Hadley Wood

NEIGHBOURHOOD PLAN

2022 - 2039

Basic Conditions Statement

incorporating Area Statement

October 2022

HADLEY WOOD NEIGHBOURHOOD PLAN
2022 – 2039

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

FOR FURTHER INFORMATION PLEASE VISIT THE HADLEY WOOD ASSOCIATION WEBSITE

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1. Introduction

This document

1.1 This document is the Basic Conditions Statement that has been prepared to accompany the submission version of the Hadley Wood Neighbourhood Plan. It demonstrates how the proposed Neighbourhood Plan has been prepared in accordance and conformity with the Neighbourhood Planning General Regulations (2015) (as amended) and how other considerations as prescribed by Paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act (1990) have been considered to have been met.

1.2 The Basic Conditions for Neighbourhood Plans are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan.
- The making of the Neighbourhood Plan contributes to the achievement of sustainable development.
- The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
- Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan.

1.3 In addition to the primary legislation listed above, one further Basic Condition of relevance to Neighbourhood Plans is set out within the Neighbourhood Planning (General Regulations) 2012 (as amended). This is that:

- The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitat sites.

Key statements

1.4 The Hadley Wood Neighbourhood Plan has been prepared and submitted to Enfield Council by Hadley Wood Neighbourhood Planning Forum. The Forum is the qualifying body and is entitled to submit a Neighbourhood Plan for the area. The area was designated by Enfield Council for Neighbourhood Planning purposes in July 2015, and then re-designated in January 2021 (see Appendix A).

1.5 The Hadley Wood Neighbourhood Plan sets out policies that relate to development and the use of land within the neighbourhood area, as shown in Figure 1 and described below:

The Plan Area:

Hadley Wood is a 'free-standing' settlement to the north of New Barnet, in the London Borough of Enfield. It is surrounded by London's Metropolitan Green Belt, with a combination of agricultural, common and recreational land separating this from other nearby areas, including Cockfosters, High Barnet and New Barnet. It is a logical area for plan-making purposes.

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

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

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

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

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

1.6 The Neighbourhood Plan does not relate to more than one neighbourhood area. There are no other adopted Neighbourhood Development Plans which cover the designated neighbourhood area.

1.7 The Neighbourhood Plan covers the period 2020-2036, which will align with the period covered by the emerging Draft Enfield Local Plan (2018-2036).

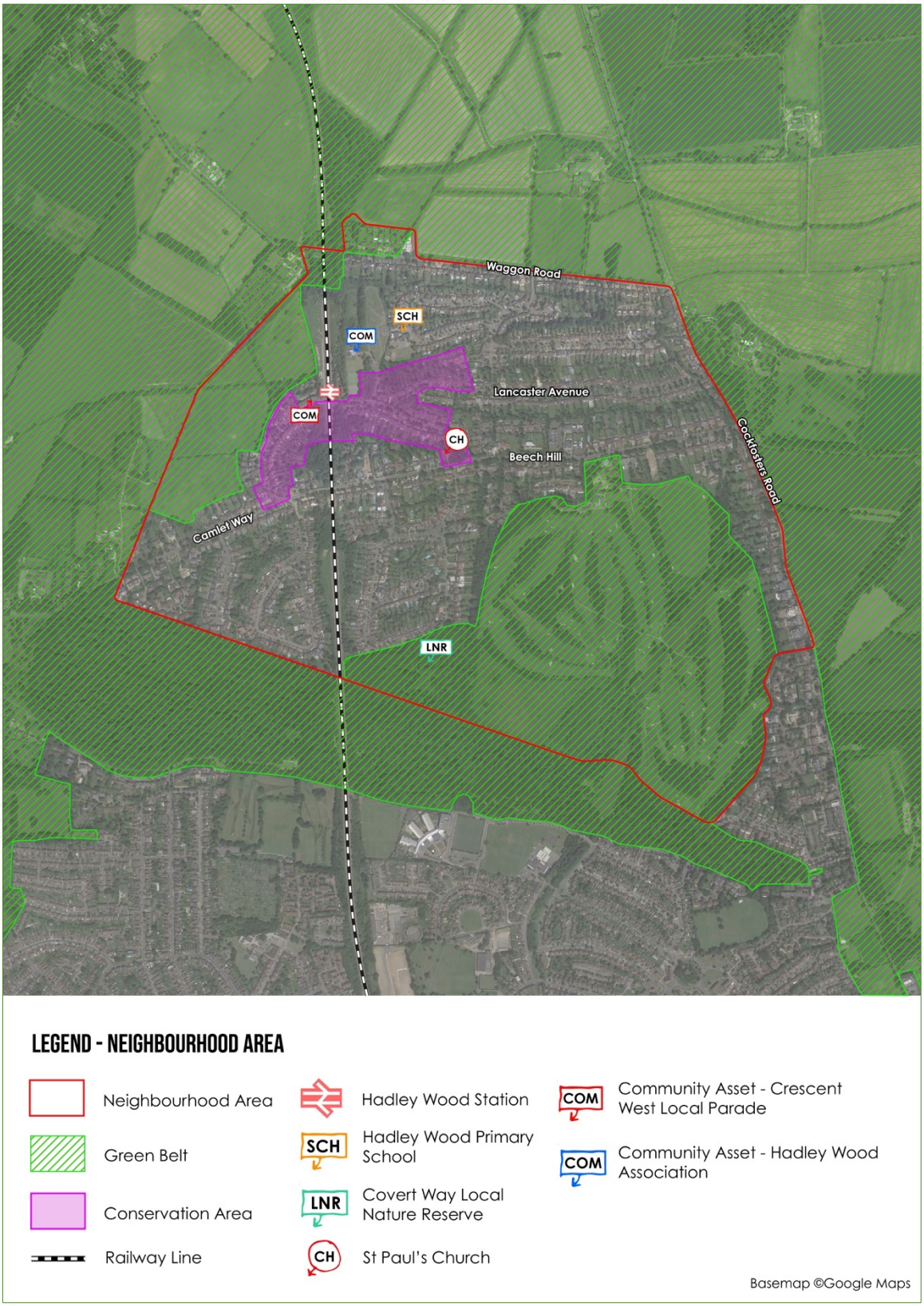


Figure 1: Designated Hadley Wood Neighbourhood Plan area

Neighbourhood plan policies

1.8 The policies within the submission version Neighbourhood Plan are:

	Setting and character
HW-1	Setting, character and views
HW-2	Front boundary walls, railings and gates
HW-3	Paving of front gardens
HW-4	Off-street parking
HW-5	Heritage assets
	Natural Environment
HW-6	Local Green Space designations
HW-7	Trees, the natural environment and biodiversity
HW-8	Flood risk
HW-9	Sustainable drainage
	Housing, design and development
HW-10	New housing development and mix
HW-11	Self-contained apartments
HW-12	High-quality built environment
HW-13	Small sites
HW-14	Back garden development
HW-15	Construction activity
	Services and facilities
HW-16	Social and community facilities
HW-17	Crescent West local parade
	Access and movement
HW-18	Active travel
	CIL allocation to local projects
HW-19	CIL allocations

Neighbourhood plan projects

1.9 In addition to the policies listed above, the Neighbourhood Plan also includes a set of wider projects and community aspirations. These do not comprise land use and development policies and are not subject to the same tests of the Basic Conditions, but are listed below for comprehensiveness and referred to as appropriate in the Basic Conditions Statement.

HW (i)	Reinstating front gardens
HW (ii)	Preserving and enhancing locally significant heritage
HW (iii)	The green belt
HW (iv)	Strengthened tree protection
HW (v)	Flood mitigation measures
HW (vi)	Monken Hadley Common Wet Woodlands
HW (vii)	Housing supply to meet local needs
HW (viii)	Design review
HW (ix)	Application review and enforcement
HW (x)	Local parade public realm
HW (xi)	Active travel projects
HW (xii)	Rail and bus services

2. National Planning Policy

2.1 The Hadley Wood Neighbourhood Plan is required to be prepared in accordance with national planning policy and guidance. National planning policy is established within the National Planning Policy Framework (NPPF) (2021), with supporting guidance set out in Planning Practice Guidance published by the Department for Levelling Up, Housing and Communities (DLUHC).

2.2 The NPPF states at paragraph 18 that neighbourhood plans should contain non-strategic policies. At paragraph 21 it states that strategic policies (in the Development Plan) provide a clear starting point for non-strategic policies and that strategic policies *'should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies'.*

2.3 The power of a neighbourhood plan is clearly set out in paragraph 30 of the NPPF, which states that *'once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area'*.

2.4 This section demonstrates that the Hadley Wood Neighbourhood Plan has regard to relevant goals within the 2021 NPPF in relation to:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Supporting high quality communications
- Making effective use of land
- Achieving well-designed places
- Protecting Green Belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals

2.5 The Hadley Wood Neighbourhood Plan has seven primary objectives. We summarise these below and identify which NPPF goals each objective addresses. The sections following this provide a summary of how policies in the Hadley Wood Neighbourhood Plan conform to the NPPF (2021) goals.

Hadley Wood Neighbourhood Plan Objective	Relevant NPPF goals
Objective 01: Green Infrastructure and Natural Environment Development will protect and enhance the existing green/open space and the local environment, and provide new tree planting.	• Conserving and enhancing the natural environment • Protecting Green Belt land
Objective 02: Flood Risk Future development will demonstrably manage rainwater run-off and flood risk.	• Meeting the challenge of climate change, flooding and coastal change
Objective 03: Housing Development in Hadley Wood will provide a wider range of housing sizes, including smaller family homes and downsizing options.	• Delivering a sufficient supply of homes
Objective 04: Design and Character Development will be of high-quality design and will be informed by existing character and grain, including height, scale and massing.	• Achieving well-designed places • Conserving and enhancing the historic environment
Objective 05: Public and Community Facilities Development will, for example through CIL payments, support and contribute to public and community facilities in the area – bringing improvements for the local population.	• Promoting healthy and safe communities
Objective 06: Transport Development will, for example through CIL payments, support and contribute towards enhancing the provision of public transport, pedestrian and leisure footpaths and cycle routes.	• Promoting sustainable transport • Promoting healthy and safe communities
Objective 07: The Crescent West Shopping Parade Any future development of the Parade will promote and support our local retail businesses	• Building a strong, competitive economy • Ensuring the vitality of town centres

Delivering a sufficient supply of homes

2.6 The Hadley Wood Neighbourhood Plan sets out the following policies that aim to deliver a sufficient supply of homes:

Policy HW-HD10: New housing development and mix	NPPF ref. (paras.) 60-80

2.7 **Policy HW-HD10** supports the principle of delivering a sufficient supply of homes through its alignment with paragraph 62 of the NPPF by stipulating that provision should be made for a mix of housing that meets the needs of the community, based on the most-up-to-date evidence of housing need. The policy places emphasis on the need to respond to the identified need for the local housing market area. In addition, proposals for affordable housing, opportunities for people to downsize and those looking to buy their first home are prioritised in the NDP, creating a more diverse housing stock that creates more inclusive communities.

Building a strong, competitive economy

2.8 The Hadley Wood Neighbourhood Plan sets out the following policies to build a strong and competitive economy:

Policy HW-17: Crescent West Local Parade	NPPF ref. (paras.) 81-85
Policy HW-18: Active travel	
Aspiration HW(xi): Active travel projects	
Aspiration HW(xii): Rail and bus services	

2.9 In accordance with paragraph 81 of the NPPF, which places significant weight on the need to support economic growth and productivity, **Policy HW-SF2 (The Crescent West Local Parade)** seeks to resist the loss of retail space in a key economic area whilst supporting the development of active frontages that attract visitors and create a thriving and vibrant centre.

2.10 The suite of access and movement policies and aspirations **(Policy HW-AM1: Active travel, Aspiration HW(xi) and Aspiration HW(xii))** support sustainable economic growth by improving access, for both businesses and consumers, to the local centre, attracting inward investment and a healthy economic environment.

Ensuring the vitality of town centres

2.11 The Hadley Wood Neighbourhood Plan sets out the following policies to ensure the vitality of town centres:

Policy HW-16: Social and community facilities	NPPF ref. (paras.) 86-91
Policy HW-17: Crescent West Local Parade	
Aspiration HW(x): Local parade public realm	

2.12 Paragraph 86(a) of the NPPF stipulates that planning policies should allow centres *to "grow and diversify…and allow a suitable mix of uses"*. **Policy HW-SF2 (The Crescent West Local Parade)** aligns with this by supporting proposals which enhance the viability and vitality of the area, protecting active frontages and encouraging a diverse set of uses including retail, cafes and restaurants, drinking establishments, offices and community facilities. This is further supported by **Policy HW-SF1 (Social and community facilities)**, which looks to protect and enhance existing facilities whilst supporting proposals for new facilities, both within and beyond the centre.

Promoting healthy and safe communities

2.13 The Hadley Wood Neighbourhood Plan sets out the following policies to promote healthy and safe communities:

Aspiration HW(iii): The Green Belt	NPPF ref. (paras.) 92-103
Policy HW-6: Local Green Space Designations	
Policy HW-16: Social and community facilities	
Policy HW-17: Crescent West Local Parade	
Aspiration HW(x): Local parade public realm	
Policy HW-18: Active travel	
Aspiration HW(xi): Active travel projects	

2.14 **Policy HW-C8 (Local Green Space Designations**) designates 11 Local Green Spaces. This supports the aspirations of paragraphs 101 and 102 of the NPPF which highlight the importance of designating green space in line with local planning policies and sustainable development.

2.15 Paragraph 92(c) of the NPPF stipulates that planning policies should enable and support healthy lifestyles through the provision of "*safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."* **Aspiration HW(iii)** supports this by retaining and enhancing access to Green Belt land, whilst **Policy HW-AM1 (Active travel)** and **Aspiration HW(xi)** encourage walking and cycling through the preservation and enhancement of existing cycle and walking routes, as well as the development of new ones.

2.16 Through support for active frontages (**Policy HW-SF2**) and a public realm scheme (**Aspiration HW(x)**) that provides street furniture for people to sit and relax, the neighbourhood plan aligns with paragraph 92 (a) which calls for the planning policy to promote social interaction.

2.17 **Policy HW-SF1 (Social and community facilities)** protects existing community facilities within the Hadley Wood neighbourhood area. This supports the aspirations of the NPPF through paragraph 93(c) which calls for planning policy to *"guard against the unnecessary loss of valued facilities and services".* The policy also seeks to support proposals for new community facilities, aligning with paragraph 93(a) which calls for positive planning in terms of the provision and use of community facilities to enhance the sustainability of communities.

2.18 To promote active travel, **Policy HW-AM1 (Active travel)** and **Aspiration HW(xi)** give support to development proposals that incorporate new and improved walking and cycling routes, provide natural surveillance of public spaces and improve cycling facilities. This supports the aspirations laid out in paragraph 92(b) of the NPPF which promotes safe places that are not undermined by fear of crime by creating high-quality public space and legible pedestrian routes.

Promoting sustainable transport

2.19 The Hadley Wood Neighbourhood Plan sets out the following policies to promote sustainable transport:

Policy HW-18: Active travel	NPPF ref. (paras.) 104-113
Aspiration HW(xi): Active travel projects	
Aspiration HW(xii): Rail and bus services	

2.20 **Policy HW-AM1 (Active travel)** gives support to development proposals that support active travel, encouraging the incorporation of enhanced and extended footpaths and cycle paths and improved cycle facilities. This supports the aspirations laid out in paragraph 106(d) of the NPPF which notes that planning policies should "*provide for high quality walking and cycling networks and supporting facilities such as cycle parking".*

2.21 Applications should also give "give priority first to pedestrian and cycle movements within the scheme and neighbouring areas" as per paragraph 112(a) of the NPPF. Similar aspirations are laid out in **Aspiration HW(xi)** in which the council has identified locations for new and improved active travel routes that it will explore in partnership with the Borough Council.

2.22 As per paragraph 104(c) of the NPPF, **Aspiration HW(xii)** identifies opportunities for public transport improvements.

Supporting high quality communications

2.23 The Hadley Wood Neighbourhood Plan does not include policies which relate to this NPPF aim, therefore decisions on this matter will need to refer to the Enfield Core Strategy 2010 until such time as the new Enfield Local Plan is adopted.

Making effective use of land

2.24 The Hadley Wood Neighbourhood Plan sets out the following policies to make effective use of land.

Policy HW-7: Trees, the natural environment and biodiversity	NPPF ref. (paras.) 119-125
Aspiration HW(iv): Strengthened tree protection	
Policy HW-10: New housing development and mix	
Policy HW-12: High-Quality Built Environment	
Aspiration HW(viii): Design Review	

2.25 In recognition of the multiple functions that undeveloped land can perform, and in combination with the opportunity to deliver net environmental gains (paragraph 120(a) and (b) of the NPPF), **Policy HW-C2 (Trees, the natural environment and biodiversity)** and **Aspiration HW(iv)** promote the retention and incorporation of greenery in Hadley Wood.

2.26 **Policy HW-HD1 (New housing development and mix)** supports the provision of a mix of housing that meets the needs of the community based on the most-up-to-date evidence. The policy includes encouragement to provide opportunities for people to downsize as well as those looking for a first home. This aligns with paragraph 124 (a) of the NPPF which stipulates that decisions should take into account the identified need for housing and other forms of development.

2.27 The NPPF also recognises that supporting the efficient use of land also means responding to the prevailing character and setting of an area (paragraph 124(d)) and of securing well-designed, attractive and healthy places (paragraph 124 (e)). Paragraph125 then goes on to state that development should *'make optimal use of the potential of each site'*. This is reflected through the design principles contained within the Neighbourhood Plan, particularly those in **Policy HW-HD2 (High-Quality Built Environment)** and **Aspiration HW(viii)** which, respectively, require proposals to take into account the existing character of Hadley Wood and establish aspirations for major development proposals to be assessed through design review.

Achieving well-designed places

2.28 The Hadley Wood Neighbourhood Plan sets out the following policies to achieve well-designed places:

Policy HW-1: Setting, character and views	NPPF ref. (paras.) 126-136
Policy HW-2: Boundary walls, railings and gates	
Policy HW-3: Paving of front gardens and off-street parking	
Policy HW-13: Small sites	
Aspiration HW(i): Reinstating front gardens	
Policy HW-12: High-Quality Built Environment	
Aspiration HW(viii): Design Review	
Policy HW-16: Social and community facilities	
Policy HW-18: Active travel	
Aspiration HW(xi): Active travel projects	

2.29 Paragraph 127 of the NPPF states that plans should, at the most appropriate level, set out a clear design vision and expectations. The Hadley Wood Neighbourhood Plan sets out its own design vision through a suite of detailed policies that stipulate specific expectations e.g. **Policy HW-C3 (Boundary walls, railings and gates), Policy HW-C4 (Paving of front gardens and off-street parking), Policy HW-C5 (Small sites, including back gardens) Aspiration HW(i)** or more general design-focused policies that lay out wider principles for all development proposals e.g. **Policy HW-C1 (Character, setting and views), Policy HW-HD2 (High-Quality Built Environment)** and **Aspiration HW(viii)**. These policies commit developers to respecting the existing setting, character and history of the local area. This conforms with paragraph 130(c) which notes that decisions should be sympathetic to local character.

2.30 Paragraph 130(a) of the NPPF expresses support for development that functions well, not just in the short-term but over the lifetime of its development. **Policy HW-SF1 (Social and community facilities)** aligns with this aspiration by supporting the development of flexible, multi-functional buildings that allow for the widest possible uses and can be adapted in the future to accommodate people at different stages of the lifecycle.

2.31 **Policy HW-AM1 (Active travel)** and **Aspiration HW(xi)** aspire to enhance accessibility across the neighbourhood area, providing natural surveillance of public spaces that supports crime prevention and a safe pedestrian environment. In doing so, it aligns with the goals set out in paragraph 130(f) of the NPPF for an environment that promotes health and wellbeing.

Protecting Green Belt land

2.32 The Hadley Wood Neighbourhood Plan sets out the following policies to protect Green Belt Land:

Aspiration HW(iii): The Green Belt	NPPF ref. (paras.) 137-151

2.33 **Aspiration HW(iii) (The Green Belt)** sets out the Neighbourhood Planning Forum's commitment to protect the Green Belt, working alongside Enfield

Meeting the challenge of climate change, flooding and coastal change

2.34 The Hadley Wood Neighbourhood Plan sets out the following policies to meet the challenge of climate change, flooding and coastal change:

Policy HW-7: Trees, the natural environment and biodiversity	NPPF ref. (paras.) 152-173
Aspiration HW(iv): Strengthened tree protection	
Policy HW-8: Flood risk	
Policy HW-9: Sustainable drainage	
Aspiration HW(iii): The Green Belt	
Policy HW-6: Local Green Space Designations	
Policy HW-18: Active travel	
Aspiration HW(xi): Active travel projects	
Aspiration HW(xii): Rail and bus services	

2.35 **Policy HW-AM1 (Active travel), Aspiration HW(xi) and Aspiration HW(xii)** conform to the NPPF's aims (paragraph 152) of supporting the transition to a low carbon future and contributing to reductions in greenhouse gases by reducing over-dependence on cars. This is predominantly achieved by promoting alternatives, be it through the expansion of walking and cycling routes (and facilities) or improving public transport services.

2.36 In meeting the challenge of flooding, the NPPF stipulates that the planning system should help minimise vulnerability and improve resilience (paragraph 152). The Hadley Wood Neighbourhood Plan achieves this through **Policy HW-C6 (Flood risk),** which calls for development proposals to demonstrate that they will not increase the risk of flooding, and **Aspiration HW(v)** which encourages the use of a range of flood mitigation measures throughout the neighbourhood area, including planting additional trees. The NPPF (paragraph 169) also notes that major development should incorporate sustainable drainage systems unless there is clear evidence this would be inappropriate. **Policy HW-C7 (Sustainable urban drainage)** is in alignment with this, encouraging development proposals to incorporate sustainable drainage features such as rain gardens, porous surfaces and green roofs.

2.37 **Policy HW-C2 (Trees, the natural environment and biodiversity), Aspiration HW(iii), Aspiration HW(iv)** and **Policy HW-C8 (Local Green Space Designations)** also help in moderating the impacts of over-development on climate change through the preservation of green infrastructure for community and public use. This aligns with paragraph 154 (a) of the NPPF whereby development is encouraged to be planned in a way that reduces climate vulnerability through the provision of green infrastructure.

Conserving and enhancing the natural environment

2.38 The Hadley Wood Neighbourhood Plan sets out the following policies to conserve and enhance the natural environment:

Policy HW-7: Trees, the natural environment and biodiversity	NPPF ref. (paras.) 174-188
Aspiration HW(iv): Strengthened tree protection	
Aspiration HW(iii): The Green Belt	
Policy HW-6: Local Green Space Designations	
Policy HW-18: Active travel	
Aspiration HW(xi): Active travel projects	
Aspiration HW(xii): Rail and bus services	

2.39 Paragraph 174 of the NPPF notes that planning policies and decisions should contribute to and enhance the natural and local environment, protecting valued landscapes, sites of biodiversity whilst recognising the intrinsic value and character of the countryside. The Neighbourhood Plan conforms with these aspirations through a number of policies which look to enhance and conserve green infrastructure across the neighbourhood area. **Policy HW-C8 (Local Green Space Designations)** ensures the protection of 11 green spaces valued by the community for their beauty, tranquility, biodiversity or recreational value; **Policy HW-C2 (Trees, the natural environment and biodiversity**) stipulates that development should result in no net-loss of biodiversity in Hadley Wood; **Aspiration HW(iv)** sets out the commitment to strengthen the protection of existing mature during development; and **Aspiration HW(iii)** ensures that the Green Belt surrounding Hadley Wood remains protected and free from development.

2.40 Part (e) of the NPPF paragraph 174 stipulates that policies should prevent new and existing development from being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. In alignment with the above, **Policy HW-AM1 (Active travel), Aspiration HW(xi)** and **Aspiration HW(xii)** encourage active travel and public transport instead of car-use, reducing the generation of road traffic and helping limit air and noise pollution.

Conserving and enhancing the historic environment

2.41 The Hadley Wood Neighbourhood Plan sets out the following policies to conserve and enhance the natural environment:

Policy HW-1: Setting, character and views	NPPF ref. (paras.) 189-208
Policy HW-12: High-Quality Built Environment	
Policy HW-5: Heritage Assets	
Aspiration HW(ii): Preserving and Enhancing Locally Significant Heritage	

2.42 Paragraph 190 of the NPPF explains that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. **Policy HW-C1 (Character, setting and views)**, **Policy HW-HD2 (High-Quality Built Environment)**, **Policy HW-HD3 (Heritage Assets)** and **Aspiration HW(ii)** all support the NPPFs aims by ensuring that development proposals preserve and enhance all statutory and non-statutory heritage assets, and their immediate setting. This includes the aspiration to have a number of non-designated heritage assets (on Camlet Way) added to Enfield Council's Local Heritage List.

Facilitating the sustainable use of minerals

2.43 The Hadley Wood Neighbourhood Plan does not include policies which relate to this NPPF aim, therefore decisions on this matter will need to refer to the Enfield Core Strategy 2010 until such time as the new Enfield Local Plan is adopted.

3. Achieving Sustainable Development

3.1 The NPPF, at paragraph 7, states that the *'purpose of the planning system is to contribute to the achievement of sustainable development'*. Sustainable development is defined in that same paragraph as *'meeting the needs of the present without compromising the ability of future generations to meet their own needs'*.

3.2 The NPPF views sustainability as made up of three objectives: economic, social and environmental. These objectives are interdependent and should be pursued in mutually supportive ways. The objectives are:

- *Economic*: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- *Social*: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- *Environmental*: to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3 The following tables (Tables 1 - 3) summarise how the objectives and policies in the Neighbourhood Plan contribute toward sustainable development, as defined in the NPPF. This demonstrates that the objectives of the Neighbourhood Plan are considered to comprise a balance of social, economic and environmental goals.

Delivering Economic Sustainability

3.4 The NPPF definition of economic sustainability is 'building a strong, responsive and competitive economy'. The table below shows how the Hadley Wood Neighbourhood Plan responds to this.

NPPF Definition	*Building a strong, responsive and competitive economy*
NDP Objectives	**Objective 06: Transport** Development will support and contribute towards enhancing the provision of public transport, pedestrian and leisure footpaths, and cycle routes. **Objective 07: The Crescent West Shopping Parade** Any future development of the Parade will promote and support our local retail businesses
NDP Policies	• Policy HW-16: Social and community facilities • Policy HW-17: Crescent West Local Parade • Policy HW-18: Active travel
Commentary	The Hadley Wood Neighbourhood Plan actively seeks to boost local employment opportunities, particularly on the Crescent West Local Parade, where retail units, cafes and restaurants, drinking establishments, offices and community facilities are all supported. A public realm scheme within the local centre aspires to create a vibrant and thriving centre that attracts new businesses. The Plan supports proposals for mixed use development and safeguards and promotes the provision of community facilities. This helps to guarantee that the town becomes a hub of civic activity, whilst also ensuring that sufficient land uses are available in the right places and at the right time to support the level of growth earmarked for the Neighbourhood Plan Area. The transport infrastructure needed to support this growth is provided through new cycle and walking routes, along with improved bus and rail services, ensuring that people can move freely and safely.

Table 1: The Neighbourhood Plan's contribution to economic sustainability

Delivering Social Sustainability

3.5 The NPPF definition of social sustainability is 'supporting strong, vibrant and healthy communities'. The table below shows how the Hadley Wood Neighbourhood Plan responds to this.

NPPF Definition	*Supporting strong, vibrant and healthy communities*
NDP Objectives	**Objective 01: Green Infrastructure and Natural Environment** Development will protect and enhance the existing green/open space and the local environment, and provide new tree planting. **Objective 03: Housing** Development in Hadley Wood will provide a wider range of housing sizes including smaller family homes and downsizing options for older people. **Objective 04: Design and Character** Development will be of high-quality design and will be informed by existing character and grain, including height, scale and massing. **Objective 05: Public and Community Facilities** Development will support and contribute to public and community facilities in the area – bringing improvements for the local population. **Objective 06: Transport** Development will support and contribute towards enhancing the provision of public transport, pedestrian and leisure footpaths, and cycle routes.
NDP Policies	• Policy HW-1: Setting, character and views • Policy HW-6: Local Green Space Designations • Policy HW-7: Trees, the natural environment and biodiversity • Policy HW-10: New housing development and mix • Policy HW-12: High-Quality Built Environment • Policy HW-15: Construction activity • Policy HW-16: Social and community facilities • Policy HW-18: Active travel
Commentary	The Hadley Wood Neighbourhood Plan encourages the provision and enhancement of community and recreational facilities. These are focused around the Crescent West local parade to create a vibrant and diverse centre that attracts more people and facilitates social interaction. These facilities, supported by infrastructure to foster

	increased active travel, ensure the Plan contributes towards good placemaking and a healthier society. The plan also strives to ensure residents have adequate access to green space through a host of policies that protect, preserve and enhance green and natural spaces. This facilitates active lifestyles, promoting walking and leisure activities. Furthermore, throughout the Plan, policies encourage the enhancement and preservation of 'character' including the historic assets of the area.

Table 2: The Neighbourhood Plan's contribution to social sustainability

Delivering Environmental Sustainability

3.6 The NPPF definition of environmental sustainability is to 'contribute to protecting and enhancing our natural, built and historic environment'. The table below shows how the Hadley Wood Neighbourhood Plan responds to this.

NPPF Definition	*Contribute to protecting and enhancing our natural, built and historic environment*
NDP Objectives	**Objective 01: Green Infrastructure and Natural Environment** Development will protect and enhance the existing green/open space and the local environment, and provide new tree planting. **Objective 02: Flood Risk** Future development will demonstrably manage rainwater runoff and flood risk. **Objective 04: Design and Character** Development will be of high-quality design and will be informed by existing character and grain, including height, scale and massing. **Objective 06: Transport** Development will support and contribute towards enhancing the provision of public transport, pedestrian and leisure footpaths, and cycle routes.
NDP Policies	• Policy HW-1: Setting, character and views • Policy HW-2: Front boundary walls, railings and gates • Policy HW-3: Paving of front gardens and off-street parking • Policy HW-5: Heritage Assets • Policy HW-6: Local Green Space Designations • Policy HW-7: Trees, the natural environment and biodiversity • Policy HW-8: Flood risk • Policy HW-9: Sustainable drainage • Policy HW-12: High-Quality Built Environment • Policy HW-13: Small sites, including back gardens
Commentary	Strong consideration is given to the protection and enhancement of the environment, both within the built-up area and beyond. This protection ensures improved access for residents and visitors whilst also helping to support a thriving, diverse wildlife. With regard to the historic environment, existing statutory and non-statutory assets are protected, whilst design policies stipulate clear expectations for developers with regards to boundary walls, railings,

	gates, front gardens parking and more. These ensure that Hadley Wood's character and setting our retained as future growth comes forward. Policies supporting active travel and public transport enhancements support the transition towards a low carbon transport system, reducing air pollution and helping solve long-term environmental challenges.

Table 3: The Neighbourhood Plan's contribution to environmental sustainability

4. Strategic Policies

Introduction

4.1 For Neighbourhood Plans to meet the Basic Conditions set out in the Neighbourhood Planning regulations they need to demonstrate general conformity with the strategic policies of the development plan.

4.2 The NPPF establishes what should be covered by a strategic policy in a Local Plan. It states that such policies should provide a clear starting point for any non-strategic policies that are needed and should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies. It states, at paragraph 20, that such policies should help to deliver:

- Housing (including affordable housing), employment, retail, leisure, and other commercial development;
- Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- Community facilities (such as health, education and cultural infrastructure); and
- Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

4.3 For Hadley Wood, the development plan comprises both the Enfield Core Strategy and the new London Plan prepared by the Mayor. The London Plan was adopted March 2021and the Enfield Core Strategy was adopted in November 2010.

4.4 The Hadley Wood Neighbourhood Plan aims to build on the policies contained within both the London Plan 2021 and the Enfield Core Strategy 2010 by providing neighbourhood level planning policy where it has been found appropriate. There are a number of instances where adequate protection is considered to be afforded by the London Plan and Core Strategy already and these have not been repeated within the Plan.

The London Plan

4.5 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor of London's vision for Good Growth.

4.6 This Basic Conditions Statement considers the relationship between the Neighbourhood Plan and the 'Good Growth' objectives in the emerging London Plan. This is set out in Table 5.

London Plan Objectives	NDP Policy Response
GG1 Building strong and inclusive communities	The NDP sets out a framework of policies that promote positive changes to the physical environment. Housing is expecting to meet the needs of the local community, whilst retaining the distinctive character of Hadley Wood. Emphasis placed on supplying affordable housing and opportunities to downsize promote inclusive housing that fills gaps in the current housing stock. Policies that promote active travel and improvements to public transport infrastructure facilitate safe and sustainable mobility throughout the neighbourhood area for all demographics, increasing accessibility to services and facilities. **Policy HW-16** encourages the protection and enhancement of existing social and community facilities, promoting flexible, multi-functional buildings that can adapt to future changes. Improved social and community facilities will enhance opportunities for social interaction and community participation. The Neighbourhood Plan seeks to enhance Hadley Wood's local centre – The Crescent West Local Parade – by promoting a mix of uses, active frontages and an enhanced public realm. These changes will create a thriving and vibrant centre that attracts a diverse range of businesses and people.
GG2: Making the best use of land	There are limited opportunities to develop on brownfield land in Hadley Wood. Despite this, the NDP does conform with objective GG2 of the emerging London Plan by protecting London's existing open spaces and creating new green infrastructure and urban greening. Among others, this is achieved through **Policies HW-6** and **HW-7** of the NDP, which seek to protect and enhance existing open spaces, trees, landscaping and biodiversity. **Policy HW-10** supports the provision of a mix of housing that meets the needs of the community based on the most-up-to-date evidence. The policy includes encouragement to provide

	opportunities for people to downsize as well as those looking for a first home, thus filling gaps in the existing housing stock. The NDP also includes design-led policies which help to ensure that developments within Hadley Wood are optimised to fit the existing character, thus ensuring London's distinct character is maintained. In particular, **Policy HW-12** supports the redevelopment of existing buildings which respond positively to the character of Hadley Wood through materials, architectural details, heigh, scale and massing. Also in accordance with GG2, **Policy HW-AM1**, **Aspiration HW(xi)** and **Aspiration HW(xii)** of the NDP support sustainable transport modes, namely walking, cycling and public transport, to ensure all residents and visitors have access to all that Hadley Wood has to offer in terms of services, retail, leisure and community facilities.
GG3: Creating a healthy city	A suite of policies (**Policy HW-6, Policy HW-7**) in the NDP seek to protect and enhance existing open spaces, trees and landscaping, providing important spaces for people to lead active and healthy lifestyles. This is supported by **Policy HW-18** which promotes walking and cycling by supporting development proposals that incorporate improved and extended footpaths and cycle paths that are direct, convenient and safe to use. This policy, along with aspirations to improve the public transport offering in Hadley Wood (**Aspiration HW(xi)** and **Aspiration HW(xii)**) limit dependence on private cars, thus reducing the generation of road traffic and making a positive contribution towards improving ambient air quality, reducing noise pollution and limiting the output of greenhouse gases in Hadley Wood.
GG4: Delivering the homes Londoners need	The Neighbourhood Plan does not allocate sites for housing; however, it does provide guidance on the type of housing (**Policy HW-10)** that should come forward, placing emphasis on the need to respond to the identified need for the local housing market area. In addition, proposals for affordable housing, opportunities for people to downsize and those looking to buy their first home, are prioritised in the NDP, creating a more diverse housing stock that create mixed and inclusive communities. A suite of design-focused policies (**Policy HW-2, Policy HW-3**, **Policy HW-12, Policy HW-13, Aspiration HW(viii)**) providing guidance on elements such as boundary walls, railings, gates, front gardens and parking,

	ensure that development is in keeping with the local character of Hadley Wood. Overall, it is considered that the above policies will ensure that homes in Hadley Wood are of a good quality and are capable of supporting mixed communities.
GG5: Growing a good economy	In line with the emerging London Plan's aim of diversifying London's economy, the NDP supports the diversification of uses on the Crescent West Local Parade (Hadley Wood's local centre), enhancing the vitality and viability of the area. The scale of development should respond to the qualities of the adjacent conservation area and help create well defined street frontage with active uses, doors and windows fronting onto Crescent West. This policy **(HW-17),** alongside **Aspiration HW(x)** which looks to revitalize the local parade's public realm, will help attract visitors and new businesses, ensuring the area remains economically competitive.

Table 5: London Plan Good Growth Objectives and conformity of the Hadley Wood NDP policies with these

The Enfield Core Strategy 2010

4.7 The Hadley Wood Neighbourhood Plan aims to build on the objectives contained within the Enfield Core Strategy 2010 by providing neighbourhood level planning policy where it has been found appropriate.

4.8 The Enfield Core Strategy contains a set of Strategic Objectives. They are:

- Strategic Objective 1: Enabling and focusing chance
- Strategic Objective 2: Environmental sustainability
- Strategic Objective 3: Community cohesion
- Strategic Objective 4: New homes
- Strategic Objective 5: Education, health and wellbeing
- Strategic Objective 6: Maximising economic potential
- Strategic Objective 7: Employment and skills
- Strategic Objective 8: Transportation and accessibility
- Strategic Objective 9: Natural environment
- Strategic Objective 10: Built Environment

4.9 Table 4 below demonstrates how the policies of the Hadley Wood Neighbourhood Plan confirm with these strategic objectives established in the Enfield Core Strategy 2010.

Core Strategy Strategic Objective	NDP Policy Response
SO1: Enabling and focusing change To meet the future needs of Enfield's existing and future population by focusing transformational change and growth in the Upper Lee Valley, in existing town centres and new neighbourhoods, where physical and social infrastructure already exists or can be improved through planned and phased development. To protect and enhance those parts of the Borough which currently offer a good quality of life to Enfield's communities.	The focus of major change in the borough as set out in the Core Strategy is along the Upper Lee Valley. However, the Neighbourhood Plan does recognise the challenges of housing growth in Hadley Wood and at **Policy HW-10** looks to ensure that housing mix meets the needs of the future population. **Policy HW-16**, **Policy HW-18**, **Aspiration HW(xi)** and **Aspiration HW(xii)** look to support this future growth through the provision of social and transport infrastructure that allows residents and visitors to access necessary services whilst moving freely and safely around Hadley Wood. **Policy HW-17** and **Aspiration HW(x)** look to revitalise the Crescent West Local Parade, creating a vibrant and thriving local centre.

	The NDP also looks to protect the existing natural and heritage assets in Hadley Wood (**Policy HW-1, Policy HW-5, Policy HW-6, Policy HW-7**) ensuring the quality of life in Hadley Wood is retained.
SO2: Environmental sustainability To promote a sustainable pattern of development integrating infrastructure and housing, reducing the Borough's carbon footprint, minimising the need to travel and protecting the Borough's green belt and biodiversity. To mitigate and adapt to the impacts of climate change, promoting energy efficiency and renewable sources of energy including exemplar schemes as part of regeneration of the Upper Lee Valley area. To manage and reduce flood risk and pollution, promote sustainable water management and retain sufficient waste management facilities in the Borough.	**Policy HW-18, Aspiration HW(xi)** and **Aspiration HW(xii)** support the transition to a low carbon future and contribute to reductions in greenhouse gases by reducing over-dependence on cars. This is predominantly achieved by promoting alternatives, be it through the expansion of walking and cycling routes (and facilities) and improved public transport services. In meeting the challenge of flooding, **Policy HW-8** calls for development proposals to demonstrate that they will not increase the risk of flooding, whilst **Policy HW-9** encourages development proposals to incorporate sustainable drainage features such as rain gardens, porous surfaces and green roofs. The Neighbourhood Plan looks to enhance and conserve green infrastructure and biodiversity across the neighbourhood area through a number of policies including **Policy HW-6,** which ensures the protection of 11 green spaces valued by the community for their beauty, tranquility, biodiversity or recreational value; and **Policy HW-7,** which stipulates that development should result in no net-loss of biodiversity in Hadley Wood. **Aspiration HW(iii)** also demonstrates the Plan's commitment to protecting the Green Belt from future development.
SO3: Community cohesion To build upon and work together to revitalise the capacity of existing communities in those parts of the south and east of the Borough where deprivation and lack of opportunities are prevalent, particularly in Ponders End, Edmonton	The NDP does not explicitly relate to those places within Enfield Borough that SO3 identifies as in need of revitalisation. However, within the neighbourhood area, the plan looks to build community cohesion by protecting existing community and social facilities (**Policy HW-16**), improving the public realm in the local centre so that

Green and New Southgate, and to provide a framework for the development of a new sustainable community in Central Leeside, providing a catalyst for regeneration of the Upper Lee Valley. To work with partners in continuing to make the Borough one of London's safest - supporting improvements in the safety of Enfield's streets and public spaces.	opportunities for social interaction are improved (**Aspiration HW(x)**) and by supporting active travel (**Policy HW-18**) and expanding public transport facilities (**Aspiration HW(xii)**), allowing people to move safely and freely between places within the neighbourhood area and beyond.
SO4: New homes To facilitate the provision of sustainably constructed new homes of exemplary space and design standards to meet the aspirations of local people. To meet the housing needs identified in Enfield's Housing Market Assessment, improving the existing housing stock, developing new housing, including mixed tenure and providing housing that people choose to make their long-term home. To ensure new residential development is supported by good public transport, social, green and utilities infrastructure and achieve the maximum intensity of use having regard to development plan policy.	**Policy HW-H10** supports the delivery of housing that meets the identified need of Hadley Wood. Proposals for affordable dwellings are encouraged. The NDP does not allocate sites for development but it does include policies that help shape the nature of new growth through design. The NDP recognizes that growth will take place and puts in place a framework of policies (**Policy HW-1, Policy HW-2, Policy HW-3, Policy HW-12, Policy HW-13**) that seek to ensure this is undertaken in such a way that responds to and enhances the qualities of Hadley Wood.
SO5: Education, health and wellbeing To ensure the capacity and quality of local social infrastructure provision including schools and further education, health and policing facilities, social care, retail services, leisure and recreation facilities is sufficient to meet the needs of Enfield's existing population and new residents. To promote healthier lifestyles and to address the inequalities in health and educational attainment between Enfield's residents particularly in areas such as Edmonton Green, Enfield Highway, Ponders End, Turkey Street and Upper Edmonton, where these issues are more prevalent.	The Core Strategy sets out the process for securing education provision to meet the needs of future growth in Hadley Wood. The NDP does not include a policy in this respect and thus defers to Core Strategy policy. The NDP does however include a policy (**Policy HW-16**) to enhance the provision of social and community facilities across the neighbourhood area. Emphasis is placed on providing flexible, multi-functional buildings that can adapt to future changes in demographics and preferences.
SO6: Maximising economic potential	The NDP aligns with this strategic objective by looking to maximise the potential of

To develop a spatial framework for a diverse and competitive economy in Enfield, maximising the economic potential of the Upper Lee Valley and town centres, enhancing appropriate employment locations and ensuring a more efficient use of land. To support new business enterprise and inward investment and economic diversity, promoting higher wage growth sectors, such as advanced manufacturing, renewable energy, knowledge-based industries, leisure and services, and capitalising on the benefits arising from the London 2012 Olympics and Paralympics Games and its Legacy Transformation. To support a robust strategy for recovering from the recession, and protection from the troughs of future economic cycles.	Hadley Wood's local centre, The Crescent West Local Parade. By supporting a mix of retail uses, active frontages and an improved public realm (**Policy HW-17**, **Aspiration HW(x)**) the NDP supports the creation of a thriving and vibrant local centre that attracts new businesses and visitors.
SO7: Employment and skills To support job creation and address the levels of unemployment and economic inactivity particularly in the south and east of the Borough, including amongst young people and disadvantaged sections of the community, and the development of skills to enable all residents to access the employment market. To tackle the barriers to employment facing particular sections of the community.	The NDP does not include a policy in this respect and thus defers to Core Strategy policy.
SO8: Transportation and accessibility To enhance traffic flow by the provision of appropriate infrastructure as well as the promotion of sustainable methods of transport and a pattern of development that reduces the need to travel. To ensure development is accessible by all means of transport and that high generating uses are supported by good public transport, walking and cycling facilities. To seek improved movement and accessibility within the Borough, the North London sub	**Policy HW-18** gives support to development proposals that support active travel, encouraging the incorporation of enhanced and extended footpaths and cycle paths and improved cycle facilities across the neighbourhood area, allowing people to move freely and safely without depending on their car. Similar aspirations are laid out in **Aspiration HW(xi)** in which the Council has identified locations for new and improved active travel routes that it will explore in partnership with Enfield Council. Meanwhile **Aspiration HW(xii)** pursues opportunities

region and beyond, focusing particularly on improvements to both road and public transport orbital connections, to improved east-west movement through the Borough, and to support existing and potential businesses in providing for freight movement. To maximise the benefits to Enfield arising from the proposals to improve the West Anglia railway in the Upper Lee Valley.	for public transport improvements, including enhancing the 399 bus service.
SO9: Natural environment To protect and enhance Enfield's natural heritage by retaining the open character of the Borough, safeguarding the green belt and other open space and developing the wider network of green infrastructure in the Borough. To meet the deficiencies in open spaces that exist in the east and south of the Borough and improve access to green areas and waterways (i.e. through River Restoration projects), particularly for the communities close to the Lee Valley Regional Park.	The NDP protects valued landscapes and sites of biodiversity whilst recognising the intrinsic value and character of the countryside through a number of policies which look to enhance and conserve green infrastructure across the neighbourhood area. **Policy HW-6** ensures the protection of 11 green spaces valued by the community for their beauty, tranquility, biodiversity or recreational value; **Policy HW-7** stipulates that development should result in no net-loss of biodiversity in Hadley Wood; **Aspiration HW(iv)** sets out the aspiration to protect local trees so that more mature trees are retained during development; and **Aspiration HW(iii)** which seeks to ensure that the Green Belt surrounding Hadley Wood remains protected and free from development.
SO10: Built environment Use a design-led approach to developments and places, while addressing historic land contamination, in order to promote a step-change in the quality of the built environment and public realm, creating safe and accessible environments and improve urban greening with tree planting and landscaping. To maximise the contribution that heritage assets and existing features make, enhance local distinctiveness and identity, and create safer, stronger communities.	The NDP promotes a design-led approach across all development proposals, both through a set of detailed policies that stipulate expectations surrounding specific features e.g. **Policy HW-2, Policy HW-3, Policy HW-13, Aspiration HW(i),** or more general design-focused policies that lay out wider principles for all development proposals e.g. **Policy HW-1, Policy HW-H12** and **Aspiration HW(viii)**; these policies commit developers to respecting the existing setting, character and history of the local area.

	Policy HW-6, Aspiration HW(iv) and **Policy HW-7** help improve urban greening by preserving existing green spaces and trees throughout the neighbourhood area. The NDP also sets out a positive strategy for the conservation and enjoyment of the historic environment. **Policy HW-1**, **Policy HW-5** and **Aspiration HW(ii)** all contribute to maximising the contribution that heritage assets make to the built environment by protecting both statutory and non-statutory assets.

Table 4: Relevant strategic objectives in the Enfield Core Strategy and conformity of the Hadley Wood NDP policies with these

The Enfield Draft Local Plan 2018 – 2039

4.10 Enfield Borough Council is currently working on a new Local Plan to replace the Core Strategy. The Plan was initially subject to 'issues and options' consultation in 2018/2019, with a further round of consultation on the draft Regulation 18 version of the Local Plan ('Main issues and preferred options') undertaken over the summer of 2021. At the time of writing there have been no further published updates to the Local Plan. The draft Local Plan contains 37 Strategic Policies. There is still some way to go before the Local Plan is adopted and although it does not comprise the development plan for the tests of the Basic Conditions, it does present the direction of travel in the borough and commentary is provided below (Table 5) as to how the Neighbourhood Plan conforms to this.

Strategic Policies in the draft Enfield Local Plan	**NDP Policy Response**
SP SS1: Spatial Strategy	The policy directs major growth to key locations around the Borough, whilst supporting high quality sustainable development elsewhere as well as improvements to green infrastructure. The Neighbourhood Plan includes policies that seek to influence the quality of new development, such that it responds to the best qualities and characteristics of Hadley Wood (**Policy HW-1**), and which protects and enhances the natural environment (**Policy HW-7**).
SP SS2: Making good places	The policy requires development to contribute towards good placemaking. The Neighbourhood Plan, at **Policies HW-1, HW-2 and HW-3**, seek to establish good design principles for development such that it reflects the characteristics of Hadley Wood. This is further expanded upon in design **Policies HW-12, HW-13 and HW-14**.
SP PL1: Enfield Town	Not applicable to NDP Area
SP PL2: Southbury	Not applicable to NDP Area
SP PL3: Edmonton Green	Not applicable to NDP Area
SP PL4: Angel Edmonton	Not applicable to NDP Area

SP PL5: Meridian Water	Not applicable to NDP Area
SP PL6: Southgate	Not applicable to NDP Area
SP PL7: New Southgate	Not applicable to NDP Area
SP PL8: Rural Enfield	This policy seeks to protect the Green Belt and create a 'London National Park', managing flood risk and supporting sustainable access to and through the area. The Neighbourhood Plan, at **Policy HW-7**, seeks to protect and enhance the natural environment of Hadley Wood and, at **Policy HW-6**, designates a series of Local Green Spaces in the Plan area. **Aspiration HW(iii)** supports the ongoing protection of the Green Belt and **Aspiration HW(ix)** includes a list of potential improvements to walking and cycle routes, and which include enhancements to access to the surrounding countryside.
SP PL9: Crews Hill	Not applicable to NDP Area
SP PL10: Chase Park	Not applicable to NDP Area
SP SE1: Responding to the climate emergency	This policy supports net zero and carbon resilient development. The Neighbourhood Plan does not contain any specific policies in respect of zero carbon development and thus defers to national and local policy. It does though establish requirements in respect of flood risk (**Policy HW-8**) and provision of SuDS (**Policy HW-9**), and identifies a number of projects to mitigate the risk of flooding to be taken forward with partners (**Aspirations HW(v) and HW(vi)). Policy HW-3** also encourages the retention of landscaping and permeable services in front gardens as a means to help mitigate flood risk.

SP SC1: Improving health and wellbeing of Enfield's diverse communities	This policy seeks contributions to sustainable transport, green infrastructure, local services and facilities, leisure, recreation and play space. The Neighbourhood Plan supports development proposals that include active travel measures (**Policy HW-18**), the protection and retention of social and community facilities (**Policy HW-16**), and designates local green spaces, including those of importance of for play and recreation (**Policy HW-6**).
SP SC2: Protecting and enhancing social and community infrastructure	This policy seeks to protect existing community facilities from loss as well as supporting provision of new facilities. The Neighbourhood Plan, at **Policy HW-16**, seeks to protect existing community halls and welcomes proposals for new community facilities. **Policy HW-17** welcomes proposals for community facilities in the local parade.
SP BG1: Enfield's blue and green infrastructure network	This policy seeks to retain and connect the network of green and blue spaces across the borough, including the green belt, as well as access to these. The Neighbourhood Plan, at **Policy HW-6**, designates a series of Local Gren Spaces, including those of value for wildlife and biodiversity. At **Policy HW-7**, it requires the retention of exiting trees and provision of biodiversity netgains. The proviso of SuDS within the public realm is supported (at **Policy HW-9**) and ideas for flood mitigation and blue infrastructure projects are set out at **Aspiration HW(v) and HW(vi**).
SP BG2: Protecting nature conservation sites	This policy seeks to protect designated wildlife and nature conservation sites from development. The Neighbourhood Plan, at **Policy HW-6**, designates a series of Local Gren Spaces,

	including those of value for wildlife and biodiversity. At **Policy HW-7**, it requires the retention of exiting trees and provision of biodiversity netgains.
SP BG3: Biodiversity net gain, rewilding and offsetting	This policy requires the provision of net gains in line with the Defra Biodiversity Metric. The Neighbourhood Plan, at **Policy HW-7**, requires the delivery of biodiversity netgains, preferably on site or, if not possible, then as close as possible to the site.
SP BG4: Green Belt and Metropolitan Open Land	This policy seeks to protect the Green Belt from development (although also identifying land at Hadley Wood under other policies for release from the Green Belt for development). The Neighbourhood Plan does not include a policy in respect of the Green Belt as it defers to national and local policy, though it does make clear its aspiration for the Green Belt to be retained (**Aspiration HW(iii)**).
SP BG5: Green Belt and edges of countryside / urban areas	This policy seeks to establish the conditions by which development on the urban fringe might be considered appropriate, including with respect to design, character and access. The Neighbourhood Plan, through its suite of design and character **Policies (HW-1, HW-12, HW-13, HW-14)**, establish criteria that should be used to ensure that new development responds appropriately to local character.
SP DE1: Delivering a well-designed, high quality and resilient environment	This policy requires high quality design in new developments and the public realm. The Neighbourhood Plan, at **Policy HW-12**, establishes design criteria for new development.

SP DE4: Putting heritage at the centre of place making	This policy seeks to protect designated and non-designated heritage assets in the Borough. The Neighbourhood Plan, at **Policy HW-5**, seeks to protect and enhance both statutory and non-statutory heritage assets in Hadley Wood. **Aspiration HW(ii**) also sets out the desire to add non-designated heritage assets identified through the work on the Neighbourhood Plan to Enfield's Local Heritage List.
SP H1: Housing development sites	This policy presents a breakdown of housing allocations, including the release of land from the Green Belt at Hadley Wood. The Neighbourhood Plan does not allocate land for new housing development, but rather establishes criteria that should be met to ensure that new development reflects 'good growth' in the context of Hadley Wood. **Policy HW-10** notes that where development is proposed, it should provide for a mix of housing types. This is also reflected in **Aspiration HW(vii)** which notes that opportunities for downsizing and new homes to meet local needs should be explored.
SP H2: Affordable housing	This policy presents the thresholds for provision of affordable homes and the breakdown of tenure types to be provided. The Neighbourhood Plan, at **Policy HW-10**, supports delivery of the maximum amount of affordable housing on new development proposals, and that these should be designed to be tenure-blind such that the quality if equal to any market housing provided.
SP E1: Employment and growth	Not applicable to NDP Area
SP E2: Promoting jobs and inclusive business growth	This policy seeks to protect and enhance existing employment locations, as well as

	supporting co-working hubs for local communities, as well as infrastructure to support home working. The Neighbourhood Plan, at **Policy HW-16**, supports proposals for flexible, multi-functional buildings that can allow for the widest use possible by the local community.
SP E3: Employment locations and managing change	Not applicable to NDP Area
SP E4: Supporting offices	Not applicable to NDP Area
SP E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites	Not applicable to NDP Area
SP TC1: Promoting town centres	This policy seeks to secure the long term vitality and viability of the network of town and local centres across the borough. The Neighbourhood Plan, at **Policy HW-17**, sets out the preferred land uses within the Local Parade. **Aspiration HW(x)** outlines ideas for improvements to the quality of the public realm that will help improve the quality and attractiveness of the local parade.
SP TC2: Encouraging vibrant and resilient town centres	This policy notes that development in centres should contribute positively to placemaking efforts and that local centres will continue to provide for local needs. The Neighbourhood Plan , at **Policy HW-17**, sets out the preferred uses within the Local centre. These include social and community facilities, which are further supported at **Policy HW-16**.
SP RE3: Supporting the rural economy	Not applicable to NDP Area
SP CL1: Promoting culture and creativity	This policy seeks to retain and protect community, cultural and creative uses, and directs new uses to main regeneration areas.

	The Neighbourhood Plan, at **Policy HW-16**, seeks to protect existing community facilities and welcomes proposals for new facilities.
SP CL4: Promoting sporting excellence	This policy seeks to strengthen the opportunities for sport and recreation in the Borough. The Neighbourhood Plan, at **Policy HW-6**, designates a series of Local Green Spaces across Hadley Wood. These include spaces designated for their recognised sport, leisure and recreational value to the community.
SP T1: Promoting sustainable transport	This policy promotes delivery of improvements to active and sustainable travel infrastructure. The Neighbourhood Plan, at **Policy HW-18**, supports development that integrates and contributes towards improvements to the walking and cycling network in Hadley Wood. **Aspiration HW(xi)** identifies a list of potential improvements and Aspiration HW(xii) seeks ongoing dialogue with bus and train operators to improve the quality of services to and from Hadley Wood.
SP ENV1: Local environmental protection	This policy seeks to minimise the impacts of development on local amenity and the environment. The Neighbourhood Plan, at **Policies HW-13 and HW-14,** seek to protect local amenity, with **Policy HW-15** also seeking to minimise disruption caused through construction activity. The Appendix to the Neighbourhood Plan includes a set of guidelines for application material to help show how development respects existing amenity.
SP D1: Securing contributions to mitigate the impact pf development	This policy outlines how s106 and CIL will be collected and the priorities for spending on receipts.

	The Neighbourhood Plan, at **Policy HW-19**, sets out the approach to the neighbourhood portion of CIL receipts. The aspirations identified with the Neighbourhood Plan are projects towards the neighbourhood portion of the CIL might potentially be directed.

Table 5: Relevant strategic objectives in the draft Enfield Local Plan and conformity of the Hadley Wood NDP policies with these

5. EU Obligations

Screening for SEA and HRA

5.1 The draft Hadley Wood Neighbourhood Plan was screened for SEA and HRA by the London Borough of Enfield on behalf of the Neighbourhood Forum in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

5.2 The SEA regulations require the competent authority (London Borough of Enfield) to determine whether or not a plan is likely to have a significant environmental effect and therefore whether SEA is needed.

5.3 In parallel to this, screening is required by the HRA to determine whether there may be any likely significant effects on a protected European Site (Natura 2000) as a result of the implementation of a plan or project.

5.4 Screening was based upon the draft version of the Hadley Wood Neighbourhood Plan as of April 2022, with the determination issued in June 2022.

5.5 The screening concludes that:

'A SEA and HRA screening exercise has been undertaken for the draft Hadley Wood Neighbourhood Plan 2022-2039 (HWNP). The assessments have concluded that the HWNP is unlikely to give rise to any significant environmental effects or have significant effects on an European site. Accordingly, it is considered that an SEA, or further HRA assessment is not required for the HWNP'.

5.6 No objections were raised to these conclusions by the statutory consultees (Environment Agency, Historic England, Natural England).

5.7 For comprehensiveness, a copy of the SEA and HRA Screening Report is included in Appendix B.

Integrated Impact Assessment (IIA)

5.8 Even though the Screening has determined that SEA is not required it is considered best practice to undertake a Sustainability Appraisal of the Plan. This is not a requirement and, as such, an Appraisal that is proportionate to the Neighbourhood Plan has been prepared. This includes commentary against the seventeen objectives established within the Integrated Impact Assessment (IIA)[1] prepared by Enfield Council in relation to the testing of the Enfield Draft Local Plan. This is presented in Table 6 below.

[1] Aecom for LB Enfield, May 2020, New Enfield Local Plan 2041: Integrated Impact Assessment, Scoping Report

5.9 The Hadley Wood Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development in terms of how its policies will deliver a blend of environmental, economic and social benefits for the area. This assessment clearly demonstrates that the Hadley Wood Neighbourhood Plan is in conformity with each of these objectives and therefore the Enfield Draft Local Plan.

	SA Objectives	**Neighbourhood Plan response to SA Objectives** **(Resulting effect summarised in Italics)**
01	**Air quality:** Minimise air pollution, support reduced air pollution in existing hotspots and avoid the creation of new air pollution hotspots, contributing to the achievement of the national and London-wide targets.	Through a suite of transport policies that encourage use of more sustainable modes of transport, the NDP will reduce air pollution in Hadley Wood. By promoting active travel (**Policy HW-18, Aspiration HW(xi)**) while aspiring to improve public transport facilities (**Aspiration HW(xii)**), the Plan hopes to provide good, safe and viable alternatives to the private car, reducing congestion and thus having a positive impact on air quality. **Policy HW-C7** aspires to protect trees within the neighbourhood area. By removing pollutants from the atmosphere, trees have a positive effect on air quality. ***The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect on the achievement of this objective.***
02	**Biodiversity:** Deliver biodiversity net gain at an ambitious scale through individual development contributions and a wider strategic focus on avoiding/mitigating impacts to valued habitats and land that contributes to ecological connectivity and delivering targeted enhancements that improve the functioning of networks and are supportive of established conservation objectives.	**Policy HW-7** stipulates that development will be expected to result in no-net loss of biodiversity in Hadley Wood. Meanwhile, **Policy HW-6** and **Aspiration HW(iii)** ensure that open spaces and green infrastructure which have significant value in terms of biodiversity are retained. ***The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect on the achievement of this objective.***

03	**Climate change adaptation**: Ensure resilience to climate change particularly mindful of the likelihood of climate change leading to problematic high temperatures, worsened flood risk and increased risk of drought.	In meeting the challenge of climate change, the NDP provides a comprehensive strategy to mitigate against the impacts of flooding. **Policy HW-8** calls for development proposals to demonstrate that they will not increase the risk of flooding; **Aspiration HW(v)** encourages the use of a range of flood mitigation measures throughout the neighbourhood area, including planting additional trees, building a storage lake for Monken Mead Brook and creating tree pits alongside the carriageway; and **Policy HW-9** supports development proposals that incorporate sustainable drainage features such as rain gardens, porous surfaces and green roofs. ***The policies and projects in the Neighbourhood Plan are considered to result in a Significant Positive Effect on the achievement of this objective.***
04	**Climate change mitigation:** Ensure the Local Plan serves to minimise LBE's per capita CO2 emissions such that the borough is on track to achieve carbon neutrality by 2030.	**Policy HW-18, Aspiration HW(xi)** and **Aspiration HW(xii)** support the transition to a low carbon future and contribute to reductions in greenhouse gases by reducing over-dependence on cars. This is predominantly achieved by promoting alternatives, be it through the expansion of walking and cycling routes (and facilities) and improved public transport services. ***The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect on the achievement of this objective.***
05	**Communities:** Support good access to services, facilities and wider community infrastructure, for new and existing residents, mindful of the potential for community needs to change over time. Develop social cohesion through good urban design, using the healthy streets indicators and community spaces that act as a catalyst for community cohesion.	The NDP sets out a framework of policies that promote positive changes to the existing and future community in Hadley Wood. Housing (**Policy HW-10**) is expected to meet the needs of the local community, whilst retaining the distinctive character of Hadley Wood. Emphasis is placed on providing affordable housing and opportunities to downsize, filling gaps in the current housing stock. Policies that promote active travel (**Policy HW-18, Aspiration HW(xi)**) and improvements to public transport infrastructure (**Aspiration HW(xii)**) facilitate safe and sustainable mobility

	Seek to ensure new developments provide for existing communities delivering targeted actions including in respect of housing needs, community infrastructure and urban realm.	throughout the neighbourhood area for all ages, increasing accessibility to services and facilities. **Policy HW-16** encourages the protection and enhancement of existing social and community facilities, promoting flexible, multi-functional buildings that can adapt to future changes. Improved social and community facilities will enhance opportunities for social interaction and community cohesion. The Neighbourhood Plan seeks to enhance Hadley Wood's local centre – The Crescent West Local Parade (**Policy HW-17**) – by promoting a mix of uses, active frontages and an enhanced public realm (**Aspiration HW(x)**). These changes will create a thriving and vibrant centre for the community. ***The policies and projects in the Neighbourhood Plan are considered to result in a Significant Positive Effect on the achievement of this objective.***
06	**Crime and community safety:** Support targeted interventions to reduce crime and increase community safety, guided by LBE's Crime and Community Safety team, and ensure high quality new developments that are future proofed. Focus on delivering the 'Vision Zero' target for road safety; through safe street design using healthy streets principles to ensure pedestrians and cyclists can travel safely.	**Policy HW-18** and **Aspiration HW(xi)** aspire to enhance accessibility across the neighbourhood area, providing natural surveillance that supports crime prevention and a safe pedestrian/cycling environment. The promotion of active frontages on the Crescent West Local parade has a similar impact, with improved natural surveillance of public spaces. ***The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect on the achievement of this objective.***
07	**Economy and employment:** Support a strong, diverse and resilient economy that provides opportunities for all, including by supporting strategic industrial locations, the vitality of the borough's	The NDP supports the diversification of uses on the Crescent West Local Parade (Hadley Wood's local centre), enhancing the vitality and viability of the area. The scale of development in the area should respond to the qualities of the adjacent conservation area and help create well defined street frontage with active uses, doors and

	town and local centres and a diversification of the employment opportunities locally, including employment within the social enterprise, voluntary and community sectors and a growing higher wage economy.	windows fronting onto Crescent West. This policy **(HW-17),** alongside **Aspiration HW(x)** which looks to revitalize the local parade's public realm, will help attract visitors and new businesses, ensuring the area remains economically competitive. ***The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect on the achievement of this objective.***
08	**Health:** Improve the physical and mental health and wellbeing of Enfield residents and reduce health inequalities between local communities within the borough.	A suite of policies (**Policy HW-7, Aspiration HW(iv), Policy HW-6**) in the NDP seek to protect and enhance existing open spaces, trees and landscaping, providing important spaces for people to lead active and healthy lifestyles. This is supported by **Policy HW-18** which promotes walking and cycling by supporting development proposals that incorporate improved and extended footpaths and cycle paths that are direct, convenient and safe to use. This policy, along with aspirations to improve the public transport offering in Hadley Wood (**Aspiration HW(xii)**) limit dependence on private cars, thus reducing the generation of road traffic and making a positive contribution towards improving ambient air quality, reducing noise pollution and limiting the output of greenhouse gases in Hadley Wood. ***The policies and projects in the Neighbourhood Plan are considered to result in a Significant Positive Effect on the achievement of this objective.***
09	**Heritage and townscape:** Sustain and enhance the significance of heritage assets, support the integrity, special interest, character, appearance and historic setting of historic settlements and heritage assets, both designated and non-designated; facilitate enhancements to the fabric and setting of the historic	The NDP sets out a positive strategy for the conservation and enjoyment of the historic environment. **Policy HW-1, Policy HW-5** and **Aspiration HW(ii)** all help to ensure that development proposals preserve and enhance all statutory and non-statutory heritage assets, and their immediate setting. This includes the aspiration to have a number of non-designated heritage assets added to Enfield Council's Local Heritage List.

	environment; and support access to, interpretation and understanding of the historic environment (including through investigations and studies which better reveal the significance of archaeological assets).	***The policies and projects in the Neighbourhood Plan are considered to result in a Significant Positive Effect on the achievement of this objective.***
10	**Housing:** Deliver housing to meet agreed targets and support an appropriate mix of housing types and tenures, including affordable and specialist housing, including housing for the elderly and disabled people.	The Neighbourhood Plan does not allocate sites; however, it does provide guidance on the type of housing (**Policy HW-10)** that should come forwards, placing emphasis on the need to respond to the identified need for the local housing market area. In addition, proposals for affordable housing, opportunities for people to downsize and those looking to buy their first home, are prioritised in the NDP, creating a more diverse housing stock that creates more inclusive communities. A suite of design-focused policies (**Policy HW-2, Policy HW-3**, **Policy HW-12, Policy HW-13, Aspiration HW(viii)**) that provide guidance on elements such as boundary walls, railings, gates, front gardens and parking, ensure that development is in keeping with the local character of Hadley Wood. ***The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect on the achievement of this objective.***
11	**Landscape and green infrastructure:** Protect and enhance the character, quality and diversity of the borough's landscapes and townscapes through appropriate location, layout and design of new development, including the preservation of important open gaps and key views, and contribute to London-wide Green Infrastructure objectives including in respect of the Lea Valley Regional Park.	The NDP protects valued landscapes and sites of biodiversity whilst recognising the intrinsic value and character of the countryside through a number of policies which look to enhance and conserve green infrastructure across the neighbourhood area. **Policy HW-C6** ensures the protection of 11 green spaces valued by the community for their beauty, tranquility, biodiversity or recreational value; **Policy HW-C7** stipulates that development should result in no net-loss of biodiversity in Hadley Wood; and **Aspiration HW(iii)** seeks to ensure that the Green Belt surrounding Hadley Wood remains protected and free from development.

		The policies and projects in the Neighbourhood Plan are considered to result in a Significant Positive Effect on the achievement of this objective.
12	**Transport:** Minimise the need to travel, support modal shift away from the private car and address traffic congestion within the borough and along key routes through neighbouring areas, with a focus on emission reduction, health impacts and the delivery of pedestrian friendly urban design.	**Policy HW-18** gives support to development proposals that support active travel, encouraging the incorporation of enhanced and extended footpaths and cycle paths and improved cycle facilities across the neighbourhood area, allowing people to move freely and safely without depending on the car. Similar aspirations are laid out in **Aspiration HW(xi)** in which the council has identified locations for new and improved active travel routes that it will explore in partnership with Enfield Council. Meanwhile **Aspiration HW(xii)** pursues opportunities for public transport improvements, including enhancing the 399 bus route service. ***The policies and projects in the Neighbourhood Plan are considered to result in a Minor Positive Effect on the achievement of this objective.***
13	**Water:** Minimise water use in new developments through innovative design measures and ensure that development is directed to locations with sufficient wastewater infrastructure capacity.	Policies with regard to water use are established in the Local Plan. The Neighbourhood Plan does not seek to repeat or add to those policies as they are considered to appropriately cover the challenges for Hadley Wood. ***The policies and projects in the Neighbourhood Plan are considered to result in a Significant Positive Effect.***

Table 6: Neighbourhood Plan response to Enfield IIA Objectives

6. Conclusion

6.1 This document demonstrates that the Basic Conditions, as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Hadley Wood Neighbourhood Plan and all the policies therein.

6.2 It is therefore respectfully suggested to the Examiner that the Hadley Wood Neighbourhood Plan complies with the Basic Conditions and, subject to any modifications recommended by the Examiner, should proceed to referendum.

Appendix A: Designation Letter

The Neighbourhood Forum and Neighbourhood Plan area was designated in July 2015. The Forum was subsequently redesignated in January 2021. Copies of designation notices and letters are presented in this appendix.

Public Notice
Neighbourhood Planning: Hadley Wood
Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012

Notice is hereby given that on 7th July 2015 Enfield Council:

a) **approved** the application for the establishment of the Hadley Wood Neighbourhood Planning Forum;
b) **refused** the application for the designation of the Hadley Neighbourhood Planning Area, as submitted, for the reasons set out in Schedule 1 of this notice;
c) **approved** the designation of parts of the Hadley Wood Neighbourhood Planning Area as depicted in Drawing 6697B at Schedule 2 of this Notice.

Details of the aforementioned schedules and documentation relating to the above designations are on the Enfield Council website at www.enfield.gov.uk/neighbourhoodplanning. Hard copies can also be viewed by prior request at Enfield Civic Centre.

Section 61F(8) of the Town and Country Planning Act 1990 provides that a neighbourhood forum designation ceases to have effect at the end of the period of 5 years beginning with the day on which it is made, but without affecting the validity of any proposal for a neighbourhood development order made before the end of that period. Thus, for the avoidance of doubt, the forum shall cease to have effect from the end of 6th July 2020.

Dated: 28th July 2015

Joanne Woodward
Head of Strategic Planning and Design

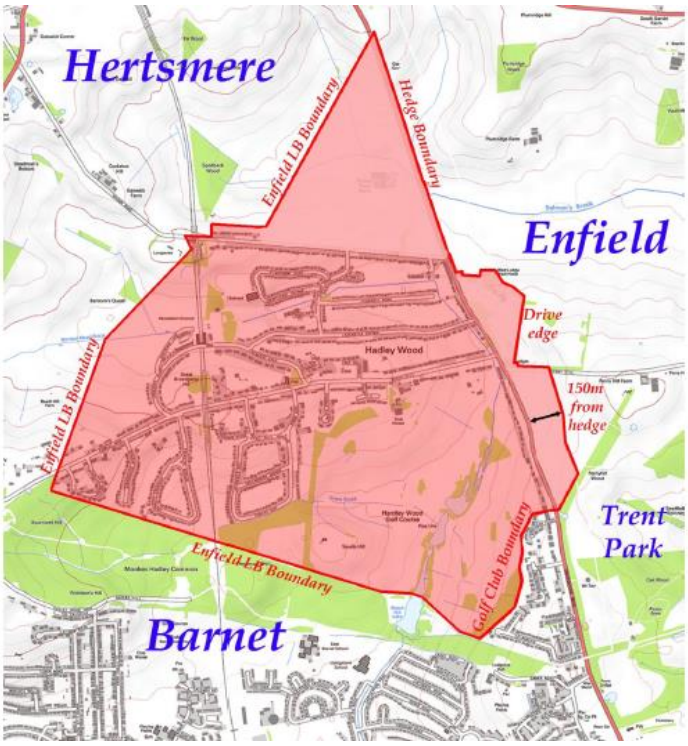
Schedule 1 – Reason for Refusal of Neighbourhood Area (as submitted)

Local Planning Cabinet Sub Committee of 7th July 2015 refused the proposal for a neighbourhood area as submitted (and appearing at the bottom of this page) for the following reason:

> The boundaries encompassing the West Lodge Park Hotel and grounds, Slopers Pond Farm and an area to the east of Cockfosters Road (south of Ferny Hill) would encroach into farm land and open green belt and do not contain boundaries that have a clear relationship with the main settlement at Hadley Wood. Moreover, insufficient justification has been provided to support these areas being included within the neighbourhood area. Such arrangements will result in harm to the interests of providing an appropriate planning framework for the area and the delivery of sustainable development.

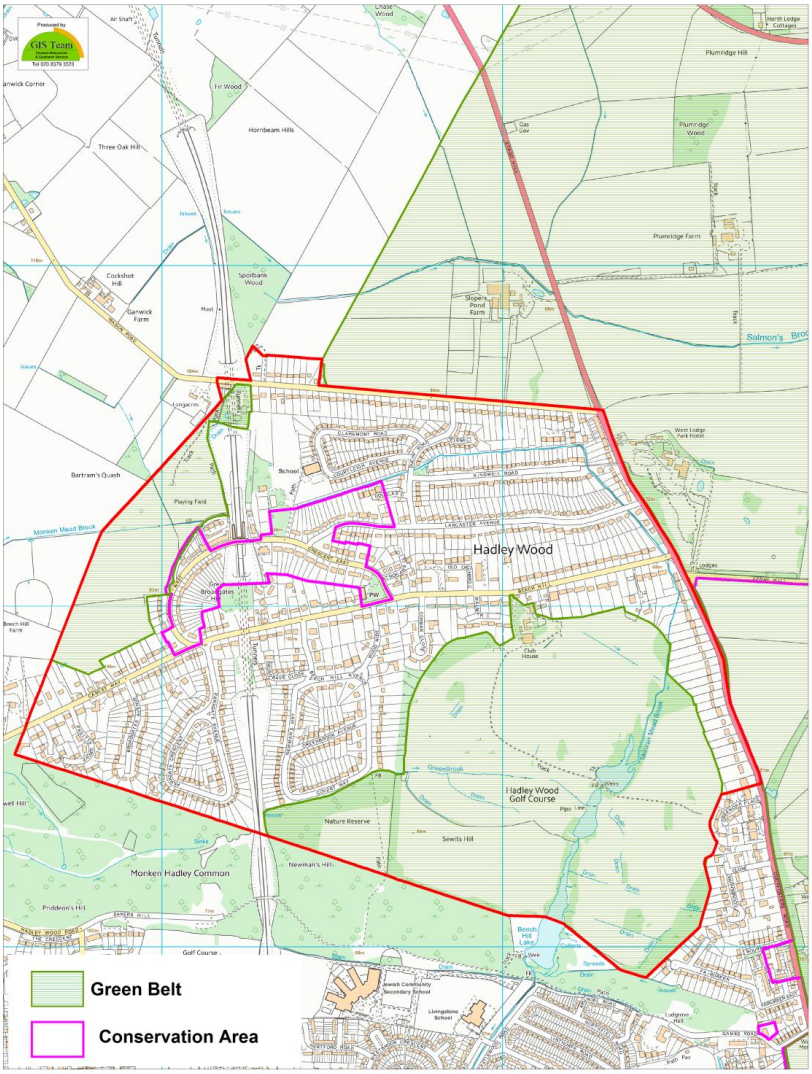
Details of the decision and minutes of the meeting for this item can be found on the Council's website at https://governance.enfield.gov.uk/mgAi.aspx?ID=34182 or by contacting the Council's Democratic Services at democracy@enfield.gov.uk

Boundaries of Neighbourhood Area As Submitted



Schedule 2 – Hadley Wood Neighbourhood Planning Area – as approved by Local Plan Cabinet Sub Committee 7th July 2015

Hadley Wood Neighbourhood Planning Area (Revision 7th July LPCSC)



LONDON BOROUGH OF ENFIELD
CIVIC CENTRE, SILVER STREET
ENFIELD, EN1 3XE
www.enfield.gov.uk

Hadley Wood Neighbourhood Planning Area

ENFIELD Council

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Dwg.No. 6679B
Date: 23/06/2015

census 2021

ENFIELD Council

Please reply to: Cllr Nesil Caliskan
Leader of the Council
Email: cllr.nesil.caliskan@enfield.gov.uk
Phone: 020 8379 1000
Date: 27 January 2021

Dear David,

Re: Redesignation of the Hadley Wood Neighbourhood Forum

I am pleased to inform you that the decision to redesignate the Hadley Wood Neighbourhood Forum has come into effect on Monday, 18 January 2020.

The redesignation will enable the Forum to continue their work on the Hadley Wood Neighbourhood Plan for further five years. I am also pleased to note that the great majority of the responses to the redesignation consultation carried out between 24 August and 9 October 2020 have been very positive.

The Hadley Wood Neighbourhood Plan will empower local residents and businesses in the area and enable them to have a much stronger role in shaping Hadley Wood by having a greater say in the relevant planning matters.

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their Neighbourhood Plan area to develop over the plan period.

One of the benefits of having a neighbourhood plan in place is that up to 25% of the Community Infrastructure Levy (CIL) collected from developments in the Hadley Wood Neighbourhood Area would be allocated to be spent on prioritised infrastructure improvement works in the Area.

Preparing a neighbourhood plan can help strengthen communities by coming together to make planning decisions and the Council is supportive of the work that the Forum is doing to achieve this.

Yours sincerely,

Cllr Nesil Caliskan
Leader of the Council

Appendix B: Screening

The SEA and HRA Screening Report prepared by the London Borough of Enfield on behalf of the Neighbourhood Forum is presented as a free-standing appendix to the Basic Conditions Statement.

Hadley Wood Association

Hadley Wood Neighbourhood Planning Forum

Neighbourhood Plan for Hadley Wood, 2022-2039

Basic Conditions Statement

October 2022

Hadley Wood Neighbourhood Planning Forum

HWA Centre, 1-7 Crescent East, Hadley Wood EN4 0EL

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www.hadleywoodnp.co.uk