaminated soils, including treatment in-situ and ex-situ[16] and other material.

9.2.4 The standard of remediation should ensure that the site is suitable for its proposed use, and that all unacceptable risks (to receptors such as living organisms, ecological systems – fauna/flora, property, landscape, amenity, controlled surface water and groundwater) have been addressed. As a minimum, the remediation must at least ensure that the land, after development, is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

9.3 Hazardous Substances

DMD 67

Hazardous Installations

Development of new hazardous installations or development of sites located within the vicinity of existing installations will only be permitted if necessary safeguards are incorporated to ensure the development is safe. Developers may be required to submit an assessment of risks, the risks will be considered in balance with the benefits of the development and existing patterns of development.

This Policy should be read in conjunction with Core Strategy Policy 32.

Justification and guidance on implementation

9.3.1 The Planning (Hazardous Substances) Act 1990 aims to prevent major accidents and limit the consequences of such accidents. The Town and Country Planning (Local Development) (England) Regulations (2012) makes clear the need for Local Plans to have regard to:

1. The objectives of preventing major accidents and limiting the consequences of such accidents; and the need to maintain appropriate distances between establishments and residential areas, buildings and areas of public use, major transport routes as far as possible, recreational areas and areas of particular natural sensitivity or interest; and
2. In the case of existing establishments, for additional technical measures in accordance with Article 5 of Council Directive 96/82/EC on the control of major accident hazards.

9.3.2 Hazardous installations comprise a wide range of chemical process sites, fuel and chemical storage sites, and pipelines. The planning process must ensure that the risks arising from new hazardous installations and development within the vicinity of existing installations are considered. There are a number of major hazard sites and pipelines in Enfield (these are listed in Appendix 12: 'Hazardous Installations'), including gasholders and gas supply pipelines.

9.3.3 The Council will seek the advice of the Health and Safety Executive (HSE) and the Environment Agency (EA), and other organisations as appropriate when considering the potential risks from new hazardous installations and proposed development near such installations. The HSE have defined consultation zones around hazardous installations and issued standing advice to provide an indication of when they consider development to be appropriate/not appropriate. The EA's General Principles and Practice document (GP3) also provides guidance for the protection of groundwater. If a new installation is proposed, the Council will seek to ensure that it is located appropriately to minimise risks to the surrounding population and to environmental quality.

16 When materials are taken away and treated off site but are brought back to use on the site.

9 Environmental Protection

9.3.4 Risk assessments will be required to ensure that appropriate safeguards are incorporated as part of the development. The Council will also take the opportunity to review existing planning consents granted for hazardous installations to ensure they reflect current conditions and the physical capacity of the site.

9.4 Noise

DMD 68

Noise

1. Developments that generate or would be exposed to an unacceptable level of noise will not be permitted.

2. Developments must be sensitively designed, managed and operated to reduce exposure to noise and noise generation. Particular regard should be had to the following:

a. Building design (positioning of façades and selection of materials);
b. Layout of uses and rooms;
c. Positioning of building services;
d. Landscaping;
e. Sound insulation; and
f. Hours of operation and deliveries.

3. Development involving noise sensitive uses close to sources of significant noise will only be permitted if mitigation measures reduce noise to an acceptable level to safeguard the amenity of future occupiers. Applications must be accompanied by a noise assessment to demonstrate that occupiers/users will not be exposed to unacceptable levels of noise, having regard to relevant noise exposure categories noise standards and corresponding advice.

4. Development involving potential noise generating development will only be permitted in appropriate locations where there is no adverse impact on amenity.

5. Proposals for plant and machinery that result in harm to amenity will not be permitted. Developments must not contribute to cumulatively higher noise levels and, must be designed so as not to increase the lowest measured background level.

This Policy should be read in conjunction with Core Strategy Policy 32.

Justification and guidance on implementation

9.4.1 Noise is an inherent part of everyday life. It contributes to the character of different places (its absence marks places of tranquillity and its presence in areas of mixed activities contributes to vibrancy). The impacts of noise depends on the context, but high levels can have a considerable affect on human health, productivity and quality of life. Given the existing mix of land uses and activities and the need to make the most sustainable use of land, there is the potential for conflict between noise sensitive and noise generating developments. The impacts of noise are a material planning consideration, and this should be managed through the development process recognising that existing businesses wishing to develop should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.

9.4.2 The effect of noise can be minimised by separating conflicting developments. Noise sensitive developments / land uses should not be located close to major sources of noise, such as road, rail, and certain industrial developments unless the effects can be mitigated. New noise generating development

must be located away from noise sensitive development/uses (such as schools, hospitals, residential units, open space, and nature conservation sites) unless mitigation measures are used effectively to reduce noise levels.

9.4.3 A concentration of new noise generating plant equipment, through a process of 'background creep', can cumulatively result in increasing the background noise levels. Developments of this type must therefore achieve a reduction in noise generation so that, over time, there is not a further increase in overall background noise levels.

9.4.4 In line with the London Plan Sustainable Design and Construction SPG, developments should minimise the adverse impacts of noise. Good design measures and an effective layout to minimise the adverse impact of noise should be part of any overall package of noise reduction, and should be considered in advance of, and in addition to, sound insulation. This will ensure that sound insulation is not used in isolation, and that more consideration is given to the way the development can reduce noise, as well as how landscaping could enhance soundscapes.

9.4.5 Where a proposed development has the potential to negatively impact on a noise sensitive development or new noise sensitive development is proposed near major sources of noise, the Council will require a noise assessment to investigate noise levels and determine the effectiveness of mitigation measures.

9.4.6 When assessing proposals, the Council will have regard to relevant noise exposure standards and internal noise standards which apply to particular uses.

9.5 Light Pollution

DMD 69

Light Pollution

1. Development which results in light pollution that has a harmful impact on local amenity, nature conservation/wildlife, environment, and will not be permitted.
2. Development should limit and, where possible, reduce the adverse impact of light pollution.
3. Where necessary, the Council will require developers to submit a Light Assessment Report and take measures to control the level of illumination, glare, and spillage of light. Restrictions on the hours of operation may also be imposed.

This Policy should be read in conjunction with Core Strategy Policy 32.

Justification and guidance on implementation

9.5.1 This policy seeks to prevent loss of amenity through glare and light spillage whilst ensuring that other benefits associated with lighting, such as facilitating opportunity for evening activities and increasing the perception and experience of safety and security, are realised.

9.5.2 Developers will need to submit a Light Assessment Report detailing the affect that the proposed development will have on neighbouring residential properties. This should include mitigation measures to secure safer access routes and crime reduction. A Light Assessment Report will be required to assess light pollution, detailing lighting levels and spread, having regard to best practise such as ILE Guidance Notes for Reduction of Light Pollution.

9 Environmental Protection

9.6 Water Quality

DMD 70

Water Quality

1. New development that adversely affects water quality, including waterways, identified Source Protection Zones (SPZ) or Aquifers will not be permitted.
2. In consultation with the Environment Agency, the developer must consider the risks arising to water quality from development.
3. Applications for developments involving high risk activities in SPZs or Aquifers must be accompanied by a Risk Assessment to determine whether the proposed use would pose a threat to water quality, and Mitigation and Management Strategies to identify suitable measures to deal with the risk.

This Policy should be read in conjunction with Core Strategy policies 21 and 32.

Justification and guidance on implementation

9.6.1 Improving water quality meets a number of key objectives: it increases the potential for the recreational use of Enfield's water resources; it provides a better quality environment for and opportunities to enhance biodiversity; it also helps to maintain a good quality supply of drinking water. Where a Water Framework Directive (WFD) assessment is required the developer will need to demonstrate there is no adverse ecological impact on the ability of the waterbody to meet its WFD targets.

9.6.2 Further policies on waterways and surface water are set out in 8 'Tackling Climate Change'.-Groundwater is a significant contributor towards our drinking water supply; supporting wetland ecosystems and surface water flows as part of the wider water cycle.

9.6.3 There are a number of source protection zones[17] and aquifers[18] in the borough, these are areas of groundwater storage or sensitive areas of extraction where the risk to groundwater quality may need to be considered. The policy seeks to protect these areas.

Source Protection Zones

Maps showing the locations of Source Protection Zones in Enfield can be found at: http://www.environment-agency.gov.uk.

17 Source Protection Zones (SPZs) are groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest, which is occasionally applied, to a groundwater source.

18 Aquifer - underground layers of water-bearing permeable rock or drift deposits from which groundwater can be extracted.

Green Infrastructure

10 Green Infrastructure

10.0.1 Enfield's Green Infrastructure is made up of a network of multifunctional open spaces which provide social, economic, and environmental benefits. Open spaces include: green spaces such as parks, allotments, commons, recreation grounds and playing fields; children's play areas; woodlands and natural habitats; and non-green open spaces such as civic/market squares and other hard surfaced areas, including other areas designated for pedestrians.

10.1 Open Space

DMD 71

Protection and Enhancement of Open Space

Inappropriate development on land designated as Metropolitan Open Land will be refused except in very special circumstances.

Development involving the loss of other open space will be resisted unless:

a. Replacement open space can be re-provided in the same locality and of better quality to support the delivery of the Council's adopted Parks and Open Spaces Strategy; or
b. It has been demonstrated through the submission of an assessment that the open space in question is surplus to requirements.

Essential structures and facilities that would support the enjoyment of, and maintain the openness of the open space will be acceptable provided that the size, siting, location, design and materials would be sympathetic and proportionate to the operational requirements of the open space that it supports.

This policy should be read in conjunction with Core Strategy Policy 34.

Justification and guidance on implementation

10.1.1 This policy provides protection to open space to prevent negative impacts associated with the loss of open space in accordance with the NPPF, London Plan and Core Strategy. The loss of open space could lead to reduced opportunities for: sports and recreation; ecological connectivity; social cohesion; habitat and ecological networks and adapting to climate change. The loss of open space could also have potentially negative impacts for surface water management, flood alleviation and water quality.

10.1.2 Metropolitan Open Land (MOL) is strategically important open space as prescribed by the London Plan. MOL is given the same protection and status as the Green Belt designation. Applications should refer to the NPPF for appropriate development in MOL.

DMD 72

Open Space Provision

All new major residential development must be accompanied by proposals to improve open space provision. The nature of such improvements should reflect the additional open space needs generated as a result of the proposed development.

10 Green Infrastructure

If the proposed development is located within an identified area of deficiency for public park provision it will be necessary for additional land to be brought into public park use. Provision should be provided on-site where possible. In exceptional circumstances, a contribution towards off-site provision or improvement to access to open space may be acceptable. New developments will be expected to incorporate open space that is capable of reaching at least 'Good to Very Good' quality in line with the Green Flag Award standards.

If the proposed development is not located within an area which is deficient in either quantity or access to public park provision then consideration will be given to deficiency in any other type of open space provision. The applicant will be required to make a contribution towards the enhancement of open space or associated facilities.

This policy should be read in conjunction with Core Strategy Policy 34.

Justification and guidance on implementation

10.1.3 As all major residential development places additional pressure on existing public open space and recreational facilities it is reasonable that these developments contribute to improvements to open space.

10.1.4 Enfield has a borough-wide standard of 2.37 hectares per 1,000 population of public park provision. Areas with provision below this standard are defined as areas of deficiency. Within areas of deficiency all available opportunities should be taken to make new public park provision. Deficiency areas are identified in the Council's Open Space and Sports Assessment Update (2011). In circumstances where on-site provision is not possible contributions will be sought to improve access to or improve the quality of existing open spaces. This could include contributions towards strengthening Enfield's Green Grid (see Green Infrastructure and Open Environments: The All London Green Grid SPG (March 2012)) and Green Chains (see DMD 77 'Green Chains').

10.2 Play Space for Children and Young People

DMD 73

Children's Play Space

1. Within areas deficient in children's play space, developments with an estimated child occupancy of ten children or more will be required to incorporate on-site play provision to meet the needs arising from the development[19]. Where it is demonstrated to the Council's satisfaction that children's play space cannot be provided on-site, the applicant will be required to make a financial contribution towards ongoing off-site provision. Contributions may also be required for ongoing maintenance of facilities.

2. New formal play spaces must:

a. Be well located – new facilities should be sited in locations that are overlooked, away from busy roads, noise and pollutants and where possible enable cohesion and integration with existing communities;
b. Make use of natural elements and low-value materials;
c. Provide a wide range of play experiences;
d. Be inclusive to all;
e. Provide opportunities to experience risk and challenge;
f. Be sustainable and easy to maintain; and
g. Allow for change and evolution.

This policy should be read in conjunction with Core Strategy Policy 34.

19 Source: Mayor of London's Supplementary Planning Guidance on Shaping Neighbourhoods: Play and Informal Recreation, 2012

10 Green Infrastructure

Justification and guidance on implementation

10.2.1 This policy seeks to ensure that adequate provision of children's play is provided to meet the needs for development. It is widely acknowledged that the importance of children's play extends far beyond the activity itself but contributes towards child development through the development of a wide range of physical, social and emotional skills and abilities.

10.2.2 In areas that are deficient in children's play provision (Wards that would have less than 10 square metres of provision per child following the implementation of the proposed development), or locations where the nearest provision is more than 100m away, on-site children's play facilities must be provided. Further information about areas of deficiency is set out in the Council's Open Space and Sports Assessment Update (2011).

10.2.3 Information on how to calculate the child occupancy of a proposed development is set out in the Section 106 Supplementary Planning Document (SPD) (2011) in the methodology for calculating education contributions.

10.2.4 Part 2 of this policy addresses key issues relating to the nature and location of play. The use of low value materials can help ensure play areas are not vulnerable to theft. Applicants should also comply with the Mayor's SPG on Children and Young People's Play and Informal Recreation (2012).

10.3 Playing Pitches

DMD 74

Playing Pitches

1. Development involving the loss of playing field land and sports pitches will not be permitted.

2. The preference for new playing field land and sports pitches is natural grass pitches. The Council will only permit artificial grass pitches if all of the following criteria are met:

a. The location must have very good accessibility by public transport;
b. The site must have adequate road access and be able to accommodate car parking;
c. The site must be level and have suitable ground conditions;
d. The proposal must not harm the character or appearance of the area;
e. There is no harm to residential properties in terms of noise and light pollution;
f. There is no adverse impact on local flora and fauna;

3. Applications for new artificial pitches must provide details of proposed landscaping, enclosure and lighting. Applicants must demonstrate how lighting has been designed to prevent loss of amenity to local residents or harm to biodiversity.

4. Applications for artificial pitches that incorporate flood lighting on Metropolitan Open Land and in the Green Belt will be refused unless justified through very special circumstances.

This policy should be read in conjunction with Core Strategy Policy 34.

Justification and guidance on implementation

10.3.1 Providing formal and informal space for outdoor sports is of growing importance to support needs for established and emerging team sports. The Council will continue to protect sports pitches across the borough to facilitate health, wellbeing and social cohesion.

10.3.2 Artificial grass pitches offer smaller playing areas with artificially laid turf and floodlighting. Regular use results in minimal degradation to the artificial pitch and unlike natural pitches numerous games can be played well into the evening. Developments of this nature can have a negative impact on residential amenity, through light and noise pollution, and harm biodiversity and the character of a local area. However, in the right location artificial grass pitches can play a positive role in supporting health and wellbeing.

10.4 Waterways

DMD 75

Waterways

Waterfront Character and Access to Waterways

All development proposed on or close to the riverside must protect and enhance the waterfront character. Developments should maximise opportunities to provide publicly accessible riverside greenways or shared routes.

Industrial/ commercial development which is exposed to a waterway should address the waterway and create pleasant and interesting views from that waterway. The buildings should take architectural cues from existing heritage features and should provide an attractive, and where possible, active façade to encourage passive surveillance. Public access to the waterfront should be retained or introduced. Access for staff must be maintained as a minimum.

Moorings

Permanent residential or commercial moorings on the River Lee Navigation will be supported provided they meet all of the following criteria:

a. There is no harm to the intrinsic character of the river;
b. There is no detrimental impact on amenity arising from traffic generation or servicing needs;
c. There is no adverse impact on water-borne freight or leisure uses;
d. There is no adverse ecological impact;
e. There is no increase in flood risk; and
f. There is no adverse impact on existing or planned water based leisure and recreation uses.

Freight

Development which maximises transportation of freight by water will be supported.

This policy should be read in conjunction with Core Strategy policies 34 and 35.

Justification and guidance on implementation

10.4.1 Waterways, otherwise known as Blue Corridors, are comprised of rivers, streams, brooks and canals. The River Lee and Lee Navigation are of regional importance as they cross several local authority boundaries.

10.4.2 The Mayor of London's Blue Ribbon network supports London's rivers for a diverse range of uses and needs. The Council supports the Mayor's policy on the Blue Ribbon Network and will apply proposals in line with London Plan.

10.4.3 This policy seeks to maximise the opportunities waterways have to contribute towards the quality of the environment, provide recreational and residential use, and maximise use for transport.

10 Green Infrastructure

10.4.4 Historically, industrial areas have been located in close proximity to waterways in order to facilitate the transport of goods to and from the facility. This has led to a rich industrial heritage along Enfield's waterways. Many of the original buildings and features have been lost to make way for more efficient, yet architecturally poor, alternatives, and industrial areas have often turned their backs on the waterways. New developments should help to rediscover elements of this rich heritage and recognise its role in enhancing Enfield's waterways, which now predominantly act as a source of recreation for surrounding communities and those from further afield. Further information about the character of Enfield's waterways is set out in the Enfield Characterisation Study (2011).

10.4.5 The Council recognises that water freight is a realistic and sustainable alternative to the movement of freight by road, as supported by London Plan policies on increasing the use of Blue Ribbon Network as a transport corridor. The Council is supportive of maximising the transportation of freight by utilising Enfield's connection to the Lee Navigation, where the Edmonton Eco-park and other industry are located.

10.5 Wildlife Corridors and Green Chains

DMD 76

Wildlife Corridors

Development on sites that include or abut a wildlife corridor will only be permitted if the proposal protects and enhances the corridor.

This policy should be read in conjunction with Core Strategy Policy 36.

Justification and guidance on implementation

10.5.1 Wildlife corridors are continuous strips of wildlife habitat, connecting larger areas of habitat and allowing wildlife to move through an area otherwise impermeable to wildlife, such as the built environment. The corridors may be linked and provide an extension to the habitats of the sites which they join, but they are not always publicly accessible. Wildlife Corridors can include railway sidings and watercourses.

DMD 77

Green Chains

Development within a 5 minute walk or 400 metre radius from a Green Chain must integrate with the network and development will only be permitted if:

a. Any adverse impact on the Green Chain is minimised; and
b. The proposal protects and where possible improves the Green Chain route for cyclists and pedestrians.

This policy should be read in conjunction with Core Policy 34.

Justification and guidance on implementation

10.5.2 This policy seeks to protect and improve the role of Green Chains in facilitating access to open space and nature. Green Chains are areas of linked open spaces accessible to the public which provide way-marked paths and other pedestrian and cycle routes. They also enable flora and fauna to migrate around the borough and beyond. Some Green Chains are designated as Metropolitan Open Land (MOL). The definition covers anything from open spaces, footpaths, river corridors, canals/ towpaths, bridleways, disused railways and railway sidings and can predominantly be found in or adjacent to the New River, Turkey Brook, Salmons Brook and Pymmes Brook and in the vicinity of Boxers Lake.

10 Green Infrastructure

10.6 Biodiversity and Ecological Enhancements

DMD 78

Nature Conservation

Development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided and it has been demonstrated that appropriate mitigation can address the harm caused. Mitigation will be secured through planning obligations or planning conditions.

Major development on sites located within areas of deficiency must maximise opportunities to improve access to nature.

This policy should be read in conjunction with Core Strategy Policy 36.

10.6.1 The Council considers the following to be important ecological assets:

- The King George and William Girling Reservoirs Site of Special Scientific Interest;
- Sites of Importance for Nature Conservation (or sites that meet the criteria to be designated as such);
- Species and habitats of principal importance, that is: Ancient Woodland; Veteran Trees; those habitats and species listed on Section 41 of the Natural Environment and Rural Communities Act; or species and habitats with UK, London or Enfield Biodiversity Action Plans.

The Chingford Reservoirs Site of Special Scientific Interest

10.6.2 The Chingford Reservoirs, designated as a Site of Special Scientific Interest (SSSI) because of their importance for wintering wildfowl and wetland birds, are of national importance for conservation. They are of the highest priority for protection and development that would have an adverse impact on the reservoirs will not be permitted unless the needs for the development substantially outweigh the adverse impact on the site and the SSSI network as a whole.

Sites of Importance for Nature Conservation

10.6.3 SINCs (Sites of importance for Nature Conservation) are non-statutory sites designated at a local or regional level for their importance for conservation. Enfield has three tiers of sites:

- Sites of Metropolitan Importance: these are the best examples of wildlife sites in London and are selected by the Mayor of London and his officers at the Greater London Authority.
- Sites of Borough Importance: selected at a borough level, these are important wildlife sites for the borough.
- Sites of Local Importance: selected at a borough level these sites ensure that everyone has easy access to nature close to home.

Species and Habitats

10.6.4 All local authorities have a duty under the Natural Environment and Rural Communities Act 2006 to have due regard to the conservation of biodiversity in exercising all their functions. The duty aims to make biodiversity conservation an integral part of policy and decision making.

10.6.5 Clear aims for the maintenance, connection and extension of key habitats and species have been established through the London Biodiversity Action Plan (BAP), UK BAP and Enfield BAP.

10 Green Infrastructure

10.6.6 Proposed developments will need to demonstrate how the design of the scheme has regard to the need to preserve and enhance the ecological asset. Plans submitted will need to show how habitats will be appropriately managed. Major developments in areas deficient in access to nature (as defined in the London Plan), will be expected to incorporate or contribute towards the provision of areas where people can access and enjoy nature.

DMD 79

Ecological Enhancements

Developments resulting in the creation of 100m^2 of floorspace or one net dwelling or more should provide on-site ecological enhancements having regard to feasibility and viability.

This policy should be read in conjunction with Core Strategy Policy 36.

Justification and guidance on implementation

10.6.7 An ecological enhancement is the modification of a site to provide habitat for plants and animals. Most developments are capable of providing ecological enhancements to improve the biodiversity offer on that site. Enhancements could range from anything such as bird boxes to wildlife friendly landscaping or green roofs. The Council will expect ecological enhancements to be incorporated into developments and to be in scale with the development proposed.

10.6.8 Applicants will need to demonstrate compliance with this policy as part of a Sustainable Design and Construction statement in accordance with DMD 49 'Sustainable Design and Construction Statements' and Appendix 3: 'Sustainable Design and Construction Statements'. The scale of enhancements required should reflect the size and scale of the proposed development.

10.7 Trees and Landscaping

DMD 80

Trees on Development Sites

All development including: subsidiary or enabling works that involve the loss of or harm to trees covered by Tree Preservation Orders, or trees of significant amenity or biodiversity value, will be refused.

Where there are exceptional circumstances to support the removal of such trees, adequate replacement must be provided.

All development and demolition must comply with established good practice, guidelines and legislation for the retention and protection of trees. Proposals must:

a. Retain and protect trees of amenity and biodiversity value on the site and in adjacent sites that may be affected by the proposals;
b. Ensure that the future long term health and amenity value of the trees is not harmed;
c. Provide adequate separation between the built form and the trees including having regard to shading caused by trees and buildings.

Works to Protected Trees

Works to trees covered by a Tree Preservation Order or trees situated within a Conservation Area must ensure the long term health of the tree, and retain and enhance amenity value to the locality. Works must comply with current arboricultural best practice, guidelines and legislation.

10 Green Infrastructure

This policy should be read in conjunction with Core Strategy Policy 34.

DMD 81

Landscaping

Proposed development must provide high quality landscaping that enhances the local environment.

Landscaping should add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water run-off.

Priority should be given to planting large, shade-producing trees and indigenous species, or other species of high ecological value, where situations allow.

This policy should be read in conjunction with Core Strategy Policy 34.

Justification and guidance on implementation

10.7.1 Trees enhance visual amenity, help to moderate climate, temperature, sunshine and wind conditions by providing shade and shelter. Trees absorb carbon dioxide, filter and reduce harmful airborne pollution, reduce noise pollution and reduce water run-off thereby reducing the effects of flooding. They provide habitats for a broad range of wildlife, mark the changing of the seasons, provide a sense of well-being and place, provide health benefits, reduce crime and increase property prices.

10.7.2 New construction and demolition commonly threatens the survival of trees. Protection of trees from such damage enables preservation of their amenity value and maintenance of the benefits they provide in the urban ecosystem.

10.7.3 In assessing planning applications the Council will place a high regard for the retention of all trees of amenity and environmental value, taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.

10.7.4 Where applicable, it will be appropriate for applicants to ensure that submitted documents on the measures to be taken during demolition and construction to safeguard any retained trees is in accordance with BS: 5837 (2012) 'Trees in relation to design, demolition and construction' and any subsequent revisions.

10.7.5 Applicants are advised to seek qualified expertise through an appropriate arboricultural practise prior to the initial design phase to ensure that any tree constraints that may inform the site design and layout are identified at an early stage.

10.7.6 Where appropriate, provision must be made to increase tree cover on a development site and new tree planting and landscape schemes are encouraged. The emphasis is to plant large, shade-producing trees, and native trees where situations allow, following the principle of ‘right place, right tree’ as set out in the London Plan (through the London Tree and Woodland Framework). In addition consideration must be taken into account for any future maintenance requirements of any trees planted and how the trees may impact on the development, users, residents and adjoining properties and vice versa.

10.7.7 The Enfield Characterisation Study (2011) identifies areas of the borough where attractive landscaping would improve the whole environment, including industrial areas and retail parks.

10 Green Infrastructure

Green Belt

11 Green Belt

11.1 Protecting the Green Belt

DMD 82

Protecting the Green Belt

Inappropriate development within the Green Belt will not be permitted. Development that is not inappropriate will only be permitted if all of the following criteria are met:

a. The siting, scale, height and bulk of the proposed development is sympathetic to and compatible with the prime aim of preserving the openness of the Green Belt;
b. The development has regard to site contours, displays a high standard of design and landscaping to complement and improve its setting, and takes all measures to ensure that the visual impact on the Green Belt is minimised;
c. The nature, quality, finish and colour of materials blend with the local landscape to harmonise with surrounding natural features;
d. Where possible, existing trees, hedges, bushes and other natural features are retained and integrated with the scheme to ensure adequate screening. Where this is not possible, planning permission will only be granted if adequate mitigation measures are secured; and
e. Appropriate parking provision, safe access, egress and landscaping is provided to ensure vehicles are parked safely and that the development does not prejudice the openness of the Green Belt.

This policy should be read in conjunction with Core Strategy Policy 33.

Justification and guidance on implementation

11.1.1 Appropriate development in the Green Belt is defined in the NPPF. This includes some forms of development on previously developed sites. Policies are provided in DMD 89 'Previously Developed Sites in the Green Belt' (limited infilling, the partial or complete redevelopment of previously developed sites) and Section 11.6 'Crews Hill Defined Area'.

11.1.2 To assess proposals under DMD 82 'Protecting the Green Belt' applicants should demonstrate the following through design and access statements:

- How the development has been designed to reduce the visual impact on the Green Belt;
- How the proposal improves the attractiveness and quality of the landscape through soft landscaping;
- That where the opportunity allows, options for incorporating hedgerows and tree planting of native species are incorporated into the scheme.

11.1.3 There are some situations that may allow certain developments to take place in the Green Belt that under any other circumstances would not be allowed. These are known as ‘very special circumstances’ and if proven, are treated as a departure from the Local Plan. When attempting to prove very special circumstances the onus is on the applicant to prove that the exceptional nature of the proposal outweighs the harm that it would cause to the Green Belt.

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11.2 Development Adjacent to the Green Belt

DMD 83

Development Adjacent to the Green Belt

Proposed development located next to, or within close proximity to, the Green Belt will only be permitted if all of the following criteria are met:

a. There is no increase in the visual dominance and intrusiveness of the built form by way of height, scale and massing on the Green Belt;
b. There is a clear distinction between the Green Belt and urban area;
c. Views and vistas from the Green Belt into urban areas and vice versa, especially at important access points, are maintained.

Proposals should maximise opportunities to incorporate measures to improve the character of land adjacent to the Green Belt through environmental improvements such as planting and earth moulding, and the removal or replacement of visually intrusive elements such as buildings, structures, hard standings, walls, fences or advertisements.

Development must not restrict future public access/ rights of way from being provided. Where possible proposed development should increase opportunities for public access.

This policy should be read in conjunction with Core Strategy policies 31 and 33.

Justification and guidance on implementation

11.2.1 The Enfield Characterisation Study (2011) provides evidence to protect the character of land adjacent to the Green Belt. It notes that the presence of such attractive landscapes close to the urban edge is a valuable asset for the borough, but recognises that the quality of the "urban fringe" or interface between the rural character of the Green Belt and the urban area varies significantly. This policy will ensure that a clear distinction between the character of the Green Belt and the urban area is maintained and where possible strengthened.

11.3 Areas of Special Character

DMD 84

Areas of Special Character

New development within the Areas of Special Character will only be permitted if features or characteristics which are key to maintaining the quality of the area are preserved and enhanced.

This policy should be read in conjunction with Core Strategy policies 30, 31 and 33.

Justification and guidance on implementation

11.3.1 Enfield has a rich and diverse range of landscape types. The borough's unique character is strongly influenced by its topography. Parts of the borough which are important for their historic landscape character and rural character have been designated as Areas of Special Character. These are:

- Salmons Brook Valley
- Turkey Brook Valley

11 Green Belt

- Merryhills Brook Valley
- Theobalds Estate South
- Clay Hill
- Hornbeam Hills South
- Enfield Chase and Trent Park
- Whitewebbs Park and Forty Hall
- Lee Valley Reservoirs.

11.3.2 Information of the characteristic traits for each of Enfield's Areas of Special Character can be found in the Enfield Characterisation Study (2011).

11.4 Agriculture

DMD 85

Land for Food and Other Agricultural Uses

The use of land for growing food, including commercial and community food growing, will be supported throughout the borough.

Development on agricultural land will be permitted if the all of the following criteria are met:

a. The proposal delivers diverse and sustainable farming enterprises without harming the quality or character of the countryside;
b. The proposal, when implemented, ensures good environmental practice, including long term biodiversity benefits;
c. The proposal safeguards high quality agricultural land from irreversible development;
d. Proposals in relation to renewable energy sources do not over-farm the land to the detriment of the local character and ecology; and
e. The type and volume of traffic generated would not result in danger or inconvenience on the public highway or harm the rural character of local roads.

This policy should be read in conjunction with Core Strategy Policy 33.

Justification and guidance on implementation

11.4.1 There is a long history of agriculture and horticulture in the Enfield, which has played an important role in the development of the borough. The food sector continues to be an important contributor to Enfield's economy, with a range of small-scale producers, wholesalers and large companies generating significant income and providing many jobs. There is potential for better communication and future growth across the supply chain. This policy will help to implement the Enfield and the Mayor's Food Strategies which seek to develop and maintain a thriving local food economy and promote food production in appropriate areas.

DMD 86

Agricultural Workers' Dwellings

New dwellings for agricultural and horticultural workers will only be permitted if all of the following criteria are met:

a. The Council is satisfied that the associated agricultural unit is economically viable and has sound long-term prospects;
b. It can be demonstrated that the dwelling is essential to sustain the viability of the farming enterprise;

c. There is no suitable alternative accommodation in the locality; and
d. No existing dwelling serving the holding has been sold, leased or disposed of in any other way.

If the above criteria are met, planning permission will be issued for a temporary building for a period of no more than 3 years. Within this 3-year period an application for a permanent building can be submitted and a further assessment will be carried out against the criteria. Proposals will be subject to an agricultural worker occupancy condition.

This policy should be read in conjunction with Core Strategy Policy 33.

Justification and guidance on implementation

11.4.2 It will often be as convenient and more sustainable for such agricultural workers to live in nearby urban areas, or suitable existing dwellings, so avoiding new and potentially intrusive development in the Green Belt. However, there will be some cases where the nature and demands of agricultural work make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved. It is essential that all applications for planning permission for new occupational dwellings are scrutinised thoroughly with the aim of detecting attempts to abuse (e.g. through speculative proposals) the concession that the planning system makes for such dwellings. In particular, it will be important to establish whether the stated intentions to engage in farming are genuine, reasonably likely to materialise, and are capable of being sustained for a reasonable period of time. It will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.

11.4.3 If permission for temporary accommodation is granted, a permanent dwelling should not subsequently be given permission unless clear evidence is provided that the proposed enterprise is planned on a sound financial basis. Upon expiry of the 3-year time limit, the temporary building must be removed and the land reverted back to a landscape of rural character.

DMD 87

Equine-related development

Proposals for equine related development in the Green Belt, will only be permitted if all of the following criteria are met:

a. There is no adverse effect on landscape or nature conservation quality;
b. The agricultural land quality is maintained;
c. Adequate arrangements are made for the management of grazing areas;
d. The size and scale of stables and other development associated with the use do not harm the openness of the Green Belt; and
e. Hard-surfaced areas are kept to a minimum.

This policy should be read in conjunction with Core Strategy Policy 33.

Justification and guidance on implementation

11.4.4 Horse riding is a popular recreational activity and a number of sites in the borough are used for horsekeeping. The paraphernalia associated with horsekeeping such as stables and urbanised manege can be inappropriate if they detract from the openness of the Green Belt. Proposed horse-keeping and associated uses must avoid unnecessary buildings that would be detrimental to the Green Belt setting.

11 Green Belt

DMD 88

Farm Diversification

Proposals involving a change of use from agriculture to other business uses which contribute to sustainable development and help to sustain the agricultural industry will be supported.

Applications involving change of use from agriculture will only be permitted if all of the following criteria are met:

a. Agriculture remains the dominant use within the holding;
b. Building requirements are met through the re-use or replacement of existing building(s);
c. The proposed use improves the open land character by way of scale, location and design and would respect and preserve the openness and character of the Green Belt;
d. The proposed use does not generate excessive traffic or a significant number of additional trips;
e. The proposed use does not prejudice future opportunities for the land to revert back to agriculture use;
f. The proposed use does not unacceptably impact upon the amenities of residents or cause an unacceptable level of noise, light, air or water pollution;
g. The proposed use provides adequate landscaping and screening to minimise its visual impact;
h. There is no detrimental impact on nature conservation, wildlife habitats and historic features.

Proposals that support tourism or increase opportunities for outdoor sport and recreation will be looked at favourably.

This policy should be read in conjunction with Core Strategy policies 12 and 33.

Justification and guidance on implementation

11.4.5 The Council recognises that diversification to non-agricultural uses is vital to the continuing viability of many farm enterprises. The Council will support well-conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise. Proposals for diversification where the development preserves the openness of the Green Belt and does not conflict with the purposes of including land within it will be acceptable.

11.5 Developed Sites in the Green Belt

DMD 89

Previously Developed Sites in the Green Belt

1. Complete or partial redevelopment of sites on Major Developed Sites (Trent Park University Campus and Picketts Lock) will only be permitted where the proposal improves the character and appearance of the site and appearance from the surrounding Green Belt. New development must not have a greater impact on the openness of the Green Belt than the existing development.

2. Limited infilling or the partial or complete redevelopment of previously developed sites elsewhere in the Green Belt will only be permitted if all of the following criteria are met:

a. New development does not have a greater impact on the openness of the Green Belt;
b. The proposal does not lead to an increase in the developed proportion of the site;
c. The proposal does not lead to any significant increase in motorised traffic generation, as evidenced through a suitable traffic modelling tool; and
d. The proposal contributes towards the aims of sustainable development.

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This policy should be read in conjunction with Core Strategy Policy 33.

Justification and guidance on implementation

11.5.1 The policy sets out a two tier approach to protecting the Green Belt and delivering sustainable development. Limited infilling or the partial or complete redevelopment of previously developed sites will be appropriate subject to the criteria set out in the policy. Complete or partial redevelopment of sites may be appropriate on the Major Developed Sites identified as Trent Park University Campus and Picketts Lock, as identified on the Policies Map and subject to Core Policy 33 which identifies the Council's commitment to work with partners to prepare planning briefs or masterplans in order to guide appropriate future development that preserves and enhances the character of the green belt.

11.6 Crews Hill Defined Area

11.6.1 Enfield has a strong horticultural tradition with a distinctive area of nurseries and garden centres centred around the Crews Hill area. Crews Hill traders sell both wholesale and retail horticultural goods.

11.6.2 The following policies should be applied alongside other Green Belt policies to development within the Crews Hill Defined Area.

DMD 90

Appropriate uses in the Crews Hill Defined Area

1. Within the Defined Area, proposals for new garden centres on sites which have become redundant or are no longer required for horticultural uses will only be permitted if all of the following criteria are met:

a. In the case of a replacement building the new building must not be materially larger than the one it replaces and must be built to reflect an open form of development;
b. There is no external display or sale of goods other than trees, shrubs or other plants or horticultural products;
c. External display of goods and gardening products related directly to gardening, such as greenhouses, garden sheds, paving or rockery stones or related to leisure in the garden, must not be sited on a main road or any other position that would be visually intrusive or compromise traffic safety;
d. Advertisement displays on the site should be appropriate to, and in scale with, the road frontage of the premises and should complement the area;
e. Not less than 90% of the sales floorspace should be used for the sale of plants, bulbs, seeds and plant materials (whether for indoor or outdoor use), equipment, structures and products required for the purposes of gardening or the laying out of a garden; and
f. Sale of other goods should relate to the enjoyment of the gardens.

2. Proposals for intensive livestock units in the Defined Area will be only be permitted on existing glasshouse sites which are not directly adjacent to the Crews Hill residential estate.

3. Proposals for residential development within the Defined Area, including the change of use of existing buildings, will be refused.

This policy should be read in conjunction with Core Strategy Policy 33.

11 Green Belt

Justification and guidance on implementation

11.6.3 Proposals for residential development within the Crews Hill Defined Area will be resisted. Residential development in the area would adversely affect the future horticultural operation and viability of the garden centre uses to the detriment of the local economy.

11.6.4 Horticultural uses do not normally require planning permission within the Green Belt. However, when businesses buy-in and sell goods other than the produce grown on site, it is classified as development requiring planning permission. The Council will be supportive of well-conceived proposals for use of buildings for garden centres in the defined area.

11.6.5 The impact of Garden Centres in the Green Belt needs to be carefully managed. The Council will encourage open forms of garden centre development that allow considerable scope for landscaping where the container beds, growing area and planting provide an overall effect of greenery and openness.

DMD 91

Improving the General Appearance of the Crews Hill Defined Area

New development within the Crews Hill Defined Area should preserve the openness of the Green Belt. Development proposals must meet all of the following criteria:

a. Roadside and field boundary hedges, particularly along Theobalds Park Road or Cattlegate Road, should be retained or reinstated wherever possible. Existing features should be augmented by appropriate additional landscaping to reinforce boundaries, and screen and integrate adjacent sites;
b. Landscaping, means of enclosure and architectural detailing should be used to create a pleasant and safe rural environment for pedestrians, cyclists and vehicles at all times of the day;
c. Servicing and refuse storage should be located sensitively and screened where possible;
d. All advertisements must be of an appropriate size and type in relation to the premises and to the street scene; and
e. External materials should be of high quality and local materials should be used to create a distinctive character and identity.

This policy should be read in conjunction with Core Strategy Policy 33.

Justification and guidance on implementation

11.6.6 The distinctive characteristics and typology of the Crews Hill Defined Area are identified in the Enfield Characterisation Study (2011). This has been used to inform this policy, with the aim of ensuring that future development contributes towards improving the appearance of this sensitive area of the Green Belt.

Appendix 1: Evidence Base

In addition to the documents listed in Appendix 4 of the Core Strategy, the following documents and studies have informed the Development Management Document (DMD).

National Planning Policy

• National Planning Policy Framework (NPPF) (2012)

• Manual for Streets 2: Wider applications of principles (Chartered Institute of Highways and Transportation, Department for Transport) (2010)

Regional plans and policies

• Draft Climate Change Adaptation Strategy (GLA) (2010)

• Green Expectations: London's Low Carbon Job Prospects (LDA) (2010)

• London Housing Design Guide (GLA) (2010)

• London Plan (GLA) (2011)

• Mayor's Economic Development Strategy for the London Development Agency (2010)

• Mayor's Transport Strategy (GLA) (2010)

• Mayor of London District Heating Manual for London (GLA) (2013)

• Upper Lee Valley Opportunity Area Planning Framework (GLA) (2012)

All London Green Grid Supplementary Planning Guidance (GLA) (2012)

Mayor's Supplementary Planning Guidance on Shaping Neighbourhoods: Play and Informal Recreation (GLA) (2012)

Local plans and policies

• Draft Childhood Healthy Weight Strategy (LBE) (2011)

• Child and Family Poverty Action Strategy (LBE) (2011)

• Housing Strategy (LBE) (2012)

• Surface Water Management Plan (LBE) (2012)

• Draft Young Peoples Plan (LBE) (2011-2015)

• Enfield - A Fairer Future for All. Council Business Plan (LBE) (2011-2014)

• Enfield 2020 Sustainability Programme and Action Plan (LBE) (2013)

• Draft Wheelchair Design Guide (LBE) (2013)

• Food Strategy (LBE) (2011)

• Joint Strategic Needs Assessment (Enfield PCT) (2010-2012)

• Local Economic Assessment (LBE) (2011)

• Local Implementation Plan and Enfield's Transport Strategy (2011)

Appendix 1: Evidence Base

• Market Statement (LBE) (2011)

Local Studies

Table 1.1

Project	Objectives
Areas of Archaeological Importance Review (2012)	Identifies and recommends proposed changes to Areas of Archaeological Importance
Employment Land Review (2012)	Review market demand for designated employment sites. Provide up to date evidence to justify protection of employment sites.
Enfield Characterisation Study (2011)	To describe the form, character and special attributes of Enfield borough.
Areas of Special Character Review (2012)	Identifies and recommends proposed changes to Areas of Special Character.
Town Centre Uses and Boundaries Review (2013)	Set appropriate boundaries for district centres, local centres and shopping parades.
Surface Water Management Plan (2012)	Identify areas at risk of surface water flooding.
Pre-feasibility Study of the Viability of a Decentralised Energy Network in the Context of the Upper Lee Valley (2011)	Assess feasibility of developing DENs particularly in the Upper Lee Valley. To ensure that networks are secured through the planning application process.
Enfield Open Space and Sports Assessment Update (2011)	Inform designation of sites for protection. Establish open space standards for new development including standards for children's play.
Open Space Policies Map Paper (2013)	Report details of new open space sites, changes to existing boundaries and deletion of existing open spaces.
Metropolitan Open Land and Green Chain Associated Open Space Review (2013)	Create robust and defensible boundaries to protect MOL and to recommend the designation of Green Chain Associated Open Space as MOL where they meet the GLA criteria.
Review of Enfield's Sites of Local and Borough Importance for Nature Conservation (2013)	Designate sites for protection according to approved criteria.
Enfield's Detailed Green Belt Boundary Review (2013)	Create robust and defensible boundaries to protect the Green Belt.
Report on Location of Tall Buildings and Important Local Views in Enfield (2013)	Identify appropriate; inappropriate and sensitive sites for tall buildings and important local views for use in decision making.
Community Infrastructure Levy and Development Management Document Viability Assessment (2013)	To ensure that costs involved in complying with DMD policies in the setting of CIL charges do not make developments unviable.

Appendix 2: Relationship to Unitary Development Plan (1994) Policies

Table 2.1 Relationship of DMD Policies and Saved Unitary Development Plan (UDP) (1994) Policies

UDP POLICY			LOCAL PLAN POLICY DOCUMENTS				
UDP Policy No . *(excludes policies expired Sept 07)*	**Policy Title**	**Is the UDP Policy superseded by a DPD Or Expired.**	**Core Strategy DPD Core Policy No.**	**Development Management DPD DMD No.**	**Area Action Plan DPDs**	**Sites Schedule DPD**	**Enfield Design Guide SPD**
(I) EO1	Equal Opportunities	Y	9[20]	Development Management Document has been subject to an Equalities Impact Assessment			
(I) N1-N4	Borough Structure	Y	[21]				
(I) EN1-EN6	General Environmental Considerations	Y	28-36	37, 38, 43, 44, 49, 50, 57, 59-62, 64-71,75, 76, 78, 79, 80, 82, 84			
(II) EN3-EN5	Advertisements	Y	33	41			Y
(II) EN6	Telecommunications	Expired		Not replaced			
(II) EN10-EN15	Nature Conservation	Y	36	76, 78, 79			
(II) EN16	Article 4 Directions	Expired	[22]	Not replaced			
(II) EN17-EN18	Environmental improvements	Y	29	50			
(II) EN20-EN21	Vacant and Under-Used Land	Expired	[23]	Not replaced			

20 Core Strategy preparation has been subject to an Equalities Impact Assessment
21 Addressed in section 4.1 Spatial Strategy of the Adopted Core Strategy
22 Article 4 Directions are addressed in national policy
23 General development considerations are addressed by national policy

Appendix 2: Relationship to Unitary Development Plan (1994) Policies

UDP POLICY			LOCAL PLAN POLICY DOCUMENTS				
UDP Policy No . *(excludes policies expired Sept 07)*	**Policy Title**	**Is the UDP Policy superseded by a DPD Or Expired.**	**Core Strategy DPD Core Policy No.**	**Development Management DPD DMD No.**	**Area Action Plan DPDs**	**Sites Schedule DPD**	**Enfield Design Guide SPD**
(II) EN23	Environmental Education	Expired		Not replaced			
(II) EN24-EN26	Minerals	Y	23				
(II) EN29	Waste	Y	21, 22	49, 57			
(II) EN30-EN32	Pollution	Y	32	64, 65, 66, 67, 68, 69, 70			
(I) G1-G3	Green Belt	Y	33	82			
(II) G1-G5	Environmental Measures / Management	Y	33	82, 88			
(II) G6	Areas of Special Character	Y	33	84			
(II) G7-G10	Landscape Measures	Y	31	78, 80, 81, 82			Y
(II) G11-G19	Environmental Measures Affecting New Development	Y	28, 29	81, 82			
(II) G20-G21	Urban Edge	Y	33	83			
(II) G22 & G24	Agriculture	Y		85, 86			
(II) G25	Horticulture	Expired		Not replaced			
(II) G26	Garden Centres	Expired		Not replaced			
(II) G27-G28	Horsekeeping	Y		87			
(II) G29-G30	Lee Valley Regional Park	Y	33, 35	89			
(II) G31-G33	Recreation	Y	11, 34	87			
(II) G34-G39	Residential Development	Y		90			

UDP POLICY			LOCAL PLAN POLICY DOCUMENTS				
UDP Policy No . *(excludes policies expired Sept 07)*	**Policy Title**	**Is the UDP Policy superseded by a DPD Or Expired.**	**Core Strategy DPD** **Core Policy No.**	**Development Management DPD** **DMD No.**	**Area Action Plan DPDs**	**Sites Schedule DPD**	**Enfield Design Guide SPD**
(II) G40-G41	Horticulture / Garden Centres	Y		90, 91			
(II) G42	Livestock Units	Y		90			
(II) G43	Horsekeeping	Y		87			
(II) G44-G45	Landscape Treatment	Y		91			
(I) O1, O2 & O4	Open Space & Metropolitan Open Land	Y	34	71			
(I) O3	Green Chains	Y	34	77			
(II) O1-O5	Metropolitan Open Land	Y	34	71			
(II) O6-O9	Green Chains	Y	34	77			
(II) O10-O18	Urban Open Space	Y	34	71, 72,73			
(II) O19	Playing Fields	Y	34	74			
(II) O20	Leisure Gardens (Allotments)	Y	34	85			
(I) C1	Conservation and Townscape	Y	31	44, 84			
(II) C1-C7	Archaeology and Ancient Monuments	Y	31	44, 84			
(II) C8-C11	Procedures	Expired	**(24)**	Not replaced			
(II) C12-C14	Protection and Maintenance of Listed Buildings	Y	31	44			Y

24 General development considerations are addressed by national policy

UDP POLICY			LOCAL PLAN POLICY DOCUMENTS				
UDP Policy No . *(excludes policies expired Sept 07)*	**Policy Title**	**Is the UDP Policy superseded by a DPD Or Expired.**	**Core Strategy DPD Core Policy No.**	**Development Management DPD DMD No.**	**Area Action Plan DPDs**	**Sites Schedule DPD**	**Enfield Design Guide SPD**
(II) C16-C17	Use of Listed Buildings	Y	31	44			
(II) C18-C20	Historic Landscapes	Y	31	44, 84			Y
(II) C21	Designation of Conservation Areas	Y	31				
(II) C23-C25	Safeguarding the Environment in Conservation Areas	Y	31				
(II) C26-C31	Quality of Development	Y	30, 31	44			
(II) C32-C34	Advertisements	Y		41			
(II) C35-39	Tree Protection	Y		80			
(I) GD1-GD2	General Development Considerations	Y	30 [25]	37			
(II) GD1	Land Use Compatibility	Expired	[26]	Not replaced			
(II) GD3 - GD9	Planning Standards	Y		37, 38, 39, 40, 42, 45			
(II) GD 10	Integration of Development	Y	30	37			
(II) GD12-GD13	Flooding and Surface Water Drainage	Y	28, 29	59, 60, 61, 62, 63			
(I) H2-H4	Housing	Y	2 - 6	1, 2, 4, 5, 15			
(II) H2-H4	Housing - The Existing Housing Stock	Y	4-6	4, 5, 30			

25 General development considerations are addressed by national policy
26 General development considerations are addressed by national policy

UDP POLICY			LOCAL PLAN POLICY DOCUMENTS				
UDP Policy No . *(excludes policies expired Sept 07)*	**Policy Title**	**Is the UDP Policy superseded by a DPD Or Expired.**	**Core Strategy DPD Core Policy No.**	**Development Management DPD DMD No.**	**Area Action Plan DPDs**	**Sites Schedule DPD**	**Enfield Design Guide SPD**
(II) H5-H6	Housing - The Existing Housing Stock	Y	5-6	1, 2, 3, 4, 5			
(II) H8-H15	Standards of Residential Development - General Standards of Residential Development	Y		8, 9, 10, 11, 13, 14			
(II) H16	Standards of Residential Development - Conversions	Y		5			Y
(II) H18	Standards of Residential Development - Housing Needs of People with Disabilities	Y	6	15			
(II) H20	Housing Support Services - Accommodation for Homeless Persons	Y		15			
(II) H22	Housing Support Services - Special Needs	Y	6	15			
(I) E1-E4	Employment and Economic Development	Y	13, 14, 15, 16, 17, 18, 19	19, 20, 22, 23, 24, 25			
(II) E1	Availability of Land and Labour	Y	13, 14, 15, 19	19, 20, 22, 23, 24			
(II) E2-E3	Commercial and Industrial Defined Areas	Y	14, 19	19, 26			
(II) E4	Special Needs of Small Firms	Y	15	24			
(II) E5-E7	Secondary Industrial Premises	Y	14, 15	19 ,20			

UDP POLICY			LOCAL PLAN POLICY DOCUMENTS				
UDP Policy No . *(excludes policies expired Sept 07)*	**Policy Title**	**Is the UDP Policy superseded by a DPD Or Expired.**	**Core Strategy DPD Core Policy No.**	**Development Management DPD DMD No.**	**Area Action Plan DPDs**	**Sites Schedule DPD**	**Enfield Design Guide SPD**
(II) E9	Non-Commercial and Industrial Uses	Y	14	21			
(II) E11	Standards of Development	Y		39			
(II) E12	Infrastructure	Expired		Not replaced			
(II0 E13	Infrastructure	Y		23			
(II) E14-E15	Environmental Safeguards	Y		64, 68	Y		
(I) S1-S3	Shopping and Town Centres	Y	17	25, 26, 27, 28			
(II) S1	Town Centres	Y	17	26			
(II) S2	Town Centres	Y	17	27			
(II) S3	Management of the Town Centres	Y	17, 18	25, 26, 27, 28, 30, 32, 33, 34, 35, 36	Y		
(II) S5-S11	Non-Retail Uses in Town Centres	Y	17, 18	25, 26, 27, 28			
(II) S13-S15	Local Centres	Y	17, 18	28, 29			
(II) S17	Major Out-of-Centre Retail Development	Y		25			
(II) S18	Food and Drink Establishments	Y		32			
(II) S19	Design Considerations	Y	30	40, 41			Y
(II) S20-S21	Accommodation on Upper Floors	Y		30			
(II) S22	Access for People with Disabilities	Y		37			

UDP POLICY			LOCAL PLAN POLICY DOCUMENTS				
UDP Policy No . *(excludes policies expired Sept 07)*	**Policy Title**	**Is the UDP Policy superseded by a DPD Or Expired.**	**Core Strategy DPD** **Core Policy No.**	**Development Management DPD** **DMD No.**	**Area Action Plan DPDs**	**Sites Schedule DPD**	**Enfield Design Guide SPD**
(I) T1-T11	Transportation	Y	24 - 27	45, 46, 47, 48, 49, 77			
(II) T1	Land Use and Transportation	Y		8			
(II) T3-T5	Public Transport	Y	26				
(II) T6-T7	Roads - Highway Network	Y	24				
(II) T8-T12	Roads - Environmental Considerations	Y	24-27				
(II) T13	Roads - Highway Improvements	Y		46, 47			
(II) T14	Roads - Highway Improvements	Y	46				
(II) T15 -T17	Pedestrians	Y	25	47			
(II) T19-T21	Cycling	Y	25	45, 47			
(II) T22-T23	Freight - Road Freight	Y	27				
(II) T24	Freight - Rail	Y	27				
(II) T25-T26	Freight - Waterways	Y	27	75	Y		
(II) T27-T32	Parking	Y		45			
(II) T33	Safety	Y	9	46, 47			
(I) AR1-AR2	Arts, Recreation and Tourism	Y	11, 12	16, 17			
(II) AR1& AR3	Recreation	Y	11	16, 17			

Appendix 2: Relationship to Unitary Development Plan (1994) Policies

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UDP Policy No . *(excludes policies expired Sept 07)*	**Policy Title**	**Is the UDP Policy superseded by a DPD Or Expired.**	**Core Strategy DPD Core Policy No.**	**Development Management DPD DMD No.**	**Area Action Plan DPDs**	**Sites Schedule DPD**	**Enfield Design Guide SPD**
(II) AR4-AR5	Arts, Culture and Entertainment	Y	11	16, 17			
(II) AR6-AR7	Tourism	Y	12	31			
(I) CS1	Community Services	Y	7 - 10	16, 17			
(II) CS1-CS3	Land and Environmental Considerations	Y		16, 17		Y	
(II) CS4	Day Nurseries	Y		18			
(II) CS5	Places of Public Worship	Y		16, 17			
(II) ET1	Enfield Town - Land Uses	Y	17, 18, 42, 43	25			
(II) ET4, ET6, ET7, ET 8 and ET 12.	Enfield Town - Shopping Developments	Expired	17, 18, 42, 43	Not replaced			

Appendix 3: Sustainable Design and Construction Statements

All development proposals must be accompanied by a Sustainable Design and Construction Statement, the scale and scope of which will be determined on a site-by-site basis and as published in the local validation list upon adoption of this document and in further guidance as set out in the Council's Local Development Scheme. It will outline how the proposal complies with relevant local, regional and national sustainable design and construction policies and should include as a minimum, information and evidence (where relevant) under the following headings:

A. Energy Statement

The sustainable design and construction statement will be required to include an Energy Statement for all developments to demonstrate how the development has minimised on-site CO2 emissions in accordance with the principles of the energy hierarchy to achieve the requirements of Core Policy 20.

Energy assessments should include the following details:

1. A calculation of baseline energy demand and carbon dioxide emissions (or Target Emission Rate) for regulated energy;
2. Outline measures taken to reduce the energy demand of the development through energy efficient design of the site, buildings and services;
3. Demonstrate the feasibility of further reductions in carbon dioxide emissions through the use of decentralised energy sources in accordance with DMD 52 'Decentralised Energy Networks';
4. Where necessary, demonstrate the feasibility of utilising Low or Zero Carbon Technologies after all possible savings have been secured through points 1-3 above

Separate sections under each of the points will need to take account of unregulated energy uses (as derived from appliances not covered by Building Regulations) and developers will be required to show how, as a result of development energy consumption and consequently carbon emissions have been reduced.

If it can be demonstrated that the achievement of relevant energy targets is not technically feasible or economically viable, the Energy Statement will be required to express the shortfall in tonnes of carbon/year and, in accordance with the formula adopted by the S106 SPD, a calculation of the cost to off-set the remaining carbon over the lifetime of the development (currently set at 30 years).

Where developers are seeking to off-set an identified shortfall through near-site enhancement options, including refurbishment of existing properties, the Energy Statement must contain clear calculations of the amount of carbon that is saved as a result of works. This figure must be equal to or greater than the shortfall and relevant legal agreements with relevant parties will form the basis of a S106 agreement to secure the works.

For further guidance please refer to the GLA's guidance on preparing energy assessments at http://www.london.gov.uk/priorities/planning/strategic-planning-applications/pre-planning-application-meeting-service/energy-assessments.

B. Water Efficiency

In accordance with DMD 58, the Sustainable Design and Construction Statement should include a section examining water efficiency within the development to meet relevant targets specified by the Policy. It should also provide details of the maximum level of water that can feasibly be provided to the development from rainwater and, where possible, grey water recycling, and include proposals for the integration of such systems into the development.

All new development proposals will be required to demonstrate that there is sufficient water supply infrastructure capacity both on and off site to serve the development or that any necessary upgrades will be delivered ahead of the occupation of development.

Relevant calculator tools utilised by the Code for Sustainable Homes and BREEAM can be used to qualify the statements and may form the basis of a condition attached to any planning consent.

Appendix 3: Sustainable Design and Construction Statements

C. Design

Linked to DMD 37 'Achieving High Quality and Design-Led Development', DMD 49 'Sustainable Design and Construction Statements', DMD 51 'Energy Efficiency Standards', DMD 53 'Low and Zero Carbon Technology', DMD 55 'Use of Roof Space/ Vertical Surfaces', DMD 56 'Heating and Cooling', DMD 59 'Avoiding and Reducing Flood Risk', DMD 61 'Managing Surface Water' and DMD 62 'Flood Control and Mitigation Measures'this section of the statement should demonstrate how sustainable design and construction best practice has influenced the form, bulk, mass and layout of the scheme to adapt to climate change and maximise efficiencies including:

- passive solar design;
- adequate daylighting;
- flood resilient design;
- reducing the need for heating and cooling;

Where appropriate and consistent with DMD 8 'General Standards for New Residential Development' a daylighting study may also need to feature within the sustainable design and construction statement.

D. Waste Management and Construction

Details of fully accessible waste and recycling storage will be required for all applications (excluding householder) in accordance with the London Borough of Enfield's: Waste a Recycling Planning Storage Guidance ENV 08/162 or replacement document. In addition developments will be required to demonstrate compliance with WAS1 of the Code for Sustainable Homes (in the case of residential development) and WST 03 of BREEAM or equivalent.

A Site Waste Management Plan will be required for all Major developments (and those defined under the Clean Neighbourhoods and Environment Act 2005) to accord with the requirements of Policy 5.18 of the London Plan and demonstrate procedures for the minimisation of construction waste consistent with the principles of the waste hierarchy: reduce; reuse; recycle; recover.

As a minimum SWMPs should include:

A. Target benchmarks for resource efficiency set in accordance with best practice.

B. Procedures and commitments to minimise non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.

C. Procedures for minimising hazardous waste.

D. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)

E. Diversion of waste from landfill should adhere strictly to the principles of the waste hierarchy of reduce; reuse; recycle; recover and evidence demonstrating each tier has been exhausted before a subsequent tier is employed according to the defined waste groups (in line with waste streams generated by the scope of the works). In additional a minimum of 85% of non-hazardous site construction waste by volume or weight must be diverted from landfill.

All other developments will be required to demonstrate through their statements how construction and demolition waste has been minimised so far as practicable and commensurate with the scale and scope of the scheme.

The statement should include details of how construction site impacts have been minimised to prevent undue disruption to the surrounding areas, prevention of air and water pollution, and that all reasonable measures have been introduced to reduce energy and water consumption in accordance with the requirements of MAN2 of the Code for Sustainable Homes (for residential development) and MAN 03 of BREEAM (for non-residential development) or equivalent.

E. Materials and Green Procurement

Appendix 3: Sustainable Design and Construction Statements

DMD 57 'Responsible Sourcing of Materials, Waste Minimisation and Green Procurement' requires major development to submit a Green Procurement and Construction Plan. This should demonstrate how the procurement of materials for the development will promote sustainability, including by use of low impact, locally and/or sustainably sourced, reused and recycled materials. The Plan should also include strategies to secure local procurement and employment opportunities. Wherever possible, this should include targets and a process for the implementation of this plan through the development process.

In addition, all other forms of development will be required to submit a statement and relevant evidence to demonstrate that all materials used have been responsibly sourced and their embodied energy minimised. Relevant calculator tools under the Code for Sustainable Homes and BREEAM may be submitted with the scheme as well as excerpts from the 'Green Guide to Specification' at http://www.bre.co.uk/greenguide/podpage.jsp?id=2126. Where applicable the reuse of existing structures will be encouraged.

Strategies to secure local procurement and employment opportunities are likely to feature as one of the Heads of Terms of a s106 agreement accompanying any consent.

F. Health and Wellbeing:

The statement should contain details outlining how the development has been designed for flexible use and adaptation to reflect changing lifestyles and needs of the end user including:

- Adequate daylighting (DMD 8 'General Standards for New Residential Development');
- Access to amenity space (DMD 9 'Amenity Space');
- Access to recreation and play facilities (DMD 71 'Protection and Enhancement of Open Space', DMD 72 'Open Space Provision', DMD 74 'Playing Pitches' & DMD 73 'Children's Play Space');
- Provision of community services;
- Consistent with DMD 37 'Achieving High Quality and Design-Led Development' demonstrating that the development is flexible enough to respond to social, technological and economic change;
- Provision of home office facilities;
- Evidence demonstrating compliance with the principles of Lifetime Homes a through each of the 16 criterion implementing best practice were feasible;
- Adherence to DMD 15 'Specialist Housing Needs' demonstrating where necessary how the development has been design to accommodate specialist needs, including wheelchair accessibility;
- Submission of a Health Impact Assessment consistent with Policy 3.2 of the London Plan where appropriate;
- Provision for food growing space/allotments; and,
- Where appropriate, assessment under BREEAM Communities.

The statement should make explicit reference to Policies in the Local Plan, Enfield's Sustainability Programme, the Sustainable Communities Strategy and the objectives contained within Enfield's Food Strategy.

G. Surface Water Run-off and Flood Risk:

In accordance with DMD 59 'Avoiding and Reducing Flood Risk', DMD 60 'Assessing Flood Risk', DMD 61 'Managing Surface Water', DMD 62 'Flood Control and Mitigation Measures' & DMD 63 'Protection and Improvement of Watercourses and Flood Defences' this section of the statement should evidence how surface water run-off has been attenuated from pre- to post construction, including details of Sustainable Drainage Systems proposed, any rain water harvesting installations,the sustainable drainage strategy, and where appropriate flood risk assessments.

As part of the Sustainable Drainage Strategy, developers will also be required to demonstrate that there is sufficient wastewater infrastructure both on and off site to serve the development.

Proposals in areas susceptible to flooding will be required to include flood resistant and/or resilient measures to mitigate potential flood risks in accordance with DMD 59 'Avoiding and Reducing Flood Risk', DMD 61 'Managing Surface Water', DMD 62 'Flood Control and Mitigation Measures' & DMD 63 'Protection and Improvement of Watercourses and Flood Defences'.

H. Ecology and Green Infrastructure:

Appendix 3: Sustainable Design and Construction Statements

In accordance with DMD 75 'Waterways', DMD 76 'Wildlife Corridors', DMD 77 'Green Chains', DMD 78 'Nature Conservation', DMD 79 'Ecological Enhancements', DMD 80 'Trees on Development Sites' & DMD 81 'Landscaping' the proposal will be required to outline how the development will contribute to the protection, enhancement or restoration of the ecological value of the site and, if appropriate the surrounding area, including the provision of living roofs and landscaping/design features as well as contributing to the formation and enhancement of waterways, wildlife corridors and green chains[27] [28] [29]adapted to the identified priorities of the Biodiversity Action Plan for Enfield. Validation requirements for applications may require the submission of an Ecological Report and/or Tree Survey, these documents would form the basis of this section as appropriate.

I. Travel:

Evidence should be provided to demonstrate how the development has sought to minimise traffic generation and the need to travel by car/private motor vehicle in accordance with DMD 47 'Access, New Roads and Servicing'. In accordance with Policy 6.13 of the London Plan the location, number and type of electric charging points (both active and passive) must be evidenced and qualified by this accompanying statement. Where appropriate Transport Assessments and Travel Plans should accompany the statement.

J. Pre-assessments:

All new residential developments and all major non-residential developments must submit detailed pre-assessment under the Code for Sustainable Homes or the relevant BREEAM scheme undertaken by a BRE qualified and licensed assessor, these will form Appendices to the Sustainable Design and Construction Statement.

Other documents that may form part of the Sustainable Design and Construction Statement include, but are not limited to:

- Ecological Report;
- Tree Survey;
- Site Waste Management Plan;
- Health Impact Assessment;
- Transport Assessment;
- Flood Risk Assessment/Hydrology Report;
- Environmental Impact Assessment;
- Contaminated Land Study;
- Light Assessment Report;
- Noise Impact Assessment; and,
- Demolition Statement

The requirement for these documents will be triggered by the Local Validation List.

Outline Applications

Outline planning applications need to fully address and commit to sustainable design and construction measure including energy efficiency. Depending on the matters to be considered, applicants should still undertake initial feasibility work on all the aspects set out above. The energy statement, in particular should address a site-wide energy strategy to form the framework of consideration for reserved matters applications. The structure should

27 The Mayor of London published the All London Green Grid SPG in March 2012 with a remit to promote the concept of green infrastructure, and increase its delivery by boroughs, developers, and communities, by describing and advocating an approach to the design and management of green and open spaces to deliver hitherto unrealised benefits. These benefits include sustainable travel, flood management, healthy living, and creating distinctive destinations; and the economic and social uplift these support.

28 Of the 12 Green Grid Areas, Enfield features in Green Grid Area 1 - Lea Valley and Finchley Ridge (GGA1). This together with the emerging Upper Lea Valley Opportunity Area Framework and the Upper Lea Valley Landscape Strategy provides a clear strategy as to how this should be improved and enhanced along with other pressures for development in each area.

29 Green Infrastructure relates to a network of multifunctional open spaces necessary to support social, economic and environmental benefits close to where people live and work. Open spaces include green spaces such as parks, allotments, commons, recreation grounds and playing fields; children's play areas, woodlands, waterways and natural habitats and civic spaces such as squares.

Appendix 3: Sustainable Design and Construction Statements

be the same as set out for full planning applications. Based on this information the Local Planning Authority will secure conditions to ensure that reserved matters applications contain an sustainable design and construction strategy that demonstrates consistency with the outline document submitted and energy strategy.

Existing Buildings

The Council recognises the importance of improving the energy performance of the existing building stock and proposals involving refurbishment, fit out, conversion, or the change of use of an existing building that do not qualify for an assessment listed nder DMD 51 'Energy Efficiency Standards'will be encouraged to achieve high standards of energy and water efficiency, and should seek to exceed relevant Building Regulations wherever possible with a baseline requirement for development to achieve an Energy Efficiency Rating (EER) or Energy Performance Asset Rating (EPAR) of 65 or an 8% improvement (whichever provides the greatest improvement over relevant Building Regulations).

Planning applications for changes to existing domestic and non-domestic units will need to be accompanied by a completed 'sustainable design and construction statement' to identify if there are any reasonable improvements that could be made to the performance of the existing unit. Where measures are identified these will be enforced via condition in any approvals.

For domestic applications improvements will include, but will not be restricted to:

1. Loft insulation (where lofts exist and 300mm of insulation is not currently present);
2. Cavity wall insulation (where cavities exist and are not filled);
3. Solid wall insulation;
4. Improved heating controls (including TRVs, programmable timers, room thermostats);
5. Provision of A-rated boilers as a minimum (with a maximum NOx emission of 70mg/kWh);
6. Triple, double or secondary glazing (with low e-coating);
7. Energy efficient lighting (both internally and externally);
8. Draft-proofing; and,
9. Low flush toilets, flow restrictors, delayed inlet valves, low flow taps and rain water harvesting where appropriate

Opportunities for micro-generation of renewable energy through retrofitting will be supported, where appropriate in accordance with DMD 53 'Low and Zero Carbon Technology'.

Proposals in areas susceptible to flooding will be required to include flood resistant and/or resilient measures to mitigate potential flood risks in accordance with DMD 59 'Avoiding and Reducing Flood Risk', DMD 61 'Managing Surface Water', DMD 62 'Flood Control and Mitigation Measures' & DMD 63 'Protection and Improvement of Watercourses and Flood Defences'.

Additional energy targets will be required for major residential and non-residential applications involving refurbishment, fit out, conversion, or the change of use of an existing building based on the BREEAM minimum standards for energy efficiency in accordance with the targets set by DMD 50 'Environmental Assessment Methods'. Further energy efficiency standards will be considered and published following review of current Policy or as part of subsequent SPD.

Viability

Where a scheme seeks to demonstrate the exceptional circumstances for non-conformity with a Sustainable Design and Construction Policy through either technical feasibility or economic viability, this will need to be clearly evidenced through the Sustainable Design and Construction Statement accompanying the scheme. The assessment of economic viability shall feature under any of the relevant headings or form a stand-alone section within the statement and will provide more detailed and technical information that builds on the relevant viability toolkit submitted with the application and clearly outlines the exceptional costs associated with the requirement. Alternative or potentially mitigating scenarios will need to be fully explored and justified. The merits of the viability testing will be scrutinised and if necessary negotiated upon based on the Council's own evidence.

Appendix 3: Sustainable Design and Construction Statements

Appendix 4: Housing

Minimum Space Standards

The following minimum space standards will be applied in line with the London Plan (2011) and/or the London Housing Design Guide:

- Minimum floor areas

Table 4.1

	Dwelling type (bedroom (b)/persons-bedspaces(p))	**GIA (sq m)**
Flats	1p	37
	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99
2 storey houses	2b4p	83
	3b4p	87
	3b5p	96
	4b5p	100
	4b6p	107
3 storey houses	3b5p	102
	4b5p	106
	4b6p	113

For dwellings designed for more than 6 people, at least 10 sq m gross internal area should be added to the minimum standard for 6 person accommodation for each additional person. For the purposes of this document, studio flats are defined as accommodation usually consisting of a continuous/non compartmentalised space (for sleeping and living in), a bathroom and sometimes a separate kitchen.

For residential units within the roof space, the space within the eaves can provide the opportunity for storage space. Where these are allocated and appropriate for storage, these areas may be counted and therefore deducted from the storage space requirements specified in the London Housing Design Guide.

Appendix 4: Housing

- Floor to ceiling heights: The minimum floor to ceiling height in habitable rooms should be 2.5m between finished floor level and finished ceiling level. A minimum floor to ceiling height of 2.6m in habitable rooms is considered desirable and taller ceiling heights are encouraged in ground floor dwellings.

Dwelling functionality

When assessing part e) of the above policy, the Council will particularly consider the following:

- Dual aspect: Developments should avoid single aspect dwellings, particularly those which are are north facing, exposed to noise exposure categories C or D, or contain three or more bedrooms. If single aspect dwellings are proposed, the developer must demonstrate why dual aspect units cannot be included and how good levels of ventilation, daylight and privacy will be provided to each habitable room and the kitchen.

- Flexibility in the design of living spaces: open plan living can provide efficient uses of space and this layout is desirable to certain households, however a choice of accommodation is required as a one size fits all approach will not meet all housing aspirations. Therefore, the overall proportions of units should reflect the need for choice and allow for the flexibility and future for adaptation i.e the ability to separate living spaces in an open plan layout or the provision of units which do not have a open plan layout.

- Storage Space: The minimum space standards in the London Plan allow for a certain amount of built in storage space. In line with the London Housing Design Guide, to be useful the general internal storage space should be free of hot water cylinders and other obstructions, with a minimum internal height of 2m. Additional storage is encouraged particularly on the ground or basement level for flats to accommodate outdoor equipment, prams etc.

- Drying space: there is dedicated space to accommodate the drying of clothes in line with the Code for Sustainable Homes

- Study/Work: Dwelling plans should demonstrate that all homes are provided with adequate space to be able to work and study from home in line with the Code for Sustainable Homes requirements.

Daylight and sunlight

New residential buildings should be designed, in terms of their layout and orientation, to take advantage of daylight/sunlight to allow for passive heating and cooling and the use of micro generation technology. This may not be possible for extensions to existing properties or infill development which need to have regard to the existing building lines along the street. Appropriate levels of daylight/sunlight for new development will be assessed in accordance with minimum standards in the Code for Sustainable Homes technical guidance and the London Housing Design Guide. Daylighting/sunlighting studies should demonstrate that developments are designed to maximise the use of natural light.

Disturbance

When assessing the potential for disturbance, the Council will consider whether:

- Rooms of compatible uses are stacked above or adjacent to each other;
- Development limits noise from external sources by orientating sound sensitive rooms to face quieter external spaces;
- Larger developments have been designed to create quieter external spaces between dwellings;
- Building and dwelling layouts limit the transmission of airborne and impact sound from common areas, lifts and refuse chutes

Appendix 5: Commercial Opening Hours

The commercial uses covered by this appendix are for A3 (restaurants and cafes) A4 (drinking establishments), A5 (hot food takeaway), banqueting suites (DMD Policy 35) and social clubs (DMD Policy 36).

The permitted opening hours of premises as set out in this appendix should be considered along with national licensing regulations and Enfield Council Licensing Policies.

This appendix sets out the opening hours according to the hierarchy of town centres.

The potential disturbance caused by an A3/A4/A5, banqueting suite or social club use, particularly in the evenings, arises in the main from:

a. Patrons arriving and departing - since many patrons make the journey to and from an A3/A4/A5, banqueting suite or social club use by car, the availability and location of on and off-street parking will be a critical factor in assessing the possible disturbance the use will cause. This includes the noise and disturbance from people arriving and leaving, such as shouting, car horns, loud car stereos etc. Where on street parking in the vicinity is limited, patrons' parking will tend to spill over into nearby residential streets.

b. Noise generated by the premises - this may arise where the dining is accompanied by music or other entertainment. The kitchen activities may also cause noise nuisance to neighbouring residents, as will the cleaning and tidying up of the premises after closing time. These problems will be exacerbated in the summer when windows in the A3/A4/A5, banqueting suite or social club premises and the dwellings may be open late into the night.

Opening and Closing Times

In order to address such matters, the Council can impose a restriction on the days and times when the A3/A4/A5, banqueting suite or social club premises may be open for business. In this regard, the Council employs the following terms:

- "opening time" - the time at which customers may be admitted to the premises.
- "closing time" - the time at which all customers must vacate the premises.

It should be noted that the term "closing time" does not mean the time at which the doors are closed to any further customers, or the time at which last orders may be taken.

The Council recognises that operators of A3/A4/A5, banqueting suite or social club establishments will normally wish to tidy up both the dining area and kitchens after the customers have left. In attaching an "hours of use" condition to a planning application, therefore, the Council may also specify the period immediately following the closing time during which the operator may carry out any cleaning, tidying, laying the tables for the following day and other such activity related to the use.

Noise and Disturbance

Most A3/A4/A5, banqueting suite or social club uses are located in shopping centres which range in size from large town centres to small local parades and comer shops. In general, the smaller the shopping centre, the more likely it is that surrounding residential areas will be adversely affected by the noise and disturbance generated by an A3/A4/A5, banqueting suite or social club use. On this basis the Council specifies in Tables 17.1 to 17.3 the opening and closing times for A3/A4/A5, banqueting suite or social club uses located in particular types of shopping centre. The Enfield's hierarchy of town centres is shown on table 6.3 of the Core Strategy.

It is the Council's intention to apply the opening and closing times specified in Tables17.1 to 17.3 as a starting point against which the detailed circumstances of the premises and their surroundings may be assessed. The Council recognises that the individual circumstances affecting the location of an A3/A4/A5, banqueting suite or social club use will vary a great deal. In some circumstances it may be appropriate to make the opening or closing time more restrictive than that specified in Tables 17.1 to 17.3. There may also be circumstances where an earlier opening time or later closing time than that specified would be acceptable.

Appendix 5: Commercial Opening Hours

The factors which the Council takes into account in assessing these matters include:

a. The proximity of residential properties;
b. The character of nearby residential properties, for example whether they consist of upper floor flats over shops, houses in an area of mixed use immediately adjoining the shopping centre, or houses forming an integral part of a suburban housing estate;
c. The relationship of nearby residential properties to the A3/A4/A5, banqueting suite or social club use, for example whether the dwellings are situated on the opposite side of the street, further along the street, or to the rear;
d. The traffic flows and other characteristics of the public highway fronting the A3/A4/A5, banqueting suite or social club premises;
e. The availability of parking space in the neighbourhood, whether on or off-street.

Traffic-Related Issues

In the case of opening times, the choice of time will be particularly influenced by the level of traffic and by the availability of parking in the vicinity of the A3/A4/A5 banqueting suite or social club premises. Where the on-street parking generated by the premises is, in the Council's opinion, likely to give rise to hazardous conditions or cause congestion, the opening time will be set so as to avoid the premises being open during periods of peak traffic flow. This will be particularly relevant in the case of hot food takeaways or where a takeaway service is to be provided ancillary to the main use.

Opening Hours

The following table is for determining planning applications for the establishment or change of use of premises to use class A3/A4/A5; the days of the week and hours of the day during which those premises located within specific categories of shopping centre maybe open for business.

Table 5.1

Shopping Centres	Days/Hours During Which the Premises may be Open for Business		
Category	**Days**	**Opening Time**	**Closing Time**
Major Town Centre and District Centres	Mon – Sat Sun	08:00 09:00	02:00 24:00
Large Local Centres	Mon – Sat Sun	08:00 09:00	24:00 23:30
Small Local Centres	Mon – Sat Sun	08:00 09:00	23:30 22:00
Local Parades	Mon – Sat only Sun	08:00 09:00	23:00 22:00
Outside Town Centres	Mon – Sat Sun	08:00 09:00	23:00 22:00

The following table is for determining planning applications for the establishment or change of use of premises to banqueting suites; the days of the week and hours of the day during which those premises located within specific categories of shopping centre maybe open for business.

Appendix 5: Commercial Opening Hours

Table 5.2

Shopping Centres	**Days/Hours During Which the Banqueting Suite Premises may be Open for Business**		
Category	**Days**	**Opening Time**	**Closing Time**
Major Town Centre and District Centres	Mon – Sat Sun	08:00 09:00	02:00 24:00
Large Local Centres	Mon – Sat Sun	08:00 09:00	24:00 23:30
Small Local Centres	Mon – Sat Sun	08:00 09:00	23:30 22:00
Local Parades	Mon – Sat only Sun	08:00 09:00	23:00 22:00
Retail Parks	Mon – Sat Sun	08:00 09:00	02:00 24:00

The following table is for determining planning applications for the establishment or change of use of premises to social clubs; the days of the week and hours of the day during which those premises located within specific categories of shopping centre maybe open for business.

Table 5.3

Shopping Centres	**Days/Hours During Which the Social Club Premises may be Open for Business**		
Category	**Days**	**Opening Time**	**Closing Time**
Major Town Centre and District Centres	Mon – Sat Sun	10:00 11:00	01:00 23:00
Large Local Centres	Mon – Sat Sun	10:00 11:00	24:00 23:00
Small Local Centres	Mon – Sat Sun	10:00 11:00	23:30 22:00
Local Parades	Mon – Sat only Sun	10:00 11:00	23:00 22:00
Outside Town Centres	Not permitted	Not permitted	Not Permitted

Notes:

1. In Table 17.1/17.2/17.3 the "opening time" is defined as the time at which customers may be admitted to the premises, whilst the "closing time" is the time at which all customers must vacate the premises. It should be

Appendix 5: Commercial Opening Hours

noted that the term "closing time" does not mean the time at which the door is closed to any further customers, or the time at which last orders may be taken.

2. In the case of Large Local Centres, Small Local Centres and Local Parades, all activities related to the Class A3/A4/A5, banqueting suite or social club use, for example cleaning, tidying and laying tables for the following day, must cease within one hour of the specified closing time.
3. For a list of the shopping centres which fall within the above categories, see Table 6.3 of the Core Strategy.
4. Table 17.1/17.2/17.3 is only intended to serve as a general guide to the days of the week and hours of the day during which Class A3/A4/A5, banqueting suite or social club premises situated within specified categories of shopping centre may be open for business. The permitted hours of use will be further refined in the light of the individual circumstances of the premises and their surroundings, as indicated in the accompanying guidelines.
5. Enfield's Cumulative Impact Policy (CIP) on licensing came into force in 2012 for the restriction of licensing hours for certain activities in Enfield Town, Southgate, and some parts of the Hertford Road corridor.

Appendix 6: Heritage Statements

Requirements of the Heritage Statement

The Heritage Statement may be included within the Design and Access Statement. It must cover the following topics:

1. An assessment of the significance of the asset derived through consultation of the appropriate Historic Environment Record, other records/listings (e.g. statutory and local lists, the Heritage Gateway, the National Monuments Record and local documents such as character appraisals) and on-site assessment of the asset and its setting.

Expert assessment may be necessary depending on the significance of both the asset and the proposed works. Advice should be sought from heritage officers and/or English Heritage regarding the extent of this work;

2. A desk-based assessment of the archaeological interest of a site, where the site is known to include, or is likely to include such interest (e.g. in areas of archaeological importance). Where desk-based research is insufficient to properly assess the interest, a field evaluation (e.g. geophysical survey, physical survey and/or trial trenching) may also be necessary.

3. A reasoned explanation of how the proposal addresses issues raised in character appraisals, management proposals/plans and other relevant evidence-base documents relating to the heritage asset. Development which exacerbates identified issues will be refused and the Council will use its powers to reverse damaging trends where possible. Applicants should visit the Council's website or contact the Heritage Team for the most up-to-date documents relating to the borough's heritage assets. However, it is useful to note a number of issues that have been consistently highlighted in the evidence base as being of detriment to heritage assets. These include:

a. Parking on front gardens;
b. Loss of architectural detail;
c. Changes to fenestration in conservation areas;
d. Introduction of inappropriate advertisements. (Areas and buildings of historic interest are particularly vulnerable to the size, siting, design, colour scheme and illumination of advertisements. Internally illuminated and/or projecting box-type fascia signs are particularly damaging).

4. A reasoned explanation of how the proposal conserves and enhances the heritage asset.

5. Where the proposal will lead to substantial harm to or total loss of significance of the heritage asset, evidence that other potential owners or users of the site have been sought through appropriate marketing and that reasonable endeavours have been made to seek grant funding for the heritage asset's conservation and to find charitable or public authorities willing to take on the heritage asset.

6. Detail regarding the sources that have been considered and the expertise used in assessing the impact of the proposal.

Applications which fail to adequately address the above will not be acceptable.

Appendix 6: Heritage Statements

Appendix 7: London Plan Car Parking and Cycle Standards

Table 7.1 Parking for retail

Maximum standards for retail uses: space per sq m of gross floorspace			
Use	**PTAL 6 and 5**	**PTAL 4 to 2**	**PTAL 1**
Food			
Up to 500 m2	75	50-35	30
Up to 2500 m2	45-30	30-20	18
Over 2500 m2	38-25	25-18	15
Non food	60-40	50-30	30
Garden Centre	65-45	45-30	25
Town Centre/Shopping Mall/Dept Store	75-50	50-35	30

Table 7.2 Parking for employment uses

Non-operational maximum standards for employment B1: spaces per sq m of gross floorspace	
Location	
Central London (CAZ)	1000-1500
Inner London	600-1000
Outer London	100-600
Outer London locations identified through DPD where more generous standards should apply (see Policy 6.13)	50-100

Table 7.3 Parking for residential development

Maximum residential parking standards			
Number of beds	4 or more	3	1-2
	2 -1.5 per unit	1.5 -1 per unit	Less than 1 per unit

Notes:

Adequate parking spaces for disabled people must be provided on-site [30]

30 Mayor of London Wheelchair Accessible Housing Best Practice Guidance. GLA 2007; The Lifetime Homes Standards, www.lifetimehomes.org.uk

Appendix 7: London Plan Car Parking and Cycle Standards

20 per cent of all spaces must be for electric vehicles with an additional 20 per cent passive provision for electric vehicles in the future.

Table 7.4 London Plan Cycle Parking Standards (Minor Alterations November 2011)

Use Class	**1 space per sq.m. of gross floorspace (unless otherwise stated)**
A1 - Food	Out of Centre 1/350 In centre 1/125
A1 - Non Food	Out of Centre 1/500 In Centre 1/300
A2 (Financial Services)	1/125
A3 - A5 Cafés & Restaurants Pubs & Wine Bars Take-aways	1 per 20 staff + 1 per 20 customers 1/100 1/50
B1 (Business)	1/250
B2 - B8 (General Industry and Storage & Distribution	1/500
C1 (Hotels)	1 per 10 staff
C2 (Residential Institutions) Care Homes Hospitals	1 per 3 staff 1 per 5 staff + 1 per 10 visitors
C3 (Dwellings)	1 per 1 or 2 bed unit 2 per 3 or more bed unit
D1 (Non- residential institutions) Primary, Secondary School University/Colleges Libraries Health facilities/clinics	1 per 10 staff or students 1 per 8 staff or students 1 per 10 staff + 1 per 10 visitors 1 per 50 staff + 1 per 10 visitors
D2 (Assembly & Leisure)	1 per 20 staff + 1 per 50 seats

Appendix 7: London Plan Car Parking and Cycle Standards

Use Class	**1 space per sq.m. of gross floorspace** **(unless otherwise stated)**
Cinemas Leisure facilities	1 per 110 staff + 1 per 20 peak period visitors

Table 7.5

Designated Blue Badge parking bays recommended in BS 8300:2009			
Building type	Provision from the outset		Future provision
	number of spaces * for each employee who is a disabled motorist	number of spaces * for visiting disabled motorists	number of enlarged standard spaces **
workplaces	one space	5% of the total capacity	A further 5% of the total capacity
Shopping, recreation and leisure facilities	one space	6% of the total capacity	A further 4% of the total capacity
Railway buildings	one space	5% of the total capacity	A further 5% of the total capacity
Religious buildings and crematoria	Tow spaces or 6% whichever the greater		A further 4% of the total capacity
Sports facilities	Determined according to the usage of the sports facility ***		

* Parking spaces designated for use by disabled people should be 2.4m wide by 4.8m long with a zone 1.2m wide provided between designated spaces and at the rear outside the traffic zone, to enable a disabled driver or passenger to get in or out of a vehicle and access the boot safely.

** Enlarged standard spaces 3.6m wide by 6m long that can be adapted to be parking spaces designated for use by disabled people to reflect changes in local population needs and allow for flexibility of provision in the future.

*** Further detailed guidance on parking provision for sports facilities can be found in the Sport England publication *Accessible Sports Facilities 2010*.

Appendix 7: London Plan Car Parking and Cycle Standards

Appendix 8: Parking Standards

Car Parking Dimensions

The adopted bay size for car space is 4.8 x 2.4m. Where a car space is provided at a right angle to the road or aisle in a car park, the aisle should be a minimum of 6.0m wide. However a 3.0m wide bay would allow an aisle or forecourt to be reduced to 5.5m.

Where parking layouts provide a chevron parking design, the aisle width could be reduced, but the bay depth will need to be adjusted depending on the angle of the parking.

Parking bays parallel to the kerb should be 6.0m long x 2.4m wide (if there is no footway verge) otherwise 2.0m would be acceptable. This is in line with Manual for Streets 2.

Disabled parking bays would need to be larger. Exact dimensions will be dependent on location an orientation to the kerb. Further guidance is provided in the Department for Transport on inclusive mobility at: http://www.dft.gov.uk/publications/inclusive-mobility/

Garage Dimensions

The minimum garage size for cars is 7.0m x 3.0m (internal dimension). Garages of this dimension, or above will be considered a parking space.

Appendix 8: Parking Standards

Appendix 9: Road Classifications

Enfield categorises the local highway network in accordance a road classification system, agreed with the Department for Transport, by which the suitability of a proposed development will be assessed in relationship to the adjacent highway(s).

- M: Motorway
- TLRN Transport for London ERoad Network
- Pr Principal Road
- C1 Classified Road (Class 1)
- C2 Classified Road (Class 2)
- C3 Classified Road (Class 3)
- D District Road

(i) Motorway - A highway where motorway regulations apply and for which the Secretary of State for Transport is the Highway Authority;

(ii) Transport for London Road Network - A highway which constitutes part of the national system of routes for through traffic and for which Transport for London (TfL) is the Highway Authority;

(iii) Principal Road - A non-trunk road which is important in the national system, but for which the Council is the Highway Authority, with contributions for maintenance received from TfL through part of the Local Implementation Plan process;

(iv) Classified Road – Other important highways for the movement of traffic for which the Council is the Highway Authority. The category is sub-divided into Classes 1, 2 and 3.

(v) District Road - All other lesser roads for which the Council is the Highway Authority.

Table 9.1

Road Name	**Road Number**	**DfT Road Classification**
Aldermans Hill	A1004	Pr
Angel Road	A406	TLRN
Avenue Road		C3
Baker Street	A105	Pr *(Pr)
Bilton Way		C3 *(D)
Bounces Road		C3
Bourne Hill	A111	Pr
Bowes Road (between Waterfall road and A406)	A1110	Pr
Bowes Road (between Green Lanes & Wilmer Way)	A406	TLRN
Bramley Road	A110	Pr
Bridport Road		C3
Brownlow Road	B106	C3
Bull Lane (between and Wilbury Way)		C3
Bulls Cross (*between Maidens Bridge & Bullsmoor Lane)*	A105	Pr *(C3)
Bullsmoor Lane (between A10 and A1010)	A1055	Pr
Bullsmoor Lane (between Bulls Cross and A10)	A105	Pr *(C3)
Bury Street		C3
Bury Street West		C3
Cannon Hill	A1004	Pr
Carterhatch Lane (between Myddleton Avenue &		C3 *(C3)

Appendix 9: Road Classifications

Russell Road)		
Carterhatch Lan e *(between Myddleton Avenue and A10)*		C3 *(Pr)
Caterhatch lane (*between A10 and A110)*		C3
Cat Hill	A110	Pr
Cattlegate Road		C3
Cecil Road	A110	Pr
Chase Road		C3
Chase Side N14	A111	Pr
Chase Side Enfield		C3
Chaseville Park Road		C3
Church Street N9	B154	C2
Church Street Enfield	A110	Pr
Clay Hill		C3
Cockfosters Road	A111	Pr
Conduit Lane	A1055	Pr
East Lodge Lane		C3
Enfield Road	A110	Pr
Eversley Park Road		C3
Ferny Hill		C3
Fore Street	A1010	Pr
Forty Hill *(between Russell Road &* Maidens Bridge)	A105	Pr *(C3)
Forty Hill *(between Russell Road & Clay Hill)*	A105	Pr *(D)
Friern Barnet Road	A1003	Pr
Genotin Road	A110	Pr
Gloucester Road N18		C3
Great Cambridge Road	A10	TLRN
Green Dragon Lane		C3
Green Lanes	A105	Pr
Green Street		C3
Hadley Road		C3
Hedge Lane	A111	Pr
Hertford Road	A1010	Pr
High Street N14	A1004	Pr
High Street, Ponders End	A1010	Pr
Holtwhites Hill		C3
Lancaster Road		C3
Lavender Hill		C3
Lea Valley Road	A110	Pr
Lincoln Road		C3
London Road (between the Town Hall & Cecil Road)	A110	Pr
London Roa d (south of Cecil Road)	A105	Pr
Melville Gardens		C3
Meridian Way	A1055	Pr
Merrivale		C3
Mollison Avenue	A1055	Pr
Montagu Road (between A406 & Conduit Lane)	A1055	Pr
Montagu Road (between Conduit Lane & Nightingale Rd)	B137	C2
Morton Way		C3
M25 Motorway	M25	M
Myddelton Avenue		C3 *(Pr)
Nags Head Road	A110	Pr
Newbury Avenue		C3 *(D)

Appendix 9: Road Classifications

Nightingale Road	B137	C2
North Circular Road N13	A406	TLRN
Old Park Avenue		C3
Old Park Ridings		C3
Ordnance Road		C3
Park Avenue (between Village Road & London Road))	A105	Pr
Parsonage Lane		C3
Picketts Lock Lane (between Montagu Road & Meridian Way)		D
Pinkham Way (between Station Road & Borough Boundary)	A406	TLRN
Powys Lane (between Aldermans Hill & Wilmer Way)	B1452	C2
Powys Lane (between Wilmer Way & Bowes Road)		C3
Pretoria Road North		C3
Prince George Avenue		C3
Ridge Avenue	A105	Pr
Russell Road Enfield (between Forty Hill & Carterhatch Lane)		C3 *(C3)
Silver Street, N18		C3
Silver Street, Enfield	A105	Pr *(Pr)
Slades Hill	A110	Pr
Southbury Road	A110	Pr
Stagg Hill	A111	Pr
Station Road N11	A109	Pr
Sterling Way	A406	TLRN
Sydney Road (between Cecil Road & The Town)		D
Taplow Road N13		D *(Pr)
Telford Road	A406	TLRN
The Bourne	A111	Pr
The Broadway N9	A1010	Pr
The Green N9	A1010	Pr
The Green N14 (between High Street & Cannon Hill)	A1004	Pr
The Green N14 (between A1004 & Waterfall Road)	A1003	Pr
The Ridgeway Enfield	A1005	Pr
The Town	A110	Pr
Theobalds Park Road		C3
Victoria Road		C3
Village Road (between Ridge Avenue & Park Avenue)	A105	Pr
Waggon Road		C3
Waterfall Road	A1003	Pr
West Way		C3
Wilbury Way		C3
Willow Road (between Parsonage Lane & Southbury Rd)		C3
Wilmer Way	B1452	C2
Winchmore Hill Road		C3
Windmill Hill	A110	Pr
Wolves Lane		C3
All other roads		**D**

Appendix 9: Road Classifications

Appendix 10: Minimum Requirements for a Site Specific Flood Risk Assessment (FRA)

Minimum requirements for a site specific Flood Risk Assessment (FRA)

At all stages of the planning process, the minimum requirements for flood risk assessments are that they should:

- be proportionate to the risk and appropriate to the scale, nature and location of the development;
- consider the risk of flooding arising from the development in addition to the risk of flooding to the development;
- take the impacts of climate change into account;
- be undertaken by competent people, as early as possible in the particular planning process, to avoid misplaced effort and raising landowner expectations where land is unsuitable for development;
- consider both the potential adverse and beneficial effects of flood risk management infrastructure including raised defences, flow channels, flood storage areas and other artificial features together with the consequences of their failure;
- consider the vulnerability of those that could occupy and use the development, taking account of the Sequential and Exception Tests and the vulnerability classification, including arrangements for safe access;
- be supported by appropriate data and information, including historical information on previous events.

Requirements for a site specific Flood Risk Assessment

The FRA must meet the minimum requirements in the SFRA and DMD and, for groundwater flood risk areas, any additional requirements set out in the paragraph below. The FRA must, having regard to the Environment Agency Flood Maps, Strategic Flood Risk Assessment, Preliminary Flood Risk Assessment/Local Flood Risk Management Strategy, Surface Water Management Plan and any other relevant evidence, specifically address the following:

a. Identify whether the proposed development is likely to be affected by current or future flooding from any source;
b. Identify whether the proposed development will increase flood risk elsewhere;
c. Demonstrate how flood risks identified will be managed (in terms of proposed mitigation measures) and how the development will be safe over its lifetime, taking into account climate change;
d. Identify opportunities as part of developments to reduce the probability and consequences of flooding (by creating flood storage, preserving flood pathways, reducing the existing footprint of buildings in flood risk areas, reducing surface water run off);
e. Where applicable, provide evidence so that the Council can assess whether the requirements of the sequential test are met and demonstrate that the exception test can be passed, unless these tests have already been met through the Local Plan process; and
f. Where applicable, demonstrate that a sequential approach (including location, layout and design) has been used to direct development away from areas of higher risk within individual sites, and to match the flood vulnerability of the intended use to the level of flood risk.

The Environment Agency should be consulted on site specific Flood Risk Assessments (FRA) in line with their standing advice.

Requirements for a Ground Water Flood Risk Assessment

For developments in groundwater flood risk areas that involve the creation of useable space below ground, such as basement dwellings or underground car parks a groundwater Flood Risk Assessment must be produced, this should include the following tasks as a minimum:

- on-site conditions should be assessed during a site walkover (for example, the type and distribution of vegetation can indicate areas prone to water logging);
- geological maps should be reviewed to assess the hydrogeological characteristics of the site, available from the British Geological Survey;

Appendix 10: Minimum Requirements for a Site Specific Flood Risk Assessment (FRA)

- consultation should be undertaken with the British Geological Survey, the Environment Agency and Thames Water to obtain the following: water levels in boreholes, recorded flood levels, records of flows from springs, groundwater flood maps and photographs of ground water flood events;
- local residents should also be consulted in order to develop a full understanding of any historical groundwater flooding events;

Depending on the scale of the development, if the above assessment indicates that groundwater flooding is likely, a more detailed appraisal may be necessary. This could include drilling trial boreholes to ascertain the depth of the water table and monitoring to determine its seasonal fluctuations. The possible impact of the development on groundwater levels and flows must also be assessed.

The level of information required will be dependent on the nature and scale of the development. The FRAs must refer to local evidence which identifies local flood risk including the SFRA and SWMP.

Appendix 11: Air Quality

Air Quality Action Plan (Appendix 2: Roads Predicted to Exceed the Air Quality Standards)

Table 4. Roads identified as areas of poor air quality (from Stage 3 Results)

The whole borough was declared an Air Quality Management Area

Table 11.1

Road Name	Road No.	Column A PM10	Column B NO2	Public Exposure
Great Cambridge Road	A10 (TLRN)	23.2	11.2	Y
Green Lanes	A105	4.2		Y
Southbury Road	A110	9.2	6.2	Y
Telford Road NorthCircular Road	A406 (TLRN)	8.2	7.2	Y
Lea Valley Road	A110	9.2	3.2	Y
Cecil RoadA110	A110	4.2		Y
GreatCambridge Road	A10 (TLRN)	33.2	31.2	Y
Green Lanes	A105	9.2	3.2	Y
Church Street	A110	2.2		Y
The Ridgeway	A110	2.2		Y
Windmill Hill	A110	2.2		Y
North Circular Road	A406 (TLRN)	13.2	9.2	Y
Lea Valley Road	A110	3.2	1.2	Y
Nags Head Road	A110	3.2	1.2	Y
Church Street	A110	1.2		Y

Appendix 11: Air Quality

Road Name	Road No.	Column A PM10	Column B NO2	Public Exposure
Great Cambridge Road	A10 (TLRN)	13.2	8.2	Y
Angel Road (North Circular Road)	A406 (TLRN)	13.2	8.2	Y
Walthamstow Avenue (North Circular Road)	A406 (TLRN)	8.2		Y
Fore Street	A1010	4.2		Y
High Road	A1010	4.2		Y
London Road	A110	6.2	4.2	Y
Angel Road (North Circular Road)	A406(TLRN)	59.2	25.2	Y
Sterling Way (North Circular Road)	A406(TLRN)	23.2	14.2	Y
Fore Street	A1010	4.2		Y
Hertford Road	A1010	4.2	0.2	Y
Hertford Road High Street	A1010	4.2	0.2	Y
The Broadway	A1010	4.2	0.2	Y
The Green	A1010	4.2	0.2	Y
Great	A10 (TLRN)	8.2	9.2	Y

Appendix 11: Air Quality

Road Name	Road No.	Column A PM10	Column B NO2	Public Exposure
Cambridge Road				
Green Lanes	A105	6.2	0.2	Y
Southbury Road	A110	2.2		Y
The Town	A110	2.2		Y
Bowes Road (North Circular Road)	A406 (TLRN)	13.2	11.2	Y
Friern Barnet Road	A1003	4.2		Y
Church Street	A110	4.2		Y
The Town	A110 4.2 Y	4.2		Y
Bullsmoor Lane	A1055	15	17	Y
Meridian Way	A1055	10	8	Y
Mollison Avenue	A1055	5	7	Y

NOTE: TLRN: Transport for London Road Network

Column A - represents the distance in metres from the kerb at which NAQS objective is met for PM10 (particles) concentrations

Column B - represents the distance in metres from the kerb at which NAQS objective is met for NO2 concentrations

The exceedences at these locations arise from traffic emissions and from industrial process emissions. However, it is quite clear that any plan of action within the process of local air quality management must take account of the fact that emissions from road vehicles account for more than 75% of the total emissions from all sources in relation to the two pollutants of concern.

Appendix 11: Air Quality

The review and assessment has highlighted the main 'through' roads, into and out of the borough as being the main contributors to the poor air quality in Enfield. These 'through' roads include the A10,Hertford Road, The Ridgeway, Cattlegate Road, Stagg Hill and Waggon Road. . All these roads intersect with the M25, with the exception of Waggon Road, which is used excessively as a 'cut through' from/to the neighbouring borough of Barnet.

Distances of exceedence can be seen to vary on the same road, this is because of the varying traffic flows along one stretch of road, certain sections of a road, such as the A406, will carry more traffic at some points than others. When this information is inputted into the dispersion model it produces the variable results seen in the above table.

Appendix 12: Hazardous Installations

List of major hazard sites and pipelines

Major Hazard Sites

Table 12.1

Site Operator	Site Address	Postcode	Site Type	HSE Reference Numbers
Calor Gas Limited	29 Stacey Avenue Edmonton London	N18 3PE	Hazardous Substances Consent	H0840/H0840
Shell Gas Limited	Picketts Lock Lane Edmonton London	N9 0AS	Hazardous Substances Consent	H0101/H0101
Transco PLC	Holder No 4 Leeside Road Tottenham London	N17 0SG	Hazardous Substances Consent	H3570/H3570
Transco PLC	Tottenham Holder Station (Holdesr No's 2 & 3)Willoughby Lane Tottenham London	N18 2DW	Hazardous Substances Consent	H1459/H1459
UOP Limited	Jeffrey's Road Brimsdown	EN3 7PN	Hazardous Substances Consent	H3839/H3839

Appendix 12: Hazardous Installations

Major Hazard Pipelines

Table 12.2

HSE Reference Number	TRANSCO index Number	Pipeline Operator	Pipeline/Location Name	Location Map reference (Start)	Location Map reference (Finish)	Inner Zone (Metres)	Middle Zone (Metres)	Outer Zone (Metres)
11892		Enfield Energy Centre Ltd	NTS (Epping Green) to Enfield EC pipeline			55	210	270
8013	2271	Transco PLC	White Hill to Stagg Hill (NOP)	TQ077923	TQ270995	3	3	150
8028	2286	Transco PLC	Stagg Hill to Barnet	TQ271995	TQ265966	8	8	55
8160	2419	Transco PLC	Inlet/Station 5 (Sewardstone)	TQ383978	TQ383978	17	17	24
8184	2443	Transco PLC	Romford/Stagg Hill (North Orbital Pipeline) (3/4)	TQ507881	TQ270995	3	10	170

The table above is based on information provided by the Health and Safety Executive. However, it should be noted that this is subject to change and therefore developers should liaise with the HSE and review the most up to date maps/tables of major hazard sites and pipelines.

Appendix 13: Requirements for Market Demand and Viability Assessments

Requirements for Market Demand and Viability Assessments

This appendix details requirements for applicants to produce evidence to demonstrate that employment and A1 retail premises are no longer in demand, viable or suitable for their continued permanent authorised use. Part two applies to A1 retail units. Parts 1-3 apply to the loss of all other employment uses. For the purpose of DMD policies 26, 27, 28 and 29 vacant units are defined as those units not currently occupied for A1 use and could include units occupied for 'meanwhile uses' or temporary uses, permitted through a temporary planning permission or under permitted development rights.

1. Qualitative Appraisal

The Appraisal should assess the physical and the policy context for the site, where appropriate having regard to the wider established industrial or employment area within which it is situated.

The appraisal must include an analysis identifying the advantages and limitations of the site or premises in question to accommodate employment uses. For each limitation that is identified, a justification should be provided as to why it could not be overcome having regard to the introduction of alternative employment uses, general investment or improvements, or through competitive rental levels.

Comparison with other employment sites or areas within the locality should discuss issues that are relevant to the site or premises.

If having undertaken a qualitative appraisal, to assess the suitability of the site, it can be demonstrated that the site cannot be made suitable for employment use it will not be necessary for the applicant to undertake a market demand and viability appraisal detailed in parts 2 and 3 of this Appendix.

2. Market Demand Appraisal

A detailed assessment of the current, and potential future, market demand for the site or premises in question should be provided within the market appraisal. The analysis should reflect on the current economic trends, forecasts and attempts to market the site or premises in question.

Marketing attempts should be specific to the site or premises in question and should demonstrate that the approach is flexible. Marketing attempts should include, but are not limited to, the following:

a. The sub-division or joining up of the site, building or premises;
b. Consideration of other uses for vacant offices such as: hot-desking, managed workspace, other employment generating activities;
c. Revised servicing arrangements;
d. Refurbishment opportunities for the current us
e. Both freehold and leasehold terms offered should be attractive to the market:

- At least three years, with longer terms, up to five years or longer, if the occupier needs to undertake repair works or major refurbishment to be fit for purpose; and/or
- Short term flexible leases for smaller units which are appropriate for SMEs

The appraisal should demonstrate that the site, building or premises has been widely advertised for sale and rent at the market price.

For SIL and LSIS, the Council will require the site, building or premises to be continuously marketed for at least 24 months.

Appendix 13: Requirements for Market Demand and Viability Assessments

For non designated sites and A1 retail units within town and local centres, the Council will require the site, building or premises to be marketed for a period of 12 months.

Marketing campaigns should be continuous from when the letting board is erected and the property is advertised online on reputable websites - not simply from when the agents were appointed.

In advance of advertising the site, building or premises the marketing approach should be agreed in advance with the Council.

The appraisal must include, but is not limited to, the following:

a. Outline the marketing approach adopted for the proposed scheme and the reasoning behind it;
b. Be able to demonstrate that all offers received have been given due consideration;
c. Provide details in respect of why individual offers have not been taken forward;
d. Include evidence that the site or the premises has been:

- Continuously advertised by a reputable local or national agency who can demonstrate a track record of letting industrial space; and
- There should be a visible letting board on the property; and
- Advertised with rents that are reasonable reflecting market conditions and the condition of the property; and
- Continuously advertised on the agent's website within the agent's up to date commercial stock availability list including online property databases such as Focus and EGI ; and
- Circulated to other local property agents.

The level of detail provided for local centres, local parades, individual shops and small clusters of shops (covered by DMD 28 and DMD 29) will be proportionate to location and scale and in such cases will be agreed with the Council.

3. Viability Appraisal

The viability appraisal must provide a clear explanation of the potential to redevelop/ reuse the site or premises in question for a range of employment uses, having regard to the site and its context.

The appraisal must consider a range of potential alternatives for the proposed site or premises in question, including all of the following:

a. The re-use, refurbishment, partial or complete redevelopment of the site or premises for the current and alternative employment uses;
b. The sub-division or joining up of plots/sites;
c. Revised servicing arrangements;
d. Details of the following matters and their impact on its viability:

- The value of the site or premises both in terms of leasehold and freehold at prevailing market rates;
- Development costs;
- Any abnormal costs; and
- Any available grants.

Costs and values must be set at prevailing market rates at the time of submission of the planning application. However, to take account of changing economic circumstances consideration should be given to any likely changes in market conditions within a 3-5 year time horizon, which could impact on development viability. During challenging economic periods in particular, sensitivity testing should be undertaken to consider the likely costs/values if market conditions were to return to more average conditions experienced over the economic cycle.

Appendix 13: Requirements for Market Demand and Viability Assessments

Comparison with other similar employment schemes in the local economic area should be considered to justify the site-specific issues that set the proposed site or premises in question apart from the general supply.

Appendix 13: Requirements for Market Demand and Viability Assessments

Appendix 14: Glossary

Table 14.1 Glossary

Word	Description
Accessibility	The ability of people, including elderly and disabled people, those with young children and those encumbered with luggage or shopping, to move around an area and reach places and facilities.
The Act	The Planning and Compulsory Purchase Act 2004, as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.
Adoption	The stage of the ***adoption process*** at which the ***local planning authority*** can adopt, by resolution of the Council, ***the local plan*** .
Adoption Process	The statutory process by which a ***local planning authority*** prepares, publishes and formally adopts a ***local plan***.
Affordability	A measure of whether housing can be afforded by certain groups of households. The terms ***affordability*** and ***affordable housing*** have different meanings.
Affordable Housing	Housing intended to meet the needs of eligible households including availability at a cost low enough for them to afford to purchase, with the price being determined with regard to local incomes and local house prices. ***Affordable housing*** is divided into **s*ocial rented housing, affordable rent,*** and ***intermediate housing*** . The terms ***affordability*** and ***affordable housing*** have different meanings.
Affordable Rent	Property available for rent for which rental costs are above those of social rented housing but below market level costs. Typically affordable rental levels are between 41% and 80% of the market level.
Aggregates	Sand, gravel, crushed rock and other bulk materials obtained by quarrying or similar methods and used by the construction industry.
Agriculture	Section 336 of the Town and Country Planning Act 1990 defines 'agriculture' as including: • Horticulture, fruit growing, seed growing, dairy farming; • The breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land); • The use of land as grazing land, meadow land, osier land, market gardens or nursery grounds; and • The use of land for woodlands where that use is ancillary to the farming of land for agricultural purposes.
Air Quality Management Area	Since 1997 local planning authorities have been carrying out a review and assessment of air quality on their area. The aim of the review is to assist authorities in carrying out their statutory duty to work towards meeting the national air quality objectives. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area there.

Appendix 14: Glossary

Word	Description
Area Action Plan	Part of a ***local plan*** which sets out a strategy for the planning of areas having a concentration of proposals for change or where land uses and activities and planning issues are particularly complex. Also known as an AAP.
Area Designation	An area identified on the ***policies map*** within which certain ***core policies*** and development management policies apply.
Area for Regeneration	An area constituting a borough ward in particular socio-economic need, defined on the basis of the index of the 20% most deprived wards in London.
Area of Special Advert Control	Area of Special Advert Control is an area specifically defined by the ***local planning authority*** because they consider that its scenic, historical, architectural or cultural features are so significant that a stricter degree of advertisement control is justified in order to conserve visual amenity within that area.
Article 4 Direction	Article 4 directions are one of the tools available to Local Planning Authorities to respond to the particular needs of their areas. Article 4 directions enable authorities to withdraw the permitted development rights that would otherwise apply to buildings or land. An Article 4 direction does not prevent the development to which it applies, but instead requires that planning permission is first obtained from the Local Planning Authority for that development.
Basin	An area of land designed to retain storm runoff for a short period of time to reduce the risk of flooding and to allow the settlement of solids. These can be used as part of the implementation of a ***Sustainable Drainage System*** .
Biodiversity	A measure of the variety and number of individuals within different species of plants, animals and other life forms that are present in a defined area.
Blue Ribbon Network	A spatial policy covering London's waterways and water spaces and the land alongside them.
BREEAM	BREEAM (Building Research Establishment Environmental Assessment Method) is a nationally recognised environmental standard scheme which aims to help developers minimise the adverse effects of non-residential buildings on the environment covering extension, refurbishment, fit-out and new construction of non-residential development.
Building Regulations	A statutory instrument made under powers provided in the Building Act 1984, and applying in England and Wales, which sets minimum construction standards for building works. The current edition of the regulations is 'The Building Regulations 2000' (as amended) and the majority of building projects are required to comply with them. They exist to ensure the health and safety of people in and around all types of buildings (i.e. domestic, commercial and industrial). They also provide for energy conservation, and access to and use of buildings.
Building at Risk	A building identified in a Register kept by English Heritage of ***listed buildings*** as being in a poor or dilapidated condition or at risk from neglect or inappropriate changes.
Business Premises	All buildings and land used for the carrying out of commercial, industrial or other non-residential operations, but excluding public buildings, institutions and utility premises which people do not regularly enter. Examples include shops, factories, warehouses, utility company premises and depots.

Appendix 14: Glossary

Word	Description
Change of Use	A change in the way that land or buildings are used (see ***Use Classes Order***). Planning permission is usually necessary in order to change the use from one ***use class*** to another.
Character	The individual distinctiveness of an area, arising from a combination of natural and man-made elements with historic, socio-economic and other factors.
Code for Sustainable Homes	The Code for Sustainable Homes (CSH) is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard adopted by central government for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. From 2008 all new residential developments were required to achieve a Code Level under this scheme.
Combined Heat and Power (CHP)	The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.
Commission for Architecture and the Built Environment (CABE)	The Government's advisor on architecture, urban design and public space.
Community Infrastructure Levy	The Community Infrastructure Levy (CIL) - a new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area. CIL charges will be based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.
Community Strategy	A strategy document required by the Local Government Act 2000 to be prepared and implemented by a ***local planning*** **authority** with the aim of improving the social, environmental and economic well being of its area by co-ordinating the actions of local public, private, voluntary and community sectors. Responsibility for producing a community strategy may be passed to a ***local strategic partnership*** , which include local authority representatives. Also known as a Sustainable Community Strategy.
Comparison Goods	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers etc, and usually being the type of goods that people buy from the store offering the best value for money rather than the one closest to them.
Conserves	As defined in the glossary of the NPPF, as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance'.
Conservation Area	An area designated for the purpose of protecting the ***character*** of an area, and applied to areas of various sizes and characters, ranging from small groups of buildings to town squares or even open spaces. It may include one or more ***listed buildings***.
Conservation Area Character Appraisal	A published document defining the special architectural or historic interest that warrants an area being designated as a ***conservation area*** .

Appendix 14: Glossary

Word	Description
Controlled Parking Zone	An area of the public highway within which specified hours of parking control apply. Such controls do not apply to private roads. Also known as a CPZ.
Convenience Goods	Everyday essential household items, such as food.
Core Policy	A short clear statement of the matters which the ***local planning authority*** will take into account when it receives an application for planning permission. If the proposed development is not consistent with the policy, the local planning authority is likely to refuse planning permission unless there are exceptional circumstances affecting the site, which would make this particular development acceptable. Core Policies are set out in the ***Core Strategy*** .
Core Strategy	A ***Local Development Document*** setting out the long-term spatial vision and strategic objectives for the Local Planning Authority area. It includes a spatial strategy, core policies and a monitoring and implementation framework for achieving them. The Core Strategy has the status of a ***Development Plan Document.***
Decent Home	A dwelling which: • meets the current statutory minimum standard for housing (ie lack of hazards) • is in a reasonable state of repair • has reasonably modern facilities and services • provides a reasonable degree of thermal comfort.
Density	A measure of the intensity of development of a plot of land. Residential density can be measured by the number of ***habitable rooms and dwellings*** per hectare (hr/unit and hr/ha).
Density Matrix	A residential development density control in the ***London Plan*** which seeks to achieve appropriate residential ***densities*** across London, based on the ***public transport accessibility level*** and ***character*** setting of the site and the characteristics of the scheme.
Design and Access Statement	Statements are documents that explain the design thinking behind a planning application. For example, they should show that the person applying for permission has thought carefully about how everyone, including disabled people, older people and very young children, will be able to use the places they want to build.
Development Control/Management	The process whereby a ***local planning authority*** receives and considers the merits of a planning application and whether it should be given permission, having regard to the ***development plan*** and all other material considerations.
Development Management Document	A document that sets out a council's standards for new developments.
Development Plan	A document that sets out policies and proposals for development and use of land and buildings within the area of a ***local planning authority*** . As set out in Section 38(6) of ***the Act*** , it consists of the ***spatial development strategy*** (London Plan) and Enfield's ***Local Plan*** .
Development Plan Document	A spatial planning document that is subject to ***independent examination*** , and together with the ***London Plan*** , forms the ***development plan*** for a ***local planning authority*** area for the purposes of ***the Act*** . It can be, but is not limited to, a ***core strategy*** , a ***Development Management Document, site schedule*** or ***area action plan*** . Also known as a DPD.

Appendix 14: Glossary

Word	Description
	DPDs are shown geographically on a ***policies map*** . Individual DPDs or parts of a DPD can be reviewed independently from other DPDs. Each authority must set out the programme for preparing its DPDs in its ***local development scheme*** .
District Centre	A group of shops and some service outlets serving part of an urban area and providing a geographic focus for it, separate from and smaller than a ***major centre*** , but larger than and with more variety than ***local centres*** .
Diversification	The action of diversifying existing economic activity into new areas of business in order to broaden the return on capital or assets.
Energy Efficiency	Using the minimum amount of energy needed to produce a given result.
Enfield Design Guide	A document to provide guidance on how development can be carried out in accordance with good design practice whilst retaining local distinctiveness (see ***Local Development Scheme*** for more details).
Enfield Strategic Partnership	The body which produced the ***community strategy*** "Enfield's Future" for Enfield borough. See also ***strategic partnership*** .
English Heritage	A Government advisory body with responsibility for all aspects of protecting and promoting the historic environment, and responsible for advising the Government on the listing of historic buildings (see ***listed building***).
Environment Agency	A public body with responsibility for preventing or minimising the effects of pollution on the environment and which issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management and deals with other matters such as water issues, including flood protection advice. Also known as EA.
Environmental Impact Assessment	A procedure that must be followed in assessing the impact of certain types of development, usually more significant schemes, before they are granted planning permission. The procedure requires the developer to compile an ***Environmental Statement*** describing the likely significant effects of the development on the environment and proposed mitigation measures.
Environment Statement	A document required to be prepared as part of the preparation of an ***environmental impact assessment*** describing the likely significant effects of proposed development on the environment and proposed mitigation measures, and which must be circulated to statutory consultation bodies and made available to the public for comment. Its contents, together with any comments on it, must be taken into account by the competent authority (eg local planning authority) before it may grant consent.
Equality Impact Assessment	An Equality Impact Assessment examines a proposed or existing policy, plan, strategy or project to identify what effect its implementation may have on different groups in the community. It can anticipate and recommend ways to avoid any discriminatory or negative consequences for a particular group, and it also enables demonstration of the potential benefits for equality target groups arising from the proposed policy or project.
Evidence Base	The information and data gathered by a local authority to demonstrate the ***soundness*** of the policy approach set out in ***local development documents*** , and including assessment of the physical, economic, and social characteristics of an area.
Examination-in-Public	see ***Independent Examination***

Appendix 14: Glossary

Word	Description
Garden Centre	A Garden Centre functions as an outlet for the retail sale of horticultural products, which are not necessarily grown on the site, but its connection with horticulture gives it a distinct character.
Greater London Authority	A strategic body constituted under the Greater London Authority Act 1999, consisting of the ***Mayor of London*** , the London Assembly and staff, which has responsibility for producing regional strategic policy in a numbers of areas, including transport, economic development, planning, and the environment for the county of Greater London. Also known as the GLA. It produces the ***London Plan.***
Greater London Authority Road Network	see ***Transport for London Road Network***
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. Its purposes are to: • check the unrestricted sprawl of large built up areas • prevent neighbouring towns from merging • safeguard the countryside from encroachment • preserve the setting and special character of historic towns • assist urban regeneration by encouraging the recycling of derelict and other urban land. The detailed boundaries of such areas are defined in a ***development plan*** of each relevant ***local planning authority*** .
Green Industry	An environmentally friendly industry such as renewable energy and material processing and recycling facilities.
Green Roofs	Vegetated roofs, or roofs with vegetated spaces. Also known as eco-roofs.
Growth Area	An area identified for new residential development to accommodate population growth, as outlined in the Government's Sustainable Communities Plan and in the case of London including the ***Thames Gateway*** and the ***London-Stansted-Cambridge-Peterborough Corridor.***
Habitable Room	A room within a dwelling house, but excluding kitchens less than 13 m²; bathrooms; toilets; sculleries not used for cooking; closets; pantries and storerooms; landings; halls; lobbies or recesses and offices or shops used solely for business purposes.
Habitats Directive Assessment	In accordance with the Habitats Directive 92/43/EEC the impacts of a land-use plan are assessed against the conservation objectives of a European Site, which includes ***Ramsar sites*** , and to ascertain whether it would adversely affect the integrity of that site. *Also know as Appropriate Assessment.*
Hazardous Installation	An installation where toxic, highly reactive, explosive or inflammable substances classed as hazardous waste are stored, used or handled, whether permanently or temporarily, in such a form and quantity that it has the potential to cause a major incident.
Hazardous Waste	Waste that displays one or more of the hazardous properties listed in Annex

Appendix 14: Glossary

Word	Description
	III of the Waste Framework Directive (2008/98/EC) as defined in Regulation 6 of the Hazardous Waste (England and Wales) 2005 Regulations. Waste may be classified as hazardous if it is explosive, highly flammable, toxic, carcinogenic, or ecotoxic (harmful to the environment or an ecosystem).
Health Impact Assessment	A process for ensuring that land use and planning decision making at all levels consider the potential impacts of decisions on health and health inequalities. It identifies actions that can enhance positive effects and reduce or eliminate negative effects.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority including: • scheduled and local monuments; • areas of archaeological interest; • statutorily and locally listed buildings; • conservation areas; and • nationally and locally registered historic parks and gardens
Heritage Economic Regeneration Scheme	An initiative launched by ***English Heritage*** in June 1998, planned to last for four years, and aimed at deprived areas which have not benefited from the various conservation led urban regeneration schemes of recent years, intended to positively involve business and communities, and with the primary objective of rescuing historic buildings at risk by achieving obvious heritage dividend in terms of benefits such as reuse of vacant upper floors, renewal of the economic base of areas and expansion of employment opportunities. Also known as HERS.
Historic Parks and Gardens	Parks and gardens included in a Register kept by English Heritage, ranging from town gardens and public parks to the great country estates, and reflecting the styles and tastes of past generations, from Medieval knot gardens and deer parks to sweeping 18th-century landscaped gardens, Victorian exotica and post-war examples. A ***local development plan*** can include a Register of Local Historic Parks and Gardens.
Housing Association	A not-for-profit body offering for rent independent homes owned by ***registered providers***.
Housing Demand	The quantity of housing that households are willing and able to buy or rent.
Housing Need	The quantity of housing required for households who are unable to access suitable housing without financial assistance.
Housing Tenure	The financial and legal arrangements under which someone has the right to live in a house. The most frequent forms are tenancy, in which rent is paid to a landlord, and owner occupancy. Mixed forms of tenure are also possible.
Independent Examination	A formal hearing, presided over by an Inspector or a Panel of Inspectors appointed by the Secretary of State, to consider the soundness of the ***local plan***.

Appendix 14: Glossary

Word	Description
Index of Multiple Deprivation	A ward-level index made up of six indicators (income, employment, health deprivation and disability, education, skills and training, housing and geographical access to services) for quantifying the degree of disadvantage in a ward, and which can help to identify areas for regeneration. *Also known as IMD*.
IBP	Commonly used throughout the Development Management Document and Core Strategy as an acronym for Industrial Business Park.
Infrastructure Delivery Plan	The Infrastructure Delivery Plan sets out what social, physical and green infrastructure is required in the Borough to support planned growth in the ***local plan*** . The delivery of a **sound local *plan*** is dependent on the Infrastructure Delivery Plan.
Inspector's Report	A report issued by the Inspector or Panel who conducted an ***independent examination*** , setting out their conclusions on the matters raised at the Examination and detailing the amendments which they require the ***Local Planning Authority*** to make to the ***local plan*** before it adopts the document.
Intermediate Housing	Housing at prices and rents above those of ***social rented housing*** , but below market price or rents, and which meet the criteria for ***affordable housing*** . These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent. It can include homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition of ***intermediate housing*** , they may be considered, for planning purposes, as ***affordable housing*** . Whereas, homes that do not meet this definition, for example, 'low cost market' housing, may not be considered, for planning purposes, as ***affordable housing*** .
Joint Waste Development Plan Document	A document setting out the planning policies for waste management and identifying new and expanded waste facilities in North London. Also known as JWDPD. In the case of Enfield borough this document is usually referred to as the North London Waste Plan (NLWP).
Lee Valley Corridor	The area of strategically important development opportunities and existing industry either side of the River Lee, in parts of Enfield, Hackney, Haringey, Newham, Tower Hamlets and Waltham Forest boroughs.
Lee Valley Regional Park	A 4,000 ha (10,000 acre) regional park that stretches for 42 km (26 miles) on both sides of the River Lee, from the River Thames to Ware in Hertfordshire.
Lee Valley Regional Park Authority	A body constituted on 1 January 1967 under the Lee Valley Regional Park Act 1966 with responsibility for the ***Lee Valley Regional Park*** and for developing a wide range of leisure, sport and recreation, including nature conservation facilities and the protection and enhancement of the natural environment.
Lifetime Homes	Homes designed to meet the changing needs of the population from young children to the elderly, and thereby meeting the varying needs of numerous changes of occupiers in the same home by being designed to be accessible, adaptable and convenient and able to accommodate people with moderate mobility difficulties.
Listed Building	An historic building recorded on a statutory list of buildings of 'special architectural or historic interest' compiled by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, on advice from ***English Heritage*** , to ensure that the architectural and historic interest of the

Appendix 14: Glossary

Word	Description
	building is carefully considered before any alterations, outside or inside, are agreed. A building is graded I, II* or II, with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells) within the curtilage.
Local Centre	A small group of shops and limited service outlets serving a local catchment (for example, a suburban housing estate). Sometimes referred to as a neighbourhood centre.
Local Development Document	A document which forms part of the ***local plan*** and which can be adopted and revised as a single entity and includes ***development plan documents*** , s***upplementary planning documents*** and the s***tatement of community involvement*** .
Local Development Framework	The term previously used to describe all local plan documents produced by the local development authority. Also known as an LDF.
Local Development Scheme	A document setting out the intentions of the ***local planning authority*** for its ***plan making*** , in particular, the ***local plans*** it intends to produce and the timetable for their production and review. Also known as an LDS.
Local Implementation Plan	A statutory strategic transport plan produced by London boroughs bringing together transport proposals to implement the ***Mayor of London's*** Transport Strategy at the local level. *Also known as an LIP.*
Local Implementation Plan (HCA - Single Conversation)	A document setting out the Council's long term resource requirements to deliver its Place Shaping vision and Housing Strategy objectives. This is part of the Single Conversation the Homes and Communities Agency's approach to placeshaping and delivery through partnership working. *Also known as LIP.*
Local List	A list compiled by a local planning authority of buildings of special local architectural or historic interest but which do not meet the criteria to be statutorily listed by ***English Heritage*** as ***listed buildings*** . Councils are empowered by PPG 15 to draw up local lists and to support them through appropriate planning policies with the intention that, by drawing attention to the special interest of these buildings, owners will be encouraged to take particular care when undertaking any alterations or extensions.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the ***development plan documents*** adopted under the ***Planning and Compulsory Purchase Act 2004*** . Current ***core strategies*** or other planning policies, which under the regulations would be considered to be development plan documents, form part of the ***Local Plan*** . The term includes old policies which have been saved under the 2004 Act.
Local Planning Authority	A body charged under ***the Act*** with the responsibility for preparing a ***local plan*** for a specific area and for deciding whether development proposals should receive planning permission. Also known as an LPA. Enfield Council is the local planning authority for the London Borough of Enfield.
Local Strategic Partnership	A partnership of stakeholders which is usually non-statutory and multi-agency and which develops ways of involving local people from the public, private, community and voluntary sectors in the planning processes which shape the future of their

Appendix 14: Glossary

Word	Description
	neighbourhood and how services are provided, resulting in production of a ***community strategy*** . The ***Enfield Strategic Partnership*** is the local strategic partnership responsible for producing Enfield's ***community strategy*** .
Locally Listed Building	A building included on a ***local list*** .
London Development Agency	One of the ***Greater London Authority*** group organisations, acting on behalf of the ***Mayor of London*** , whose aim is to further the economic development and regeneration of London. Also known as the LDA.
London Plan	Also known as the Spatial Development Strategy, this document was published by the ***Mayor of London*** in 2011 and provides a strategic framework for the boroughs' ***local plans*** . It has the status of a **d*evelopment plan*** under the Planning and Compulsory Purchase Act.
London-Stansted-Cambridge-Peterborough Corridor	A land corridor covering the areas around and between North London, Harlow, Stansted Airport and Cambridge. Also known as the LSPC. It has been prioritised for development and growth by the Government in its Communities Plan ("Sustainable Communities: Building for the future").
Low and Zero Carbon Technology	Installations which produce energy that minimises the carbon emissions associated with generation. The technologies include those which are inexhaustible and harness energy flows that occur naturally in the environment, for example energy from the wind and solar power. The term also includes technologies that use carbon-emitting fuels but at a high level of efficiency.
LSIS	Commonly used throughout the Development Management Document and Core Strategy as an acronym for Locally Significant Industrial Sites.
Main Rivers	Watercourses designated as such on the Main River maps (held by the Environment Agency) and are generally the larger arterial watercourses.
Major Development	For dwellings, a major development is one where the number of residential units to be constructed is greater than 10, or where the number of dwellings to be constructed is not known, the site area is greater than 0.5 hectares. For all other uses a major development is one where the floor space to be created by the development is more than 1,000 square metres or the site area is greater than 1 hectare.
Major Centre	Important shopping and service centres, often with a borough-wide or larger catchment. Enfield Town is the borough's major centre.
Market Housing	Private housing for rent or for sale, where the price is set in the open market.
Market Rent	The cost of renting housing in the private sector. For the purposes of paragraph 2.1.5 of this document the Broad Market Rental Area (April 2012) was used as a proxy for market rent.
Mayor of London	An elected politician who heads the ***Greater London Authority*** and is responsible for budgeting and strategic planning of some governmental functions across the whole of the region of London. These include transport, police, fire and emergency services, economic development and regional spatial planning.

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Word	Description
Metropolitan Open Land	Strategic open land within the urban area that contributes to the structure of London. Also known as MOL.
Minor Development	For dwellings, a minor development is one where the number of residential units to be constructed is fewer than 10, or where the number of dwellings to be constructed is not known, the site area is less than 0.5 hectares. For all other uses a minor development is one where the floor space to be created by the development is less than 1,000 square metres or the site area is less than 1 hectare.
Mixed Use Development	Development for a variety of activities on single sites or across wider areas such as town centres and redundant industrial land.
Monitoring Report	Measures and assesses the implementation of the ***local development scheme*** and the extent to which policies in ***local plan*** are being successfully implemented. Previously known as an Annual Monitoring Report (AMR).
Permanent Moorings	**Leisure Mooring** - A long-term mooring where the boat is used for leisure / recreational purposes.
	Residential Mooring - A long-term mooring which has the local authority's permission for it to be used as the occupant's sole or primary residence. The residential mooring may or may not have facilities and services.
	Trade Mooring - Moorings assigned to specially licensed operators of commercial boats. They may be for short periods or long term, depending on the nature of the agreement. Their purpose is to provide a service to waterway visitors, adding life and value to the local waterway environment.
National Playing Fields Association	A body charged with responsibility for ensuring that everyone has play, sport and recreation space close to where they live.
Neighbourhood Renewal Fund	A funding scheme to enable the councils of England's 88 most deprived local government areas, in collaboration with their ***Local Strategic Partnership*** , to improve services, to help narrow the gap between deprived areas and the rest of the country.
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
National Planning Policy Framework	The National Planning Policy Framework (2012) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF replaces all of the Planning Policy Statements (PPS), Planning Policy Guidance (PPG), circulars and guidance notes.
Non Self Contained Accommodation	Accommodation where occupants have the shared use of at least one of the following: • kitchen • toilet • bathroom facilities.
North London Chamber of Commerce	A membership organisation run by business for business which represents the interests of business and commercial organisations.

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Word	Description
North London Strategic Alliance	The sub-regional ***strategic partnership*** for North London established in 1999 which brings together public, private and voluntary organisations working in Barnet, Enfield, Haringey and Waltham Forest. Also known as NLSA.
North London Sub-regional Development Framework	The non-statutory framework providing guidance on Opportunity, Intensification and Regeneration Areas, town centres, suburbs and ***Strategic Employment Locations*** produced by the ***Mayor of London*** in partnership with boroughs and other stakeholders Also known as NLSRDF.
North London Waste Authority	Statutory waste disposal authority established in 1986 after the abolition of the Greater London Council to arrange the disposal of waste collected by its seven constituent boroughs: Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest. Also known as NLWA.
North London Waste Plan	see ***Joint Waste Development Plan Document***
Open Space	All areas free of development. This includes space of public value, such as public landscaped areas, playing fields, parks and play areas, and also including areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Opportunity Area	One of a number of areas identified in the ***London Plan*** for accommodating large scale development to provide substantial numbers of new employment and housing, with a mixed and intensive use of land and assisted by good public transport accessibility.
Ordinary Watercourse	Every river, stream, ditch, drain, cut, dyke, sluice, sewer (other than a public sewer) and passage through which water flows and which does not form part of a main river.
Outer London	The Outer London boroughs are as follows: Barking and Dagenham, Barnet, Bexley, Brent, Bromley, Croydon, Ealing, Enfield, Haringey, Harrow, Havering, Hillingdon, Hounslow, Kingston upon Thames, Merton, Newham, Redbridge, Richmond upon Thames, Sutton, Waltham Forest.
Outer London Commission	A body established by the ***Mayor of London*** to advise how ***Outer London*** can play its full part in the city's economic success.
PIL	Commonly used throughout the Development Management Document and Core Strategy as an acronym for Preferred Industrial Location.
Playing Field Land	The whole of a site which encompasses at least one playing pitch.
Playing Pitches	A delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.
Policies Map	A map of the ***local planning authority*** **'s** area. Previously referred to as the Proposals Map. It is the spatial representation of the authority's adopted development plan, showing: • Areas of protection, such as nationally protected landscapes.

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Word	Description
	• The extent of the area in which the planning policies of the ***local planning authority*** , that are not borough-wide, apply; • Sites for particular future land uses or developments; and • Locations of proposed or existing area action plans.
Primary Care Trust	Statutory body responsible for delivering health care and health improvements to its local area. Also known as PCT and NHS Enfield.
Primary Shopping Frontage	The area where retailing and the number of shops in Enfield Town is most concentrated.
Primary Shopping Area	Consists of the Enfield Town combined primary and secondary shopping frontages and the entirety of Enfield's district centres.
Public Realm	Areas that are accessible to everyone (whether publicly or privately owned). In urban areas, this includes most streets, squares and parks.
Public Transport Accessibility Level	A quantified measure of the extent and ease of access by public transport to facilities and services, and the degree of access to the public transport network. Also known as PTAL.
Ramsar Sites	Ramsar sites are wetlands of international importance, designated under the Ramsar Convention.
Regeneration Areas	Regeneration Priority Areas and other areas subject to regeneration or estate renewal not defined on the Policies Map.
Regeneration Priority Areas	Areas defined on the Policies Map formally known as Place Shaping Areas.
Registered Provider	Providers of social rented housing registered with the Tenant Services Authority (TSA). Includes both housing associations and profit-making landlords which address the same housing priorities and are subject to the same standards.
Residential Care Home	An establishment which provides personal care assistance to its residents, such as dressing and washing, where staff can also care for residents during short periods of illness.
Saved policy or plan	A unitary development plan or a part or parts of a unitary development plan which is exempted from a general order rescinding the plan or a class or classes of provisions of such plans. Enfield's adopted ***unitary development plan*** was saved (continued in force) automatically for three years from the date of commencement of the ***Planning and Compulsory Purchase Act*** in 2004. At the expiry of this period in 2007 the Enfield ***UDP*** policies were required to undergo an assessment to assess their appropriateness for saving beyond this time period until such time as the ***UDP*** was replaced by the ***local plan.*** As a result of this assessment most of Enfield's ***unitary development plan*** policies were saved whilst policies not judged as appropriate expired in September 2007. UDP policies remain following adoption of the Core Strategy, but these will be replaced upon adoption of the **Development Management Document**.

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Word	Description
Scheduled Ancient Monument	A nationally important site or monuments given legal protection by being placed on a list (schedule). In England, ***English Heritage*** is responsible for identifying appropriate sites that are then officially scheduled by the Secretary of State for Culture, Media and Sport.
Secondary Shopping Frontage	A retailing area, secondary to the ***primary shopping frontage*** in Enfield Town, that provides greater opportunities for a diversity of uses.
Section 106 Agreement	A legal agreement under Section 106 of the Town & Country Planning Act 1990 between a planning authority and a developer, in order to achieve the aims of relevant planning policies through ensuring that certain extra works related to a development are undertaken. Also see Community Infrastructure Levy (CIL).
Sheltered Housing	A form of housing provision which offers a range of services to help people to live independently with the added security of having someone to call on in emergencies and different from other housing because a scheme manager or warden lives on the premises or nearby. Some schemes are designed specifically for people with disabilities and may have specialised facilities and specially trained staff to provide care.
SIL	Commonly used throughout the Development Management Document and Core Strategy as an acronym for Strategic Industrial Land.
Site of Borough Importance for Nature Conservation	A site which contains a significant example at borough level of a natural habitat which contains particularly species or assemblages of species which are rare in the borough or which contain important populations of species, or which is of particular significance within otherwise heavily built-up areas of London.
Site of Importance for Nature Conservation	A site originally identified by the Greater London Council, or later by the London Ecology Unit, London boroughs or ***Greater London Authority*** , chosen to represent the most significant wildlife habitats and emphasise the value of access for people. Also known as a SINC. SINCs are classified into ***sites of metropolitan, borough*** and ***local importance for nature conservation*** .
Site of Local Importance for Nature Conservation	A ***site of importance for nature conservation*** which is, or may be, of particular value to people nearby (such as residents or schools) and is particularly important in areas otherwise deficient in nearby wildlife sites, as determined by the ***GLA*** . Only those sites that provide a significant contribution to the ecology of a local area are defined as sites of local importance.
Site of Metropolitan Importance for Nature Conservation	A site which contains a significant example of a natural London habitat which contains particularly rare species, rare assemblages of species or important populations of species, or which is of particular significance within otherwise heavily built-up areas of London. Also known as a SMINC. SMINCs are of the highest priority for protection.

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Word	Description
Site of Special Scientific Interest	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure). Also known as an SSSI.
Sites Schedule	A ***development plan document*** setting out the allocations of sites for specific uses/developments.
Small and Medium sized Enterprise	An independent business managed by its owner or part owners and having a small market share either by number of employees or turnover. Also known as a SME.
Social Exclusion	A term for the result of people or areas suffer from a combination of linked problems, such as unemployment, poor skills, low incomes, poor housing, high crime environments, bad health and family breakdown.
Social Rented Housing	Rented housing owned and managed by local authorities and ***registered providers*** , for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the ***Housing Corporation*** as a condition of grant.
Soundness	The examination by an independent inspector of a ***local plan*** will consider as to whether the local plan is sound, as set out in the ***NPPF*** ; namely that it is positively prepared, justified, effective, and consistent with national policy.
Spatial Development Strategy	see ***London Plan***
Spatial Planning	An ongoing process of managing change which goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This includes policies which can affect land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
Spatial Portrait	A succinct description of the area, designed to portray its individual character, key trends and the current 'drivers for change'.
Sustainable Drainage Strategy	A document detailing how surface water runoff and waste water arising from the development of a site will be managed in line with related policies and requirements in the Development Plan.
Statement of Community Involvement	A document which sets out the standards that a ***local planning authority*** will achieve with regard to involving local communities in the preparation of ***Local Development Documents*** and ***development control*** decisions, and which is not a ***Development Plan Document*** but is subject to ***independent examination*** .
Strategic Developments	Planning applications that must be referred to the Mayor of London, under the Town and Country Planning (Mayor of London) Order 2008.
Strategic Environmental Assessment	A generic term used to describe environmental assessment as applied to policies, plans and programmes. European 'SEA Directive'(2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the

Appendix 14: Glossary

Word	Description
	field of planning and land use'. It is a tool for integrating environmental considerations into decision-making by ensuring that any significant environmental effects of the decision are taken into account, and must form an integral part of the adoption process for ***Local Development Documents*** and must be taken into account right from the initial stages of plan preparation. Also known as an SEA.
Strategic Flood Risk Assessment (SFRA)	***Local planning authorities*** (LPA) are required to undertake a Strategic Flood Risk Assessment (SFRA) as part of the planning process in accordance the NPPF. SFRAs provide information about flood risk throughout the area of the LPA, either individually or combined with neighbouring LPAs. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas.
Strategic Growth Areas	Areas defined in Core Policy 1 of the Core Strategy (Central Leeside, North East Enfield, Enfield Town and the area around the North Circular Road at New Southgate) and Edmonton Green.
Strategic Partnership	A co-operative arrangement set up to bring together major public sector organisations, local businesses, community and voluntary groups, to create a healthy, prosperous, cohesive community living in a borough that is safe, clean and green and responsible for producing a ***Community Strategy*** .
Strategic Road Network	see ***Transport for London Road Network***
Subdivision	The division of a lot, tract, or parcel of land into two or more lots.
Submission DPD	A stage in the statutory process for the adoption of ***local development documents*** that are also ***development plan documents*** . The ***local planning authority*** must submit the draft DPD, known as the submission DPD,to the Secretary of State for ***independent examination*** .
Supplementary Planning Document (to the Local Plan)	A ***local development document*** providing supplementary information in respect of the policies in ***development plan documents*** and not forming part of the ***development plan*** nor subject to ***independent examination*** . Instead the ***local planning authority*** can approve the document by formal resolution of the Council, but it must be subjected to full public consultation if it is to be accorded any weight in decisions on development proposals. Also known as an SPD.
Sustainability Appraisal	The examination of a ***local development document*** to ascertain whether its policies and proposals reflect sustainable development objectives (i.e. social, environmental and economic factors). Also known as an SA.
Sustainable Community Strategy	see ***Community Strategy***
Sustainable Community	A community which achieves the objectives set out in the Government's "Sustainable Communities: Building for the Future": • A flourishing local economy to provide jobs and wealth • Strong leadership to respond positively to change • Effective engagement and participation by local people, groups and businesses, especially in the planning, design and long-term stewardship of their community, and an active voluntary and community sector • A safe and healthy local environment with well-designed public and green space

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Word	Description
	• Sufficient size, scale and ***density*** , and the right layout to support basic amenities in the neighbourhood and minimise use of resources (including land) • Good public transport and other transport infrastructure both within the community and linking it to urban, rural and regional centres • Buildings – both individually and collectively – that can meet different needs over time, and that minimise the use of resources • A well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes • Good quality local public services, including education and training opportunities, health care and community facilities, especially for leisure • A diverse, vibrant and creative local culture, encouraging pride in the community and cohesion within it • A "sense of place" • The right links with the wider regional, national and international community.
Sustainable Design and Construction	A philosophy of creating buildings that meet the needs of building users and the wider community and minimises environmental impact by: • adopting forms of design and construction that minimise adverse impacts on the environment and that protect and enhance the diversity of nature; • providing buildings that enhance the quality of life of everyone both now and in the future; and • designing and constructing buildings that are high quality working environments that lead to greater productivity.
Sustainable Development	The core principle underpinning contemporary town planning in the UK, based on the ideal of ensuring a better quality of life through development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out four aims for ***sustainable development***: • social progress which recognises the needs of everyone; • effective protection of the environment; • the prudent use of natural resources; and, • the maintenance of high and stable levels of economic growth and employment. These aims should be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment, and a just society that promotes social inclusion, ***sustainable communities*** and personal well being, in ways that protect and enhance the physical environment and optimise resource and energy use.
Sustainability	see ***Sustainable Development***
Sustainable Drainage System	A drainage system designed to: • control the quantity of run-off from a development; • improve the quality of the run-off ; • enhance the nature conservation, landscape and amenity value of the site and its surroundings. Also known as SUDs.

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Word	Description
	SUDS deal with run-off as close to its source as possible and balance all three objectives, rather than focusing only on flood prevention. Two examples are Swales and basins which retain water for a period of time prior to discharge to a natural watercourse. SUDs are one of a number measures to manage flood risk.
Swale	A type of ***sustainable drainage system*** which consists of a grassed depression which lead surface water overland from the drained surface to a storage or discharge system, typically using the green space of a roadside margin.
Third Sector	A term used to describe the collection of non-governmental organisations that are value driven and principally reinvest their surpluses to further social, environmental or cultural objectives. This includes voluntary and community organisations, charities, social enterprises, cooperatives and mutuals and housing associations.
Topography	A description (or visual representation on a map) of the shape of the land, for example, contours or changes in the height of land relative to sea level.
Townscape	The general appearance of a built-up area, for example a street, a town or city.
Transport Assessment	An assessment of the availability of, and levels of access to, all forms of transportation from a site.
Transport for London	One of the ***GLA*** group organisations, accountable to the ***Mayor of London*** , with responsibility for delivering an integrated and sustainable transport strategy and operation for London. Also known as TfL.
Transport for London Road Network	The mayor's term for the ***Greater London Authority Road Network*** as described in the Greater London Authority Act 1999 and comprising 550 km of London's red routes and other important streets. Also known as the TLRN.
Unitary Development Plan	A type of ***development plan*** introduced in 1986 and replaced by ***local plans (local development frameworks)*** in the ***Act*** . Enfield's unitary development plan was adopted in March 1994. Also known as a UDP.
Upper Lee Valley Opportunity Area	see ***Opportunity Area***
Urban Design	The design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, to create successful development.
Urban Grain	The pattern, size and arrangement of street blocks and plots.
Use Class	A category of landuse activities requiring planning permission which is set according to a ***use classes order*** . The uses are grouped into classes A, B, C and D and sui generis (a use not within a specific class). The classes are: A1 (shops); A2 (financial and professional services); A3 (restaurants and cafes); A4 (drinking establishments); A5 (hot food takeaways);

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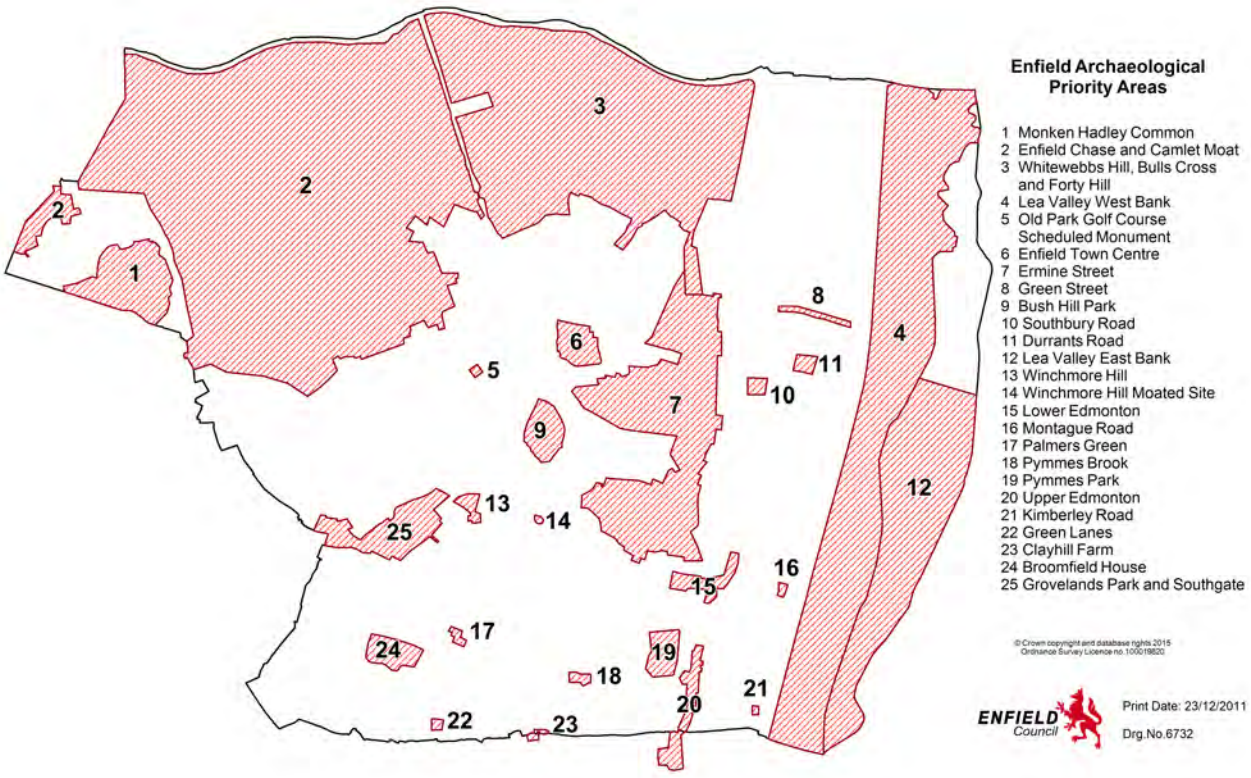
Word	Description
	B1 (business); B2 (general industry); B8 (storage and distribution); C1 (hotels); C2 (residential institutions); C2A (secure residential institutions); C3 (dwelling houses); D1 (non-residential institutions); D2 (assembly and leisure); Sui Generis (a use not within a specific class).
Use Classes Order	A legislative mechanism under the terms of the Town and Country Planning Act 1990, as amended by the Use Classes (Amendment) Order 2005, and the General Permitted Development (Amendment) Order 2005, which sets out when permission is or is not required for changes to the use of land and buildings, and the circumstances under which such changes can be undertaken.
Wider Determinants of Health	A wide range of factors which contribute to the health of individuals, including: • Their age, sex and hereditary factors; • Individual lifestyle factors; • Social and community influences; • Living and working conditions; • General socio-economic, cultural and environmental conditions.

Appendix 14: Glossary

Appendix 15: Supporting Maps

15.1 Areas of Archaeological Importance

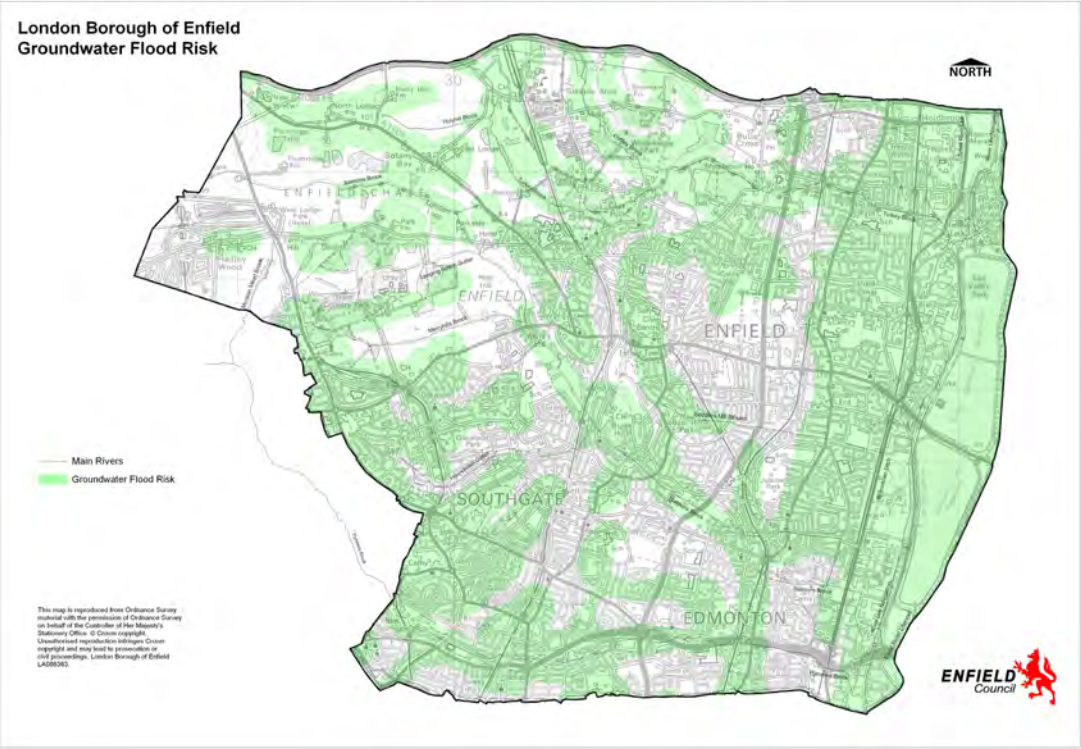
Map 15.1 Archaeological Priority Areas



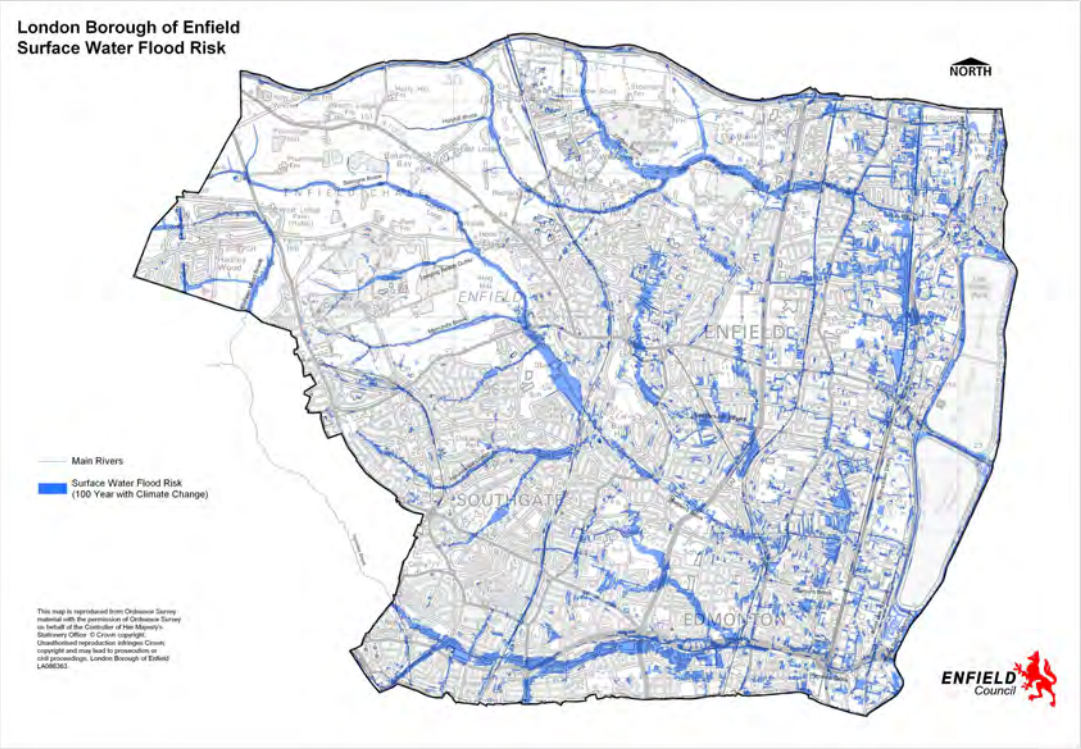
Appendix 15: Supporting Maps

15.2 Flood Risk Maps

Map 15.2 Groundwater Flood Risk



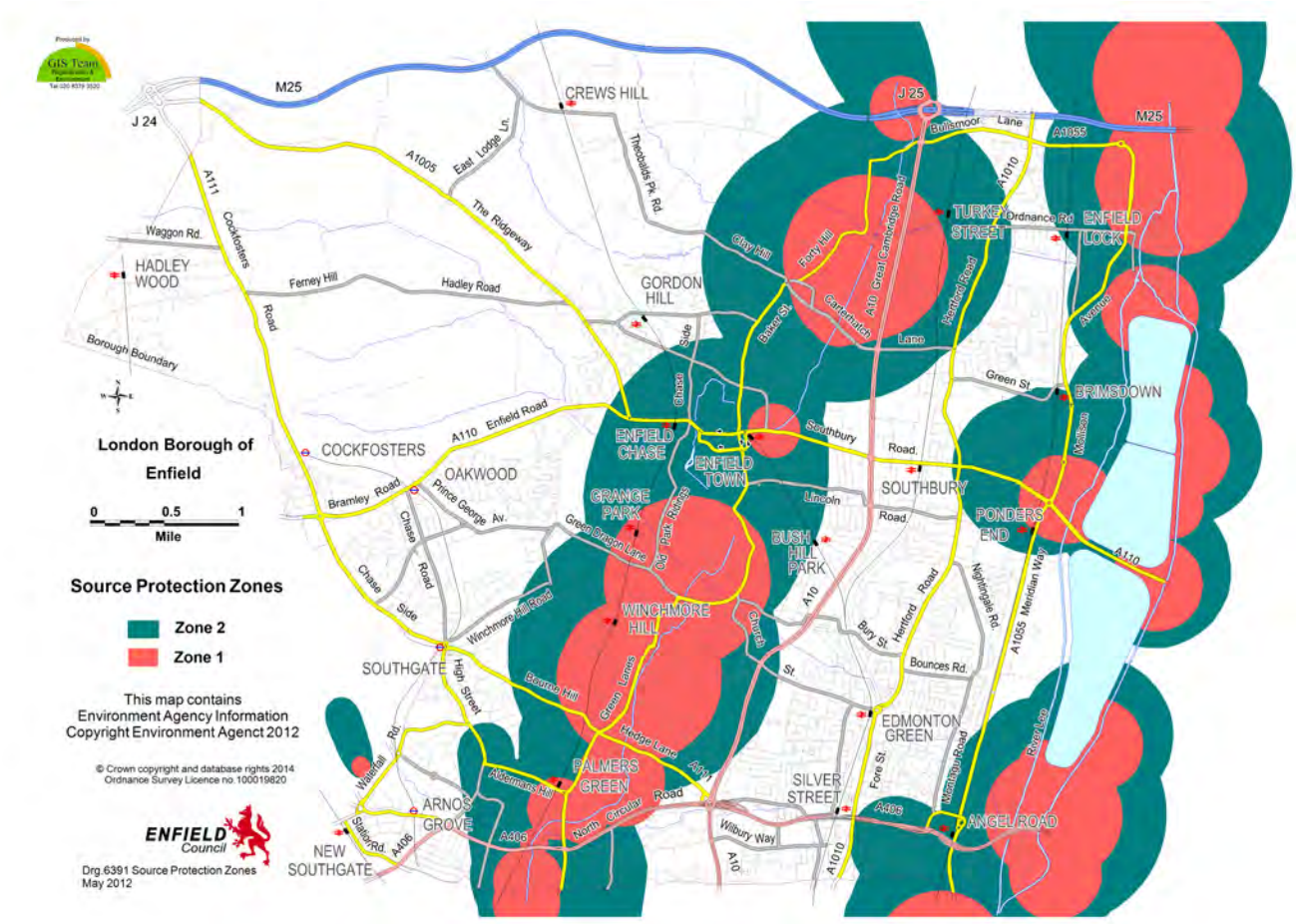
Map 15.3 Surface Water Flood Risk



Appendix 15: Supporting Maps

15.3 Source Protection Zones

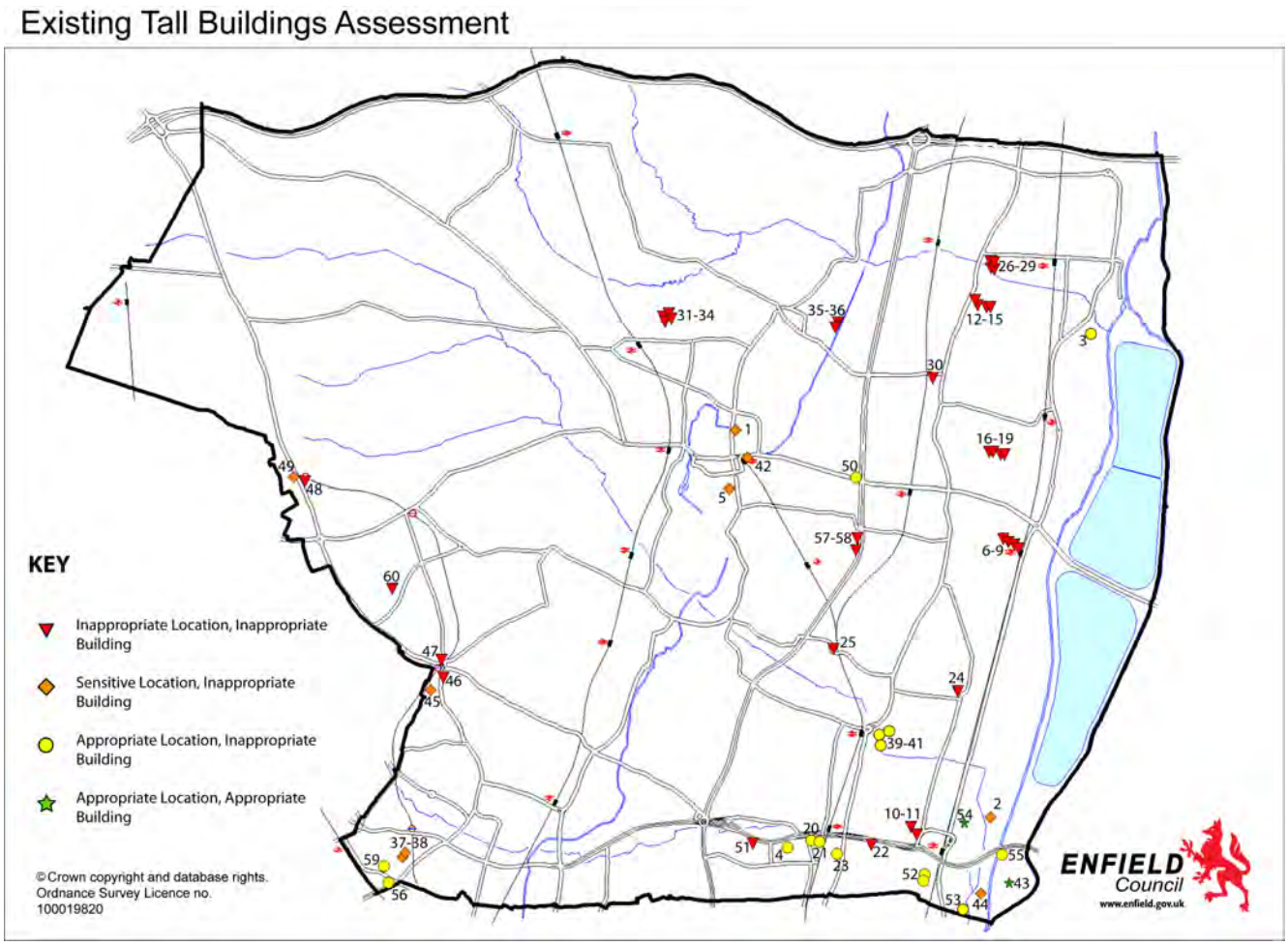
Map 15.4 Source Protection Zones



Appendix 15: Supporting Maps

15.4 Existing tall buildings and important local views

Map 15.5 Exsisting Tall Buildings



Tall Buildings Assessment Key

Table 15.1

1. Civic Centre, Enfield
2. Edmonton Eco Park
3. Enfield Power Station
4. North Middlesex University Hospital
5. Tower Point
6. Cormorant House
7. Curlew House
8. Kestrel House
9. Merlin House
10. Cheshire House
11. Shropshire House
12. Jersey House
13. Guernsey House
14. Sark House
15. Herm House
16. Ashcombe House
17. Tiverton House
18. Honiton House
19. Newton House
20. Dover House
21. Telephone Exchange
22. Scott House
23. Bridport House
24. Walbrook House
25. Walmer House
26. Welch House
27. Keys House
28. Dorset House
29. Woolpack House
30. Hastings House
31. Normandy House
32. Picardy House
33. Burgundy House
34. Brittany House
35. Bliss House
36. Purcell House
37. Jackson House
38. Swinson House
39. Mendip House
40. Grampian House
41. Pennine House
42. New River House
43. Atlas Works
44. Former BOC Premises Sheds
45. Barnet & Southgate College
46. The Grange (offices)
47. South Point House (offices)
48. Holbrook House/Black Horse Tower (offices)
49. Metro Point (offices)
50. Cineworld
51. 44 Watermill Lane
52. Meridian WayGasholders
53. Glover DriveGasholder
54. Coca Cola Bottling Plant
55. Self Storage & Business centre Office Block
56. New Southgate Gasholder
57. Bonnington House
58. Gainsborough House
59. Curtis House
60. Shepcot House

Appendix 15: Supporting Maps

Map 15.6 Important Views

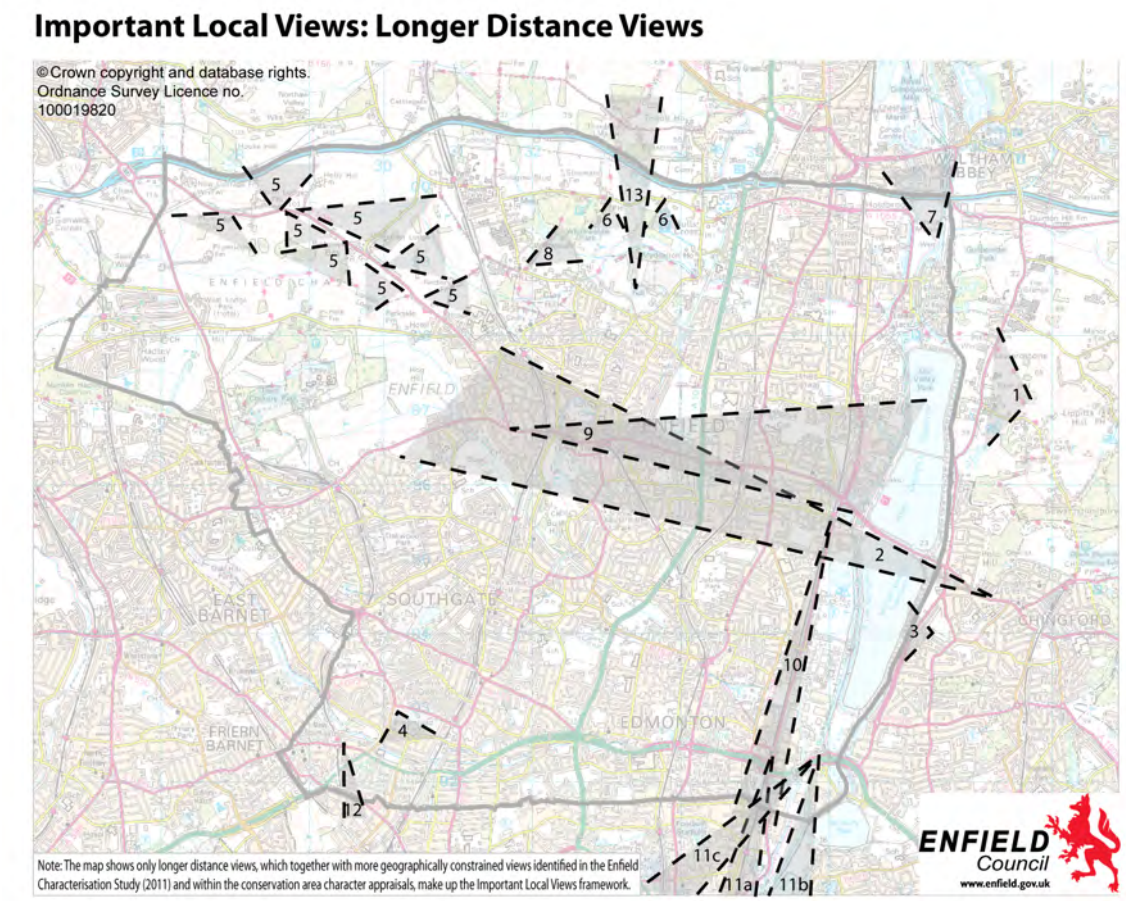


Table 15.2

1. Barn Hill
2. King's Head Hill
3. Mansfield Park
4. Broomfield Park
5. The Ridgeway (A1005)
6. Whitewebbs Lane
7. Rammey Marsh
8. Clay Hill
9. Approach to Enfield Town
10. Ponders End
11. Meridian Water
12. New Southgate
13. Forty Hall

Appendix 15: Supporting Maps

This document has been produced by Enfield Council
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