

**Proposed Main Modifications to
Enfield's
Development Management Document
Part of Enfield's Local Plan**

**Combined Schedule for Public Consultation
May 2014**

www.enfield.gov.uk/DMDExamination

Proposed Main Modifications (PMMs)

This Schedule combines all 'Main Modifications' to the Proposed Submission Draft Development Management Document (DMD) (March 2013). A number of modifications to the Plan were put forward at submission stage in January 2014 through the Addendum of Focused Changes (January 2014). The Addendum was submitted alongside the Draft DMD to the Secretary of State for independent examination. As part of the examination process and following the hearing sessions held on the 23rd and 24th April 2014, the Council is now proposing additional changes to the submitted DMD. The 'Main Modification's do not undermine the sustainability appraisal or public consultation process that has informed the DMD's preparation. The 'Main Modifications' represent a combination of new and amended text to help ensure the DMD is sound and legally compliant.

The Inspector has asked that a combined schedule of all 'main modifications' be subject to a six week period of consultation.

How to comment

Comments on the 'Schedule of Proposed Main Modifications' should be made by 5.00pm on Friday 20th June 2014. Comments can be made in 2 ways:

- Email: LocalPlan@enfield.gov.uk
- Post: Planning Policy Team, Regeneration & Environment, Enfield Council, Civic Centre, Silver Street, Enfield, EN1 3XA

Please note that:

- Representations at this stage can only be made on the proposed main modifications, and not on the other parts of the draft DMD.
- Representations should not be a repeat of comments that have already been made on the draft DMD.

When making your comments, please ensure that:

- You clearly indicate which specific modification your comments relate to (e.g. using the numbering in this Schedule – e.g. PMM No. 1)
- You indicate whether you wish to be notified when the Inspector's report is published and/or when the Local Plan is adopted by the Council.

If you have any questions, please call the Policy Team on 020 8379 3866 or email LocalPlan@enfield.gov.uk

Text in Bold Print and underline Proposed insertion

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Proposed deletion

References Nos. PMM (Proposed Man Modification)

PMM No.	Page no.	Chapter, Section, Policy, Paragraph, Diagram, Tables, Figures	Proposed Change	Justification	Source of Change / Representation no.
Chapter 2 Housing					
1.	12	DMD 1 Affordable Housing 2nd Paragraph.	<p>DMD 1 Affordable Housing</p> <p>Any negotiations on an appropriate tenure mix will take into account the specific nature of the site; development viability; the need to achieve more mixed and balanced communities; particular priority to secure affordable family homes at rental levels which meet both local and strategic needs; available funding resources; and evidence on housing need.</p>	<p>Deletion of text 'on an appropriate tenure mix' proposed by the Council to address concern that viability would only be considered when negotiating tenure mix, and not in all negotiations on affordable housing.</p> <p>Deletion of text 'at rent levels' proposed by the GLA to address the outstanding issue of general conformity with the London Plan.</p>	<p>LBE proposed deletion of text 'on an appropriate tenure mix' during Examination Hearing Session on Matter 2.</p> <p>Deletion of text 'at rent levels' as agreed by a Statement of Common Ground - between the GLA</p>

PMM No.	Page no.	Chapter, Section, Policy, Paragraph, Diagram, Tables, Figures	Proposed Change	Justification	Source of Change / Representation no.
					& LBE (Rep no. 16)
2.	13	DMD 2 Affordable Housing for Development of Less than 10 units	<p>DMD 2 Affordable Housing for Development of Less than 10 units</p> <p>A financial contribution to deliver off-site affordable housing will be required expected for all developments of less than ten units involving a net gain in residential units based on a 20% target set out in the Core Strategy.</p> <p><i>This policy should be read in conjunction with Core Strategy policy 3 and the Section 106 Supplementary Planning Document.</i></p>	The Council proposes a minor change to address concern that there is a conflict between DMD 2 and Core Policy 3 in the Core Strategy. Enfield's adopted S106 SPD has been referenced to provide information on how contributions will be sought subject to viability.	LBE.
3.	16	New Paragraph to be inserted after Paragraph 2.3.6	<p>New Paragraph</p> <p><u>Houses of Multiple Occupation (HMO) are houses occupied by members of more than one household who share basic amenities such as a kitchen or bathroom. Amendments to legislation in 2010 allowed changes of use from single dwelling houses (Use Class C3) to Houses in Multiple Occupation (Use Class C4) to take place without the need for planning permission. In October 2013, the Council confirmed an Article 4 Direction covering the whole borough withdrawing permitted development rights for this change of use. DMD5 will therefore be used to assess planning applications for HMOs.</u></p>	New paragraph to be inserted to aid interpretation of DMD 5.	Inspector.

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			<p><u>New Footnote: Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2010</u></p>		
4.	17	DMD 6 Residential Character 1st and 2nd paragraph	<p>Proposed development must be of a density appropriate to the locality. Development will only be permitted if it complies with the London Plan density matrix and the following criteria are met...</p> <p>Development exceeding the London Plan density ranges may be appropriate in the case of developments in will only be permitted in the Council's regeneration areas where this can be justified through the development of a masterplan/planning brief where there are opportunities to comprehensively consider and address the issues.</p>	The Council proposes a minor change to address concern that there is a conflict between 1st and 2nd paragraph of DMD 6.	LBE proposed change during Examination Hearing Session on Matter 2.
5.	20	DMD 9 Amenity Space Amend Part 1	<p>DMD 9 Amenity Space</p> <p>"1) New development must provide good quality private space that is not significantly overlooked by surrounding development that and meets or exceeds the following minimum standards"</p>	Changes to criterion 1 made in response to representation no. 30.	30 – Graham Fisher on behalf of A C Nicholas (Rep no. 30). & LBE

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		Amend Part 2	<p><i>Table 2.1</i></p> <table border="1" data-bbox="636 480 1359 1426"> <thead> <tr> <th data-bbox="636 480 817 767"></th> <th data-bbox="817 480 981 767">Dwelling Type</th> <th data-bbox="981 480 1126 767">Average private amenity space (across the whole site)</th> <th data-bbox="1126 480 1359 767">Minimum private amenity space for individual dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="636 767 817 1023">Flats-A) <u>Dwellings with access to communal amenity space</u></td> <td data-bbox="817 767 981 1023">1p</td> <td data-bbox="981 767 1126 1023">N/a</td> <td data-bbox="1126 767 1359 1023">4sqm</td> </tr> <tr> <td data-bbox="636 1023 817 1054"></td> <td data-bbox="817 1023 981 1054">1b2p</td> <td data-bbox="981 1023 1126 1054">N/a</td> <td data-bbox="1126 1023 1359 1054">5sqm</td> </tr> <tr> <td data-bbox="636 1054 817 1086"></td> <td data-bbox="817 1054 981 1086">2b3p</td> <td data-bbox="981 1054 1126 1086">N/a</td> <td data-bbox="1126 1054 1359 1086">6sqm</td> </tr> <tr> <td data-bbox="636 1086 817 1118"></td> <td data-bbox="817 1086 981 1118">2b4p</td> <td data-bbox="981 1086 1126 1118">N/a</td> <td data-bbox="1126 1086 1359 1118">7sqm</td> </tr> <tr> <td data-bbox="636 1118 817 1150"></td> <td data-bbox="817 1118 981 1150">3b4p</td> <td data-bbox="981 1118 1126 1150">N/a</td> <td data-bbox="1126 1118 1359 1150">7sqm</td> </tr> <tr> <td data-bbox="636 1150 817 1182"></td> <td data-bbox="817 1150 981 1182">3b5p</td> <td data-bbox="981 1150 1126 1182">N/a</td> <td data-bbox="1126 1150 1359 1182">8sqm</td> </tr> <tr> <td data-bbox="636 1182 817 1214"></td> <td data-bbox="817 1182 981 1214">3b6p</td> <td data-bbox="981 1182 1126 1214">N/a</td> <td data-bbox="1126 1182 1359 1214">9sqm</td> </tr> <tr> <td data-bbox="636 1214 817 1246"></td> <td data-bbox="817 1214 981 1246">4b5p</td> <td data-bbox="981 1214 1126 1246">N/a</td> <td data-bbox="1126 1214 1359 1246">8sqm</td> </tr> <tr> <td data-bbox="636 1246 817 1278"></td> <td data-bbox="817 1246 981 1278">4b6p</td> <td data-bbox="981 1246 1126 1278">N/a</td> <td data-bbox="1126 1246 1359 1278">9sqm</td> </tr> <tr> <td data-bbox="636 1278 817 1426">Houses-B) <u>Dwellings without</u></td> <td data-bbox="817 1278 981 1426">2b4p</td> <td data-bbox="981 1278 1126 1426">38sqm</td> <td data-bbox="1126 1278 1359 1426">23sqm</td> </tr> </tbody> </table>		Dwelling Type	Average private amenity space (across the whole site)	Minimum private amenity space for individual dwellings	Flats-A) <u>Dwellings with access to communal amenity space</u>	1p	N/a	4sqm		1b2p	N/a	5sqm		2b3p	N/a	6sqm		2b4p	N/a	7sqm		3b4p	N/a	7sqm		3b5p	N/a	8sqm		3b6p	N/a	9sqm		4b5p	N/a	8sqm		4b6p	N/a	9sqm	Houses-B) <u>Dwellings without</u>	2b4p	38sqm	23sqm	LBE changes to provide clarity over application within Table 2.1.	
	Dwelling Type	Average private amenity space (across the whole site)	Minimum private amenity space for individual dwellings																																														
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	3b4p	N/a	7sqm																																														
	3b5p	N/a	8sqm																																														
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			<p><u>access to communal amenity space</u></p> <table border="1" data-bbox="636 512 1359 663"> <tr> <td></td> <td>3b4p</td> <td>38sqm</td> <td>23sqm</td> </tr> <tr> <td></td> <td>3b5p</td> <td>44sqm</td> <td>29sqm</td> </tr> <tr> <td></td> <td>4b5p</td> <td>44sqm</td> <td>29sqm</td> </tr> <tr> <td></td> <td>4b6p</td> <td>50sqm</td> <td>35sqm</td> </tr> </table> <p>2) In addition to the standards for private amenity space set out above, flats dwelling within part A) of table 2.1 must provide have access to communal amenity space which:</p> <ol style="list-style-type: none"> <u>Is not accessible to the public</u> Provides a functional area of amenity space having regard to the housing mix/types to be provided by the development Is overlooked by surrounding development (<u>existing and/or proposed</u>); Is accessible to wheelchair users and other disabled people; <u>and</u> Has suitable management arrangements in place. 		3b4p	38sqm	23sqm		3b5p	44sqm	29sqm		4b5p	44sqm	29sqm		4b6p	50sqm	35sqm	<p>Part 2c) was amended through Hearing Session to aid interpretation.</p>	
	3b4p	38sqm	23sqm																		
	3b5p	44sqm	29sqm																		
	4b5p	44sqm	29sqm																		
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Chapter 3 Community Facilities					
6.	30	DMD 16 - Provision of Community Facilities	DMD 16 “New community facilities will be supported borough-wide and may will be required as part of development, within the strategic growth areas, as detailed within Local Plan documents and the Infrastructure Delivery Plan (IDP) to ensure the creation of prosperous, sustainable communities.....”	Changes made in response to representations.	LBE 20 – Planning Potential on behalf of Scottish Widows. (Rep no. 33). 31- Planning Potential on behalf of Fairview New Homes. (Rep no 34).
Chapter 4 – Enfield’s Economy					
7.	34	DMD 19 - Strategic Industrial Location Paragraph 4.2.1	Paragraph 4.2.1 “Strategic Industrial Locations (SIL) forms the strategic reservoir of industrial land in London. The main focus within SIL is on uses categorised under the “B” use classes (B1, B2 and B8). The Council recognises that there are a greater number of uses of a similar nature that can also locate and function successfully within these areas, as	Text has been reinserted back into the supporting paragraph to provide flexibility sought by the representation. LBE has included additional reference to London Plan and Mayor’s SPG to qualify the type of appropriate	32 - LaSalle Investment Management on behalf of Stonehill Business Park (Rep no.44).

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			<u>broad industrial type activities as defined in the London Plan and the Mayor’s SPG on Land for Industry and Transport (2012).</u>	uses.	
8.	38	Paragraph 4.6.4	Where it can be demonstrated that the site is not suitable and cannot be made suitable for continued employment use through completion of a qualitative appraisal, it will not be necessary for the applicant to undertake the market demand and viability appraisals.	Clarity over application of DMD 22 and Supporting Text. Please also see changes to Appendix 13.	30 – Graham Fisher on behalf of A C Nicholas.
9.	38	DMD 23 New Employment Development Amend part 1 Criterion 1b	1. Industrial development within SIL and LSIS New industrial development will be permitted provided all of the following criteria are met:..... b. The accommodation provided is flexible and suitable to meet future needs and requirements of local businesses and small firms, where appropriate;	Deletion of the word “local” sought by the representation to not limit the requirements of new employment development to local needs.	20 – Planning Potential on behalf of Scottish Widows (Rep no.50). 32 – LaSalle Investment Management on behalf of Stonehill Business Park. (Rep no. 51).
10.	39	Paragraph 4.7.1	“The borough needs to continue to redevelop and renew existing industrial locations across the borough to meet the demands of business, <u>including local business and small business start-ups</u> ”.	Additional wording added to support the requirements of local business within supporting text as opposed to Policy.	LBE

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Chapter 5 Town Centres and Shopping					
11.	42	DMD 25 - Locations for New Retail, Leisure and Office Development	<p>DMD 25</p> <p>“1. Locations for New Retail, Leisure and Office Development</p> <p>a. Main and bulk convenience, comparison shopping, food and drink uses and major leisure and office development</p> <p>i. New development will permitted within Enfield Town and the borough's four district centres.</p> <p>ii. <u>In accordance with the sequential test</u> if no sites are suitable or available within the town centres listed in part j ð. of this policy for the development proposed, then retail development at edge of centre locations that are accessible and well connected to and up to 300 metres from the primary shopping area will be permitted.</p> <p>iii. New development within the boundary of the Council's existing retail parks of Enfield retail park, DeManderville Gate, Ravenside and Angel Road (as defined in the Core Strategy and on the Policies Map) and outside of the town</p>	Changes made in response to representations.	<p>19 - Universities Superannuation Scheme (Rep no. 54).</p> <p>24 – Savills of behalf of Legal & General and National Grid (Rep no. 55).</p> <p>28 - Ikea Properties investment Ltd. (Rep no. 56).</p> <p>32 - LaSalle Investment Management on behalf of Stonehill Business Park (Rep no. 57).</p>

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			<p><u>centres</u> will only be permitted if the applicant can demonstrate to the Council's satisfaction that a sequential test has been applied which shows that there are no suitable sites for the proposed development that are available within or on the edge of the centres <u>detailed in part i. of this policy.</u> Furthermore, that a retail impact assessment should demonstrate that the development is not likely to have a negative impact to the viability and vitality of Enfield's centres or planned investment in centres and that the development increases the overall sustainability and accessibility of the retail park in question.</p> <p>iv. Proposals for leisure development in Picketts Lock will be permitted if a sequential test has been applied to demonstrate the location is the most appropriate for the proposed use.</p> <p>v. Development outside of the locations set out in parts a-d of the policy above will not be permitted.</p> <p><u>v. Retail, Leisure and Office Development may also be considered within the Area Action Plans through identified sites."</u></p> <p>"b. Local Shopping Facilities</p>		

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			<p>Proposals for new retail (A1) and A2-5 uses, leisure and other community uses of a scale which provide local shopping facilities and services for communities will be permitted within the boundaries of large local centres, small local centres and local parades, as defined on the Policies Map.</p> <p>Proposed retail development outside of centres will be refused. Proposals located elsewhere will be determined in accordance with part 1a. iii. of this policy.”</p>		
12.	50	<p>DMD 32</p> <p>Managing the Impact of Food and Drink Establishments.</p> <p>Amend part 1</p>	<p>DMD 32 – Managing the Impact of Food and Drink Establishments.</p> <p>“1. Development involving the establishment of food and drink uses (A3, A4 and A5 – inclusive) will only be permitted in the following locations:</p> <p>a. The secondary shopping frontage of Enfield Town; b. The primary shopping areas of the borough’s four district centres: Angel Edmonton, Edmonton Green, Palmers Green and Southgate; and c. Local Centres and Local Parades.; and</p> <p><u>“d. Development elsewhere will only be permitted if the applicant can demonstrate there are no suitable or available sites within the locations listed in parts (a) to (c)</u></p>	<p>Changes made in response to representations on criterion 1.</p> <p>The Council proposes an additional change to further clarify application on DMD 32.</p>	<p>LBE</p> <p>17 - Wildstone Planning On behalf of Trent Park Golf Club (Rep no. 59)</p> <p>24 – Savills on behalf of Legal & General and National Grid. (Rep no. 60).</p> <p>LBE change at criterion 4.</p>

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		Amend part 4	<p><u>of this policy.”</u></p> <p>4. Development involving hot food takeaway (A5) uses, <u>or uses with a significant A5 element</u> on sites located within 400 metres of an existing or proposed secondary school entrance will not be permitted.....”</p> <p>Final sentence to read: This Policy should be read in conjunction <u>with DMD 25</u> and Core Strategy policies 7 and 17.”</p>		
Chapter 6 Design and Heritage					
13.	56	Paragraph 6.1.2	<p>“The principles of urban design within this policy have <u>reflect those set out in the National Planning Practice Guidance (NPPG) (2014). The preparation of the policy has</u> been informed by <i>By Design: Urban Design in the Planning System: Towards Better Practice</i>. This document is <u>While its status as national planning guidance has been superseded through the publication of the NPPG, “By Design” remains</u> widely accepted as <u>giving more detailed information</u> in defining the objectives of urban design and an important tool in evaluating whether aspects of development form help to achieve these objectives. Durability, already implied</p>	The Council proposes a minor change to ensure consistency with National Planning Policy Framework.	LBE

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			in the principle of adaptability, has been made explicit to ensure the energy and materials used in buildings and their maintenance are considered at the outset”.		
14.	58	Paragraph 6.1.8	“Applicants are strongly advised to take advantage of the pre-application advice service offered by the Council. This is particularly important for larger schemes, or where potential conflicts with adjoining sites or between different policy objectives are foreseen. The use of skilled design professionals in the development of proposals is highly recommended and can save a significant amount of time and money in the long-term. <u>Where appropriate early discussions with relevant statutory consultees such as English Heritage on major heritage issues is also encouraged...</u> ”	Change made in response to representation.	09 – English Heritage (Rep no. 63).
15.	58	Paragraph 6.1.9	“The form of the design and access statement will need to respond, and be proportional, to, the type of development being proposed. Applicants are should follow the advice within DCLG Circular 01/2006 and <i>Design and Access Statements: How to Write, Read and Use them</i> (CABE, 2007)”.	The Council proposes a minor change to ensure consistency with National Planning Policy Framework.	

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16.	58	DMD 39 The Design of Business Premises	DMD 39 The Design of Business Premises “All new business premises must make efficient use of land and maximise their contribution to the urban environment. <u>Having regard to viability and the operational requirements of the proposed use, development must meet all of the following criteria and will only be permitted if it: ...”</u>	The Council proposes a minor change to give greater prominence to operational requirements by moving text from paragraph 6.2.3 into the first sentence of DMD 39.	20 - Planning Potential (Scottish Widows). & LBE (Rep. no. 69)
17.	59	Paragraph 6.2.3	“The criteria within the above policy will be applied to all industrial and commercial development proposals. In applying the standards, the Council will have regard to the operational requirements of the business and viability. The highest standards of design will be sought in areas where a higher quality environment is necessary, including within Industrial Business Parks (IBPs), regeneration areas and commercial centres; adjacent to open spaces or waterways; in the transition zone with other uses; or along public routes connecting people and facilities”.	As above, the Council proposes a minor change to give greater prominence to operational requirements by deleting text from paragraph 6.2.3 and adding it into the first sentence of DMD 39.	20 - Planning Potential (Scottish Widows) & LBE (Rep. no. 69)
18.	59	DMD 41 - Advertisements	DMD 41 “3. Proposals for internally illuminated signs, box fascias or projecting box signs are unlikely to will not be acceptable in conservation areas and will normally be refused elsewhere.....”	Changes made in response to representations.	01 - Outdoor Media Centre (Rep no. 71). 03 - British Sign & Graphics Association (Rep no. 72).

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19.	63	Paragraph 6.4.4	“The borough contains a number of <u>The Council's report on the location of tall buildings and important local views (2013) maps the location of the borough's</u> existing tall buildings, many of which do not meet the requirements of this policy and have a negative impact on the quality of the surrounding environment...”	To provide greater clarity and to increase the spatial element of the policy by referring to the existing evidence base and to future work.	09 – English Heritage (Rep no. 73) & LBE As agreed by Statement of (un) Common Ground
20.	63	New Paragraph after 6.4.4	<u>“The Council are committed to producing (and updating where necessary) a number of Area Action Plans and Supplementary Planning Documents. These cover the geographic areas most likely to contain sites (and/or sub areas) appropriate for tall buildings by way of the presence of one or more of the “appropriate” criteria listed in the above policy, (The areas include North East Enfield, Central Leaside/Meridian Water, Enfield Town and Edmonton Green). The more focussed nature of these documents will allow more detailed urban design studies to take place and the application of the “sensitive” and “inappropriate” criteria to test whether any such sites/sub areas exist”. The Council has already begun this process, for example through the development of the New Southgate and Meridian Water Masterplans and Ponders End Central Planning Brief”.</u>	To provide greater clarity and to increase the spatial element of the policy by referring to the existing evidence base and to future work.	09 – English Heritage (Rep no. 73) & LBE As agreed by Statement of (un) Common Ground.
21.	63	DMD 44 - Preserving and Enhancing Heritage Assets	DMD 44 “1. Applications for development which fail to conserve and enhance the special interest, significance or setting of a	Changes made in response to representation.	09 – English Heritage (Rep no. 75).

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			heritage asset will normally be refused. 2. <u>The design, materials and detailing of</u> Development affecting heritage assets or their setting should <u>preserve the asset in a manner appropriate to its significance</u> seek to complement the asset in all aspects of its design, materials and detailing .		
22.	64	Paragraph 6.5.2, 6.5.4, 6.5.5 and Appendix 6.	The word “preserves” to be deleted and changed to <u>“conserves”</u> in all cases.	To provide consistency in terminology.	09 – English Heritage (Rep no. 73) & LBE As agreed by Statement of (un) Common Ground.
Chapter 7 Transport and Parking					
23.	68	DMD 45 - Parking Standards and Layout	DMD 45 “1. Car Parking Development will only be permitted if appropriate parking provision is incorporated into the scheme having regard to the parking standards set out in the London Plan and: <u>Car parking proposals will be considered against the standards set out in the London Plan and:</u>	Focused changes made in response to representations.	Point 1 – 16 – GLA (Rep no. 77). Point 2 – GLA & LBE. Point 4 — 16 GLA (Rep no. 77) & LBE.

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			<p>“2. Cycle and Powered Two Wheelers (P2W) Parking New development should make provision for <u>active and passive electrical charging points</u>, cyclists and Powered Two Wheelers (P2W) in accordance with the standards set out in the London Plan. <u>For developments where no standards exist, required provision will be assessed on a case by case basis</u>”</p> <p>“ 3. Parking Design Car park surfaces requiring sustainable drainage systems (SUDS) must be used and designed to provide HGV access <u>to allow</u> for the maintenance of the attenuation areas or soakaways”.</p> <p>“4. Limited Parking or Car Free Housing Development Applicants may be required to contribute towards the implementation of parking controls to prevent on-street parking <u>where development would otherwise affect</u> affecting traffic flow. For sites within existing or proposed controlled parking zones, residents of the new development may be prohibited from obtaining a parking permit, where demand for on street space is already high <u>and would be worsened by the development proposal</u>, and † This will be secured by a legal agreement”.</p> <p>“Residential developments providing parking below London</p>		Point 5 - Point 1 – 16 GLA (Rep no. 77) & LBE.

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			<p>Plan Standards will only be considered if the site:</p> <p>a. <u>Has good access to public transport services or will have good access as a result of proposed or planned improvements:</u> a Public Transport Accessibility Level of 5 or above; and.....”</p> <p>“5. Car Clubs The Council will requireencourage proposals for car clubs in locations especially those that would where schemes are viable to support lower levels of off-street parking in new developments, be available to the wider public and where new car club bays would support or develop the existing car club network”.</p>		
24.	69	Paragraph 7.1.1 Final sentence	“As a starting point, the Council will apply the maximum parking standards provided in the London Plan”. and set out in Table 7.3 ‘Parking for residential development”.	Minor change to provide clarification.	LBE
25.	69	New Paragraph inserted below 7.1.1a	<p><u>New 7.1.1a</u></p> <p><u>“The Council is also producing a range of guidance notes for new developments that will seek to protect and improve parking provision, on- and off- street cycle parking, car club services and encourage best practice in design. Where new development may impact on on-street parking pressure, this must be assessed within a Transport</u></p>	Minor changes to provide additional clarification and sign-posting within supporting text.	LBE

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			<u>Assessment based on a survey methodology agreed with the Council</u> ".		
26.		Paragraph 7.1.2	"It is essential that a design led approach is adopted to ensure parking functions satisfactorily for all users including disabled drivers, pedestrians, cyclists and service vehicles and does not impact negatively on the surrounding streetscape . Consideration must be given to parking and the design of access and parking areas for cars, cycles and service vehicles and its relationship to the built environment which it serves. Well planned and designed parking can have a determining influence on the successfulness of streetscape, and can often influence appropriate development density. Providing creative, well designed and accessible solutions to car parking and servicing within housing and is important to the success of all developments commercial developments is important to its success."	Minor change to consolidate text.	LBE
27.	69	Paragraph 7.1.3	"A 'one size fits all' solution is not appropriate, and local issues around accessibility to both local facilities and public transport accessibility to facilities and services and the needs of any new development will need to be taken into account when applying London Plan standards"	Minor change to consolidate text.	LBE
28.	69	DMD 46 Vehicle Crossovers & Dropped Kerbs	DMD 46 Vehicle Crossovers & Dropped Kerbs "Planning permission for a new accesses onto "A" roads and	Minor change to clarify application.	LBE

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			<p>other busy classified roads will not normally be permitted.</p> <p>Vehicle crossovers and dropped kerbs that allow for off-street parking and access onto a classified road <u>s</u> will only be permitted where:</p> <ol style="list-style-type: none"> There is no negative impact on the existing character of the area and street scene <u>scape</u> as a result of the loss of a front garden or grass verge or loss of front garden walls; There is no loss of street trees; There is no increase in on-street parking <u>pressure in areas already experiencing high on-street parking demand</u> as a result of introducing a vehicle crossover in areas already experiencing high on-street parking demand; There is no adverse impact on road safety of all highway users; There is no adverse impact on the free flow of traffic on the adjoining highway and in particular on the effective movement of bus services; The v <u>Vehicles can enter and exit a driveway the crossover</u> in forward gear; and It has been shown that there are no alternative opportunities for safe access to the property (for 		

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			<p>example to the rear or side); and</p> <p>h. <u>The size of the off-street parking is large enough to ensure that vehicles do not overhang the footway</u>”.</p>		
29.	70	Paragraph 7.2.4	<p>“In many areas of the borough demand for on-street parking is high limited due to a lack of off-street parking availability or reduced on-street capacity because of narrow roads or existing accesses that prevent parking. Applications for crossovers in areas where high on-street parking pressure already exists will be subject to a parking survey or, where applicable, the analyses of CPZ permit sales. Permission will not be granted if surveys demonstrate that on-street parking occupancy is high”. 90% of the available kerbside space is already used for vehicle parking, particularly between the hours of 6.30pm and 8.00pm on a weekday, when it is likely, in most cases, to be the peak demand for cars to be parked on street. This will apply on roads outside of a CPZ; otherwise the hours of the CPZ operation will be applied. On roads within CPZs, it is the preferred approach to use permit sales data as the form of assessment and, in such cases, a 90% threshold of allocated car parking permits in relation to the number of parking spaces available will be applied. This approach will maximise the availability of on-street parking, maintaining some kerb side space for residents and their visitors.”</p>	Focused change to consolidate text.	LBE

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30.	71	DMD 47 – New Road, Access and Servicing Development	<p>DMD 47 – <u>Access</u>, New Roads Access and Servicing Development</p> <p><u>“1. Non- vehicular Access</u></p> <p><u>a) Provisions for pedestrians:</u></p> <p><u>All developments should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities. New pedestrian accesses, routes and footpaths are encouraged and should link with the surrounding street and Public Right of Way networks where appropriate. Development will not be permitted where it compromises existing rights of way, unless alternatives of equivalent or greater attractiveness and convenience are provided. Gated developments will be resisted.</u></p> <p><u>b) Provision for cyclists</u></p> <p><u>Cycle access to new developments should be designed to ensure cycling is a realistic alternative travel choice to that of the private car. The Council will protect existing off-road routes and the alignment of proposed routes from development, unless alternatives of equivalent of greater attractiveness and convenience are proposed. Where appropriate the Council will seek the provision of</u></p>	<p>Minor changes include new text into DMD 47 to address non-vehicular requirements of development, including pedestrian cycle and public transport requirements.</p> <p>Policy has been reconfigured to clearly distinguish between non-vehicular and vehicular policy requirements.</p>	<p>33 – Broomfield Home Owners and Residents Association (BHORA) (Rep no. 81). & LBE</p>

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			<p><u>segregated cycle routes to adoptable standards as part of a new development.</u></p> <p><u>c) Public Transport</u></p> <p><u>Applications for development should give consideration to the impact of development on public transport services. Major applications will be expected to demonstrate that existing or proposed public transport capacity can accommodate development proposals, and where necessary, identify opportunities for public transport improvements.</u></p> <p><u>2) Vehicular access and servicing</u></p> <p>New development will only be permitted if the access and road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic.</p> <p>New access onto roads with a speed limit above 40mph must comply with design standards within DMRB (<u>the</u> Design Manual for Roads and Bridges) which will apply. New access onto other roads must have regard to the Manual for Streets and Manual for Streets 2 or replacement publications.</p>		

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			<p>New access and servicing arrangements must ensure vehicles can reach the necessary loading, servicing, and parking areas. Layouts must achieve a safe, convenient and fully accessible environment for pedestrians and cyclists.</p> <p>New development will only be permitted where adequate, safe and functional provision is made for:</p> <ol style="list-style-type: none"> 1. Refuse collection (using 11.0m freighters) and any other service, and delivery vehicles required to serve part of the normal functioning of the development; and 2. Emergency services vehicles, (following guidance issued by the London Fire Brigade & Building Regulations); and 3. Operational needs for existing residents, visitor and user “drop-off” and “pick-up” areas (e.g. for parents at nurseries and schools) as appropriate to the functioning of the development and the safety and free-flow of traffic. <p>New highways should be built to adoptable design, construction, and safety standards. Should developers wish to have new roads adopted under Section 38 of The Highways Act 1980, then specific guidance is available separately. However the Council will not necessarily adopt all highway layouts and early advice should be sought.</p> <p>This policy should be read in conjunction with Core Strategy</p>		

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			policies 24, 25, 26 and 27”.		
31.	71	Paragraph 7.3.1	<p><u>“New development should encourage walking and cycling so that sustainable modes of travel are encouraged. This includes ensuring any new development is of the highest quality, is attractive to use and links in with the surrounding street network. Gated communities are unlikely to achieve these aims.</u> Most new development will generate some degree of servicing or pick up and drop off activity. Development proposals need to ensure that appropriate space for servicing is integral to the development and design considerations at the outset. It will need to show there are no impacts on the safety of pedestrians, cyclists and other road users. Off-site servicing will only be considered in circumstances where there is no appropriate on-site alternative”.</p>	Minor changes to provide additional clarification on implementation within supporting text.	LBE
32.	72	DMD 48 – Transport Assessments New sub-headings	<p>DMD 48 – Transport Assessments</p> <p><u>“Transport Assessments</u></p> <ul style="list-style-type: none"> • All major development proposals should be accompanied by a Transport Assessment. For minor developments a Transport Statement may be required. • In exceptional circumstances, where minor development would place pressure on the existing transport network, the Council will request a Transport 	Minor changes inserting new sub-headings and to provide further guidance under “Servicing and Delivery Plans and Construction Logistics Plans.”	33 – Broomfield Home Owners and Residents Association (BHORA) (Rep no. 82). & LBE

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			<p>Assessment in order to establish the transport implications of the development.</p> <p><u>Travel Plans</u></p> <ul style="list-style-type: none"> A Travel Plan will be required where the Transport Assessment or Transport Statement identifies the need to improve <u>modal choice</u>, pedestrian accessibility, minimise congestion or reduce pollution. <p><u>Servicing and Delivery Plans and Construction Logistics Plan</u></p> <ul style="list-style-type: none"> The development of Servicing and Delivery Plans and Construction Logistic Plans (CLP) will be encouraged for all major commercial developments. The Council may stipulate the production of such plans to ensure that developments provide for safe and legal delivery, collection, <u>construction</u> and servicing <u>including minimising the risk of collision with cyclists and pedestrians and set appropriate obligations to ensure compliance.</u> locations and will set obligations to use them. The Plans may be requested alongside and in coordination with the documents outlined in this policy. <u>The minimum safety requirements may be secured by legal agreements”.</u> 		

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33.	72	Paragraph 7.4.2	<p>“Travel Plans should identify a package of practical mitigation measures and initiatives relating specifically to the needs of a development that provide a genuine alternative to private vehicle use and encourage walking, cycling and travel by public transport. Travel Plans should proactively encourage a change in travel behaviour using measures such as car clubs, car park management, penalty payments or restrictions, and any other measures that aid in minimising the number of trips taken by car, imposed through Travel Plans and secured and monitored via Section 106 agreements. <u>Travel Plans may also be required in specific circumstances, for example where proposed development has the potential for significant traffic impact which requires mitigation, or accessibility issues to be addressed For phased developments where the initial phasing may not reach the specified threshold but future phases will reach or exceed the threshold a travel plan will be required for the whole scheme. This will also apply to applications that result in the extension of a site that when combined is at or exceeds the threshold”.</u></p>	Minor changes to provide further guidance on implementation within supporting text.	33 – Broomfield Home Owners and Residents Association (BHORA) (Rep no. 82). & LBE
Chapter 8 Tackling Climate Change					
34.	76	DMD 49 - Sustainable Design and Construction Statements	<p>“All development will be required to include measures capable of mitigating and adapting to climate change to meet future needs <u>having regard to technical feasibility and economic viability.</u></p>	Minor changes made in response to representations on flexibility and cross-	32 - LaSalle Investment Management on behalf of Stonehill

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		Paragraph 2 & Final sentence	Final sentence of DMD 49 to read: “This Policy should be read in conjunction with Core Strategy policies 4, 20, 21, & 22 , and 31 .”	referencing	Business Park (Rep no. 85.) 09 – English Heritage (EH) (Rep no. 83).
35.	77	DMD 50 - Environmental Assessment Methods Final sentence	“This Policy should be read in conjunction with Core Strategy policies 4, 20, 21, 22, 28, 31 , 32 & 36”.	Minor change made in response to representation for additional cross-referencing.	09 – English Heritage (EH) (Rep no. 83).
36.	85	DMD 56 - Heating and Cooling Paragraph 1	DMD 56 Heating and Cooling “All new developments (excluding householder applications) will be required to demonstrate how the scheme has been designed to control and manage heat gain and reduce the reliance on mechanical cooling, <u>subject to technical and economic feasibility and other relevant planning considerations.</u> ”	Minor change made in response to representation for consistency.	11 – Thames Water (TW) (Rep no. 93).
37.	86	DMD 57 - Responsible Sourcing of Materials, Waste Minimisation and Green Procurement Paragraph 1	DMD 57 - Responsible Sourcing of Materials, Waste Minimisation and Green Procurement “All major developments are required to ensure materials used in construction are responsibly sourced <u>subject to technical and economic feasibility and other relevant planning considerations.</u> As a minimum development will be required to achieve the following credits under the	Minor change made in response to representation for consistency.	11 – Thames Water (TW) (Rep no. 94).

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			Materials category of the Code for Sustainable Homes and BREEAM or equivalent rating/scheme if this is replaced or updated:....”		
38.	87	DMD 58 - Water Efficiency Paragraph 1 & Final sentence	<p>DMD 58 Water Efficiency</p> <p>“In accordance with Core Strategy Policy 21 and the objectives for water efficiency set out in the London Plan all new development will be required to maximise its water efficiency, <u>subject to technical and economic feasibility and other relevant planning considerations.</u></p> <p>Final sentence of DMD 58 to read:</p> <p><i>“This Policy should be read in conjunction with Core Strategy Policy 21 and 46”.</i></p>	Minor change made in response to representation (in part) for consistency.	11 – Thames Water (TW) (Rep no. 95).
39.	88	New paragraphs to be inserted after 8.4.4	<p><u>“A major upgrade is being planned for the Deephams Sewage Works during the plan period, to meet new environmental standards and to accommodate growth within the catchment. The principal of the upgrade is supported as being necessary to deliver infrastructure to meet existing and future wastewater demands.”</u></p>	Minor change made in response to representation (in part).	11 – Thames Water (TW) (Rep no. 95).
40.	88	Paragraph 8.4.5	“Developers for all planning applications will be required to demonstrate, through the Sustainable Design and Construction Statement that all measures have been taken to reduce the consumption of mains potable water through	To provide greater clarity over water infrastructure.	11 – Thames Water As agreed by a

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			the use of water efficient fittings, flow restrictors, efficient appliances and water recycling/harvesting systems where feasible. In addition <u>all development proposals will be required to demonstrate that there is sufficient water supply infrastructure both on and off site to serve the development.</u> Major Major development will be required to submit relevant water consumption calculations as required by the Code for Sustainable Homes and BREEAM”.		Statement of Common Ground
41.	89	DMD 59 - Avoiding and Reducing Flood Risk	<p>Correct cross-referencing in sub-section 1a.</p> <p>“a. Be appropriately located and informed by a site specific Flood Risk Assessment (FRA) if proposed in flood risk areas in line with DMD 602 (Assessing Flood Risk);</p> <p>Amend final paragraph of DMD 59</p> <p>“In consultation with the Environment Agency – p Planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, <u>or result in, unacceptable levels of flood risk on site or increase the level of flood risk to third parties”.</u></p>	Change made in response to representation.	26 – Environment Agency (EA) (Rep no.98.)
42.	90	DMD 60 Assessing Flood Risk Part 2 New Criteria B	<p>DMD 60 Assessing Flood Risk</p> <p><u>“b. Development proposals should provide a sustainable drainage strategy to demonstrate the requirements of</u></p>	To overcome concerns over sewer flooding.	11 – Thames Water Also see (TW) (Rep

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			<u>DMD 61 and demonstrate that sewer flooding will not occur as a result of the development”.</u>		no. 97) As agreed by a Statement of Common Ground
43.	91	New Paragraph after 8.5.8	<u>“As part of the Sustainable Drainage Strategy, developers will be required to demonstrate that there is sufficient wastewater infrastructure both on and off site to serve the development”.</u>	To overcome concerns over wastewater infrastructure.	11 – Thames Water & LBE As agreed by a Statement of Common Ground
44.	91	DMD 61- Managing Surface Water 1 st paragraph	DMD 61 Managing Surface Water <u>“A Drainage Strategy will be required for aAll developments must to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan...”</u>	Change made in response to representation by making reference to the need for a drainage strategy.	26 – Environment Agency (EA) (Rep no. 103).
45.	92	DMD 62 - Flood Control and Mitigation Measures 1 st paragraph	“All new development that results in flood risk should be accompanied by appropriate flood mitigation measures to make development and its users safe. New development should.... <u>Development that increases flood risk to third parties or is not defined as safe in line with Enfield’s Strategic Flood Risk Assessment (SFRA) will not be acceptable. All new developments at risk of flooding</u>	Change made in response to representation.	26 – Environment Agency (EA) (Rep no. 104).

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			<u>should be accompanied by appropriate flood mitigation measures.</u> New development should...”		
46.	93	DMD 63 - Protection and improvement of watercourses and Flood Defences Amend part 1	<p>DMD 63 - Protection and improvement of watercourses and Flood Defences</p> <p>“1. New development must make space for water and not harm the integrity of flood defences. New development should:</p> <p>a. Be set back from main rivers and ordinary watercourses, in the case of the former, maintain a <u>minimum</u> 8 metre buffer strip ; which should be free of <u>development and naturalised where feasible...</u>”</p> <p>3. Development on or adjacent to watercourses must not:</p> <p>a. Result in significant deterioration in a watercourse; or</p> <p>b. Prevent its ability to achieve the objectives in the <u>Thames</u> River Basin Management Plan (<u>TRBMP</u>); and</p> <p>A Water Framework Directive assessment will be required for some works on or adjacent to a watercourse. In these cases, the developer will need to <u>contact the Environment Agency and</u> provide information to demonstrate that the above requirements (2a-c) are met or, to otherwise justify</p>	Minor changes made in response to representation.	26 – Environment Agency (EA) (Rep no. 105).

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			the development”.		
47.	94	Paragraph 8.5.22	“The Environment Agency will be consulted on applications within 8m 20m of a main river...”	Minor change made in response to representation.	26 – Environment Agency (EA) (Rep no 106).
48.	96	DMD 64 – Pollution control and assessment	DMD 64 – Pollution control and assessment “Developments will only be permitted if pollution and the risk of pollution is prevented, or minimised reduced and mitigated during all phases of development, including demolition/decommissioning, construction, operations/occupation and maintenance”.	Minor change made in response to representation.	11 – Thames Water (TW) (Rep no 107).
49.	99	Paragraph 9.2.4	“The standard of remediation should ensure that the site is suitable for its proposed use, and that all unacceptable risks (to receptors such as living organisms, ecological systems – fauna/flora, property, landscape, amenity, controlled surface water and groundwater) have been addressed...”	Minor change made in response to representation.	26 – Environment Agency (EA) (Rep no 111).
50.	99	DMD 67 - Hazardous Installations	DMD 67 - Hazardous Installations “Development of new hazardous installations or development of sites located within the vicinity of existing installations will only be permitted if necessary mitigation and safeguards are incorporated to ensure the development is safe. Developers may be required to submit an assessment of risks, the risks will be considered in balance	Minor changes made in response to representation. And updated in accordance with Revised Early Minor Amendments (REMA) to the London Plan.	16 – GLA (Rep no. 113)

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			<u>with the benefits of the development and existing patterns of development”.</u>		
51.	99	Paragraph 9.3.3	“The Council will seek the advice of the Health and Safety Executive (HSE) and the Environment Agency (EA), and other organisations as appropriate when considering the potential risks from new hazardous installations and proposed development near such installations. The HSE have defined consultation zones around hazardous installations and issued standing advice to provide an indication of when they consider development to be appropriate/not appropriate. <u>The EA’s General Principles and Practice document (GP3) also provides guidance for the protection of groundwater.....”</u>	Minor change made in response to representation.	26 – Environment Agency (EA) (Rep no 112).
52.	99	Paragraph 9.3.4	“Risk assessment will be required to ensure that appropriate safeguards are incorporated as part of the development. <u>The Council will also take the opportunity to review existing planning consents granted for hazardous installations to ensure they reflect current conditions and the physical capacity of the site”.</u>	Minor changes made in response to representation. And updated in accordance with Revised Early Minor Amendments (REMA) to the London Plan.	16 – GLA (Rep no. 113).
53.	100	DMD 68 Noise Amend part 4	DMD 68 Noise “4. Development involving potential noise generating development will only be permitted in appropriate locations, where there is compatibility with existing uses and no adverse impact on amenity”	Minor change made in response to representation.	11 – Thames Water & LBE As agreed by a Statement of

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		Amend part 5	<p>“5. Proposals for plant and machinery that result in significant harm to amenity will not be permitted. Developments must not contribute to cumulatively higher noise levels and, where appropriate, must be designed to achieve an improvement on so as not to increase the lowest measured background level. s with an overall aim to achieve an improvement of 10dB.”.</p>		Common Ground
54.	101	Paragraph 9.4.3	<p>“A concentration of new noise generating plant equipment, through a process of ‘background creep’, can cumulatively result in increasing the background noise levels. Developments of this type must therefore achieve a reduction in noise generation so that, over time, there is not a further increase in overall background noise levels. 10 dB(A) below the lowest measured background level at the façade of the nearest residential property represents the point where any new noise sources will not increase the existing background level at all. However, if the developer is able to demonstrate that it is not possible to meet 10dB, the Council will consider what level of improvement could be achieved.”.</p>	Changes made in response to representation.	<p>11 – Thames Water & LBE</p> <p>As agreed by a Statement of Common Ground</p>
55.	102	Paragraph 9.6.1	<p>Paragraph 9.6.1</p> <p>“Improving water quality meets a number of key objectives: it increases the potential for the recreational use of Enfield’s water resources; it provides a better quality environment for and opportunities to enhance ecology and biodiversity;</p>	Minor change made in response to representation.	26 – Environment Agency (EA) (Rep 116)

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			it also helps to maintain a good quality supply of drinking water. <u>Where a Water Framework Directive (WFD) assessment is required the developer will need to demonstrate there is no adverse ecological impact on the ability of the waterbody to meet its WFD targets....</u> ”.		
56.	106	DMD 74 – Playing Pitches Amend part 1 Amend part 2 Amend part 4	DMD 74 – Playing Pitches “1. ... Development involving the loss of <u>playing field land</u> and sports pitches will not be permitted...” “2 ...The preference for new <u>playing field land</u> and sports pitches is natural grass pitches...” “4. Applications for artificial pitches that incorporate flood lighting on Metropolitan Open Land and in the Green Belt will be refused unless justified through exceptional <u>very special</u> circumstances”.	Minor change made in response to representation Terminology to be consistent with NPPF.	27 – Sport England (Rep no 118) Inspector proposed change during Examination Hearing Session Matter 7.
57.	107	DMD 75 - Waterways	DMD 75 - Waterways Moorings “ Permanently moored vessels <u>Permanent residential or commercial moorings</u> on the River Lee Navigation will be permitted <u>supported</u> provided they meet all of the following criteria:	Minor change made in response to representations. To acknowledge the	Canal and River Trust (Rep no. 122). 26 – Environment Agency (EA) (Rep no 124).

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			<p>a. There is no harm to the intrinsic character of the river; b. There is no detrimental impact on amenity arising from traffic generation or servicing needs; c. There is no adverse impact on water-borne <u>freight or leisure uses;</u> and d. There is no adverse ecological impact; <u>e. There is no increase in flood risk;" and</u> <u>f. There is no adverse impact on existing or planned water based leisure and recreation uses".</u></p>	LVRPA's concern over impact permanent moorings, in particular residential moorings on the recreational uses within the Park.	23 - Lea Valley regional Park Authority (LVRPA) (Rep no 126).
58.	110	DMD 79 – Ecological Enhancements	<p>DMD 79 Ecological Enhancements</p> <p>"Developments resulting in the creation of 100m2 of floorspace or one net dwelling or more should provide on-site ecological enhancements, <u>having regard to feasibility and viability"</u>.</p>	Minor change made in response to representation.	32 - LaSalle Investment Management on behalf of Stonehill Business Park (Rep no 127).
59.	114	DMD 82 Protecting Green Belt 1st Sentence Amend criterion d.	<p>DMD 82 Protecting Green Belt</p> <p>"Inappropriate development within the Green Belt will not be permitted. <u>Development that is not inappropriate</u> Appropriate development will only be permitted if all of the following criteria are met:..."</p> <p>"d. <u>Where possible</u>, existing trees, hedges, bushes and other natural features are retained and integrated with the</p>	<p>Terminology to be consistent with the NPPF.</p> <p>Minor change made in response to representation.</p>	<p>Inspector proposed change during Examination Hearing Session Matter 7.</p> <p>11 – Thames Water (TW)</p>

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			scheme to ensure adequate screening. <u>Where this is not possible, planning permission will only be granted if adequate mitigation measures are secured.</u>		(Rep no 131).
60.	115	DMD 83 – Land Adjacent Green Belt Criterion a	DMD 83 – Land Adjacent Green Belt Proposed development located next to or within close proximity to the Green Belt will only be permitted if all of the following criteria are met: a. There is no increase in the visual dominance and intrusiveness of the built form by way of height, scale and massing <u>on the Green Belt;</u>	To provide clarity and consistency with the rest of the policy.	30 – Graham Fisher on behalf of A C Nicholas
61.	115	Paragraph 11.2.1	“The Enfield Characterisation Study (2012) provides evidence to protect the character of land adjacent to the Green Belt. <u>It notes that the presence of such attractive landscapes close to the urban edge is a valuable asset for the borough, but recognises that the quality of the “urban fringe” or interface between the rural character of the Green Belt and the urban area varies significantly.</u> This policy will ensure that a clear distinction between the character of the Green Belt and the urban area is maintained and where possible strengthened”.	To provide additional text on the quality of Enfield’s Green Belt and issues related to the management of the rural/urban interface.	Inspector
62.	118	DMD 89 – Previously Developed Sites in the Green Belt.	DMD 89 - Previously Developed Sites in the Green Belt	Minor changes made in response to representations.	08- Garden Centre Group, owners of Enfield Garden Centre, Cattlegate

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		<p>Amend part 1</p> <p>Amend part 2</p>	<p>1. Complete or partial redevelopment of sites will only be permitted on Major Developed Sites (Trent Park University Campus and Picketts Lock) will only be permitted where the proposal improves the character and appearance of the site and appearance from the surrounding Green Belt. New development must not have a greater impact on the openness of the Green Belt than the existing development.</p> <p>2. Limited infilling, or the partial or complete redevelopment of previously developed sites and re-use will be permitted elsewhere in the Green Belt Development will only be permitted if all of the following criteria are met:</p> <p>a. New development does not have a greater impact on the openness of the Green Belt exceed the height of any existing buildings;</p> <p>b. The proposal does not lead to an increase in the developed proportion of the site;</p> <p>c. The proposal is ancillary to, or supports, an existing building;</p> <p>d. The proposal does not lead to any significant increase in motorised traffic generation, as evidenced through a suitable traffic modelling tool;</p> <p>e. The proposal contributes towards the aims of sustainable development”.</p>	<p>Deletion of criterion c. to provide consistency with the NPPF.</p>	<p>Road, Crews Hill. (Rep no. 136).</p> <p>17 - Wildstone Planning On behalf of Trent Park Golf Club. (Rep no. 137).</p> <p>30 - Graham Fisher on behalf of A C Nicholas (Rep no. 138).</p> <p>30 – Graham Fisher on behalf of A C Nicholas</p>
63.	119	Paragraph 11.5.1	“The policy sets out a two tier approach to protect the Green Belt and delivering sustainable development. Limited	Minor change proposed to supporting text for	LBE

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			<p>infilling <u>or the partial or complete redevelopment</u> of previously developed sites will be appropriate subject to the criteria set out in the policy. Complete or partial redevelopment of sites may will only be appropriate on the Major Developed Sites identified as Trent Park University Campus and Picketts Lock, as identified on the Policies Map <u>and subject to Core Policy 33 which identifies the Council's commitment to work with partners to prepare planning briefs or masterplans in order to guide appropriate future development that preserves and enhances the character of the green belt</u>".</p>	clarification.	
64.	131	Appendix 3 1 st paragraph	<p>"All development proposals must be accompanied by a Sustainable Design and Construction Statement. The scale and scope of the Statement will be determined on a site-by-site basis and as published <u>in the local validation list upon adoption of this document and in</u> further guidance <u>as set out in the Council's Local Development Scheme. It will outline</u> outlining how the proposal complies with relevant local, regional and national sustainable design and construction policies and should include as a minimum information and evidence (where relevant) under the following headings:...."</p>	Clarification over application	30 – Graham Fisher on behalf of A C Nicholas
65.	131	Appendix 3 Amend part B and G	<p>"B. Water Efficiency In accordance with DMD 58, the Sustainable Design and Construction Statement should include a section examining</p>	Changes made in response to representation.	11 – Thames Water & LBE

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			<p>water efficiency within the development to meet relevant targets specified by the Policy. It should also provide details of the maximum level of water that can feasibly be provided to the development from rainwater and, where possible, grey water recycling, and include proposals for the integration of such systems into the development.</p> <p><u>All new development proposals will be required to demonstrate that there is sufficient water supply infrastructure capacity both on and off site to serve the development or that any necessary upgrades will be delivered ahead of the occupation of development.</u></p> <p>Relevant calculator tools utilised by the Code for Sustainable Homes and BREEAM can be used to qualify the statements and may form the basis of a condition attached to any planning consent.....”</p> <p>“G. Surface Water Run-off and Flood Risk:</p> <p>In accordance with DMD 59 'Avoiding and Reducing Flood Risk', DMD 60 'Assessing Flood Risk', DMD 61 'Managing Surface Water', DMD 62 'Flood Control and Mitigation Measures' & DMD 63 'Protection and Improvement of Watercourses and Flood Defences' this section of the statement should evidence how surface water run-off has been attenuated from pre to post construction, including</p>		As agreed by a Statement of Common Ground

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			<p>details of Sustainable Urban Drainage Systems proposed, any rain water harvesting installations, <u>the sustainable drainage strategy</u> and, <u>where appropriate</u>, flood risk assessments where appropriate.</p> <p><u>As part of the Sustainable Drainage Strategy, developers will also be required to demonstrate that there is sufficient wastewater infrastructure both on and off site to serve the development”.</u></p>		
66.	163/ 164	<p>Appendix 13 Amend part 1</p> <p>Amend part 2 4th paragraph</p> <p>Amend part 2 8th Paragraph</p>	<p><u>1. Qualitative Appraisal</u></p> <p>The Appraisal should assess the physical and the policy context for the site, where appropriate having regard to the wider established industrial or employment area within which it is situated.</p> <p>The appraisal must include an analysis identifying the advantages and limitations of the site or premises in question to accommodate employment uses. For each limitation that is identified, a justification should be provided as to why it could not be overcome having regard to the introduction of alternative employment uses, general investment or improvements, or through competitive rental levels.</p>	Clarification over application.	30 – Graham Fisher on behalf of A C Nicholas

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			<p>In addition, the appraisal must include, but is not limited to, the following analysis:</p> <p>a. The relevant national, regional, local planning and economic policy context;</p> <p>b. The quality of the buildings;</p> <p>c. The accessibility of the site and its ability to serve a range of employment uses having regard to private and public transport; and</p> <p>d. Any constraints that will limit the future use of the site or premises for employment uses.</p> <p>Comparison with other employment sites or areas within the locality should discuss issues that are relevant to the site or premises.</p> <p><u>If having undertaken a qualitative appraisal, to assess the suitability of the site, it can be demonstrated that the site cannot be made suitable for employment use it will not be necessary for the applicant to undertake a market demand and viability appraisal detailed in parts 2 and 3 of this Appendix.”</u></p> <p>For SIL and LSIS, the Council will require the site, building or premises to be continuously marketed for at least 24 months.</p> <p>The appraisal must include, but is not limited to, the</p>	<p>Minor changes to add clarity over application.</p>	<p>LBE</p>

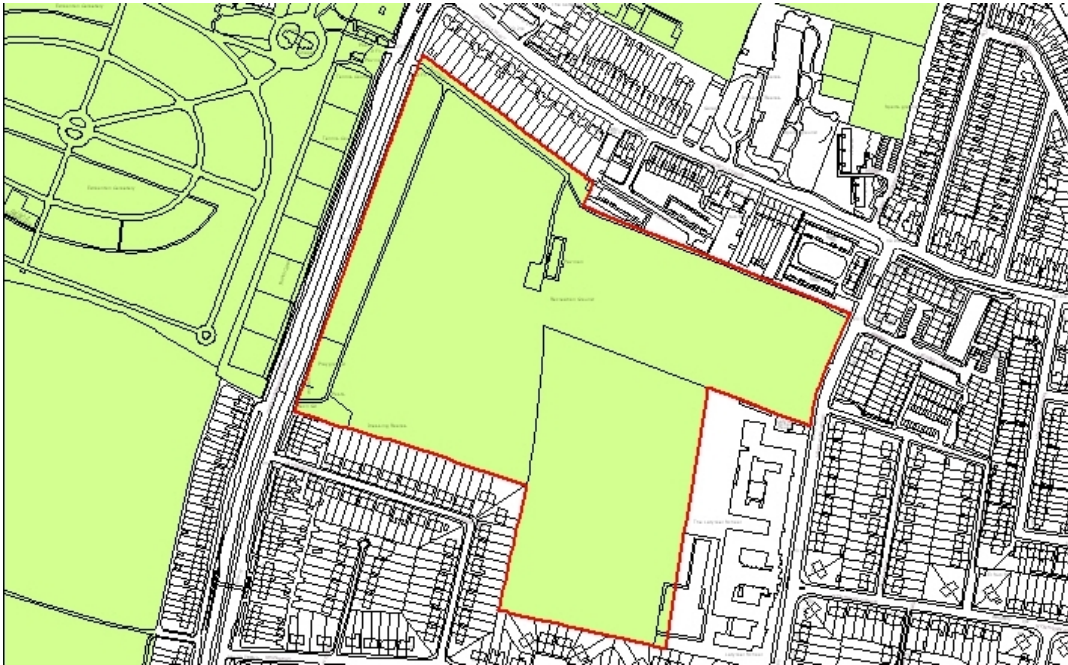
PMM No.	Page no.	Chapter, Section, Policy, Paragraph, Diagram, Tables, Figures	Proposed Change	Justification	Source of Change / Representation no.
			<p>following:</p> <p>a. Outline the marketing approach adopted for the proposed scheme and the reasoning behind it;</p> <p>b. Be able to demonstrate that all offers received have been given due consideration;</p> <p>c. Provide details in respect of why individual offers have not been taken forward;</p> <p>d. Include evidence that the site or the premises has been:</p> <ul style="list-style-type: none"> • Continuously advertised by a reputable local or national agency who can demonstrate a track record of letting industrial space; and • There should be a visible letting board on the property; and • Advertised with rents that are reasonable reflecting market conditions and the condition of the property; and • Continuously advertised on the agent’s website within the agent’s up to date commercial stock availability list including online property databases such as Focus and EGI ; and • Circulated to other local property agents. <p><u>The level of detail provided for local centres, local parades, individual shops and small clusters of shops (covered by DMD 28 and DMD 29) will be proportionate to location and scale and in such cases will be agreed with the Council.</u></p>		

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67.	168	Appendix 14 Glossary "Building Premises"	"Building Premises: All buildings and land used for the carrying out of commercial, industrial or other non-residential operations, but excluding public buildings, and <u>institutions and utility premises which people do not regularly enter.</u> Examples include shops, factories, warehouses, utility company premises and depots".	Focused change made in response to representation.	Glossary/11/010 11 – Thames Water (TW) (Rep no. 142).
68.	173	Appendix 14 Glossary "Heritage Asset"	<p>Heritage Asset</p> <p>"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing):</p> <ul style="list-style-type: none"> • <u>scheduled and local monuments;</u> • <u>areas of archaeological interest;</u> • <u>statutorily and locally listed buildings;</u> • <u>conservation areas;</u> • <u>nationally and locally registered historic parks and gardens".</u> 	To add further clarity, the Council proposes a minor change to the DMD Glossary, replacing the entry for "Heritage Asset".	LBE
69.	183	Appendix 14 Glossary NEW "Sustainable Drainage Strategy"	<p><u>Sustainable Drainage Strategy</u></p> <p><u>"A document detailing how surface water runoff and waste water arising from the development of a site will be managed in line with related policies and requirements in</u></p>	To take account of surface and waste water requirements.	11 – Thames Water & LBE As agreed by a

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			<u>the Development Plan</u> ".		Statement of Common Ground.
DMD Policies Map					
70.	n/a	Latymer School Open Space and MOL	Minor boundary realignment to exclude the school building.	Cartographical	LBE

Annex 1 Policies Map Amendment Latymer School – Local Open Space and Metropolitan Open Land

Proposed Submission Boundary



Amended Submission boundary

