

Appendix 7

DRAFT PLAN

**NEIGHBOURHOOD PLAN FOR
HADLEY WOOD**

2020– 2036

*‘supporting sustainable development;
preserving our local character and
natural environment’*



**HADLEY WOOD DRAFT NEIGHBOURHOOD PLAN
2020 –2036**

*'supporting sustainable development; preserving our
local character and natural environment'*

**FOR FURTHER INFORMATION PLEASE VISIT THE HADLEY WOOD
ASSOCIATION WEBSITE**

**[http://www.hadleywood.org.uk/neighbourhood-planning-
forum.html](http://www.hadleywood.org.uk/neighbourhood-planning-forum.html)**

Hadley Wood Neighbourhood Planning Forum

Foreword

Our Neighbourhood Plan (N.P.) is based upon the views of the local community. It establishes planning policies and aspirations to guide future development in Hadley Wood; policies that encourage sustainable development, preserve our local character, and protect the natural environment.

Our N.P. recognises and supports the aspirations of home owners to enhance and extend their properties. The N.P. also understands the national and borough imperative to build more homes, and accepts that Hadley Wood can continue to make a small contribution towards this need. Our policies simply aim to ensure that future development is more sympathetic and considerate, both to neighbours and to nature.

The 'setting' of Hadley Wood, surrounded by Green Belt farmland and mature woodlands, is to be treasured and deserves continued protection. The open space within our boundary provides areas for recreation and wildlife. Together they form a major part of local character, play a key role in flood mitigation, and contribute to some of the cleanest air quality in South East England. Private front and rear gardens with views between properties, mature trees and large areas of green space all enhance the local character and engender many positive aspects of 'community'.

However, recent development is increasingly threatening these characteristics, and the Neighbourhood Plan responds to these risks with policies and aspirations that will:

- Retain mature trees, both in the public space and in private gardens.
- Replant trees lost during development on 2 for 1 basis.
- Retain a greater proportion of front gardens as green space, allowing adequate but not excessive hard standing.
- Encourage projects to re-instate front gardens.
- Discourage solid front boundaries that change the character of our streets.
- Ensure development addresses drainage and avoids water-logging and flooding.
- Retains the space between the house and the side boundary with neighbours, and increases this gap where the scale and bulk of development is greater.
- Ensure that future back garden development is of a scale, height and proximity that is more considerate to all neighbours, both to the side and to the rear.
- Construct a wider range of property types, including three and four bedroom family homes.

- Support the creation of additional footpaths and cycle paths.
- Protect our local amenities, including the local shopping centre and public transport.
- Repair grass verges and pavements damaged during construction.
- Provide more considerate parking arrangements for construction vehicles

Our community will benefit as we protect and preserve the best of local character and the natural environment.

Applicants (home owners and developers) will benefit from clearer policies and guidelines, fewer objections to proposals, and speedier approval.

Neighbours will benefit from more sympathetic, sustainable and less intrusive development.

Our community will benefit from accessing 25% of developers contributions to the Council, to invest in truly local priorities.

Our community will benefit from the increased influence of Hadley Wood on the plans and decisions of Enfield Council.

Home owners will benefit – space, views, trees and gardens are very attractive features that enhance the marketability and value of their property.

The Hadley Wood Neighbourhood Plan

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

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Figure 1: The designated Neighbourhood Plan area for Hadley Wood.

1. Introduction

A new plan for Hadley Wood

- 1.1 This is the draft Neighbourhood Plan for Hadley Wood. It sets out the local community's aspirations for Hadley Wood over the period to 2036¹ and establishes policies in relation to land use and development. These are policies that will influence future planning applications and decisions in the area. But the Neighbourhood Plan is much more than this. It represents the community's manifesto for Hadley Wood, bringing together more than just traditional planning matters. The area covered by the Plan is illustrated in Figure 1.
- 1.2 The purpose of neighbourhood planning is to give local people and businesses a much greater say in how the places where they live and work should change and develop over time. Neighbourhood planning is designed to give local people a very real voice in shaping the look and feel of an area.
- 1.3 Hadley Wood was formally designated as an area for neighbourhood planning purposes in July 2015. Since then, the Hadley Wood Neighbourhood Planning Forum² (HWNPF) has surveyed, spoken to and listened to members of the community, and has used the issues, and opportunities, raised during that process to help inform production of the policies and projects now presented in this draft Neighbourhood Plan.
- 1.4 There are a number of stages involved in preparing a Neighbourhood Plan. The HWNPF is now seeking your feedback on this draft version of the Plan, after which any appropriate changes will be made before it is submitted to Enfield Council for the purposes of independent examination. Following this, a referendum will be held, where all people of voting age residing in the Plan area will be able to cast a vote on whether they think the Neighbourhood Plan should be brought into force ('made'). If more than 50% of people who turn out vote 'yes', the Neighbourhood Plan will be used to help shape future planning decisions and applications in Hadley Wood.

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

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

The purpose of the Neighbourhood Plan

- 1.5 The central premise of the new London Plan³ is that of ‘Good Growth’. This, in effect, means that the scale, location and type of any new development should reflect the character and quality of place. In particular, the new London Plan states:
- *‘Good growth will protect the environment and deliver more than 50 per cent green cover across London’* (para 1.2.6)
 - *‘London’s distinctive character and heritage will be conserved and enhanced’* (1.2.7)
 - *‘Intensification of land use and higher density development will be on sites that are well-connected by public transport, walking and cycling to local infrastructure and services’* (Policy GG2 B)
 - *‘Good growth will aim to secure net biodiversity gains’* (Policy GG2 D)
 - *‘Plan for good local walking, cycling and public transport connections to support a strategic target of 80 per cent of all journeys using sustainable travel’* (Policy GG2 E)
 - *‘Improve London’s air quality’* (Policy GG3 DA)
 - *‘Developments must plan a more integrated approach to water management, while minimising flood risk’* (1.5.3)
- 1.6 The characteristics of Hadley Wood⁴ are unique in the London context, and include:
- The heavily vegetated nature of the built form and immediate surrounds, including views to this.
 - The layout of development and scale of building, including the openness of the streetscape, and it’s separation from the London conurbation.
- 1.7 However, the character of Hadley Wood has begun to change. Since 2000, new development has taken place that has seen growth in property units in the order of 35%: taking the form of incremental small site development without any strategic assessment of the cumulative impact of this level of growth. This represents rapid change in Hadley Wood and it is impacting on the quality of place, putting increasing strain on infrastructure and services. In particular, this change has seen:
- The development of new housing out of scale with existing development, often occupying the entire width of the property boundary, creating a continuous form

³ The draft London Plan was published for consultation in December 2017. The references in this Neighbourhood Plan relate to that version of the London Plan. Examination of the London Plan has taken place and, at the time of writing, the Panel report of the London Plan has been published (October 2019). The GLA response to recommendations is awaited. The draft London Plan represents the direction of travel for new policy in London which the Neighbourhood Plan, and the emerging Enfield Local Plan, should align with.

⁴ These are presented in the Hadley Wood Heritage and Character Assessment April 2018

of development along the street, undermining the open character of Hadley Wood and restricting views to the surrounding countryside.

- The loss of front gardens to areas of paving for off street parking, and the enclosure of gardens behind boundary walls, disrupting the nature of the street environment and leading to a loss of landscaping.
- Increasing occurrences of flooding, exacerbated by additional areas of hard surfacing in front and rear gardens, which have been lost to parking and development.

1.8 Hadley Wood is now at a 'tipping point'. If recent patterns of development and change continue the character of Hadley Wood will be irrevocably changed. Those qualities that the community hold dear, and which comprise reasons why many people live in Hadley Wood, will be lost.

1.9 So this Neighbourhood Plan puts in place policies that are intended to deliver 'good growth' in Hadley Wood. For these reasons, the Neighbourhood Plan has a strong emphasis on green infrastructure and the natural environment, and requires all applications for new development to respond positively to these, strengthening and enhancing the quality of life and environment for all.

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

- Enable the local community to positively influence future development in Hadley Wood;
 - where new development takes place;
 - the design of new buildings;
 - what infrastructure should be provided;
 - to protect areas from certain types of development; and
 - to protect open spaces.
- Strengthen Enfield's existing planning policies by emphasising those that are most applicable to Hadley Wood.
- Add local planning policies that are tailored to local aspirations.
- Allow the community to have a stronger influence over local planning applications, with the HWNPF becoming a formal consultee.
- Set a standard for the content and quality of planning applications.
- Facilitate stronger relationships with local developers and architects.

Structure of the plan

- 1.11 Following this introduction the draft Neighbourhood Plan comprises eight further sections. These are:
- Section 2: 'Hadley Wood today', presents an overview of the area covered by the draft Neighbourhood Plan, what existing planning policy says for the area, key issues and comments raised during consultation.
 - Section 3: 'Hadley Wood tomorrow', presents the vision and objectives for Hadley Wood.
 - Sections 4 – 7: These sections present the policies and associated projects for Hadley Wood. These are grouped based upon the objectives outlined in Section 3.
 - Section 8: Includes a policy with regard to the Community Infrastructure Levy and the projects which the HWNPF would like to see funding targeted towards as a result of new development in the Plan area.
 - Section 9: 'Next steps' outlines the current stage in the plan making process, how to respond to the draft plan, and what the future steps in the process are.
- 1.12 For the avoidance of doubt, within sections 4 – 7, each topic area includes some introductory and explanatory text, followed by one or both of the following:

Policy Box

The draft Neighbourhood Plan establishes land use and development management policies for Hadley Wood; applicants / developers will be required to demonstrate compliance to these policies when submitting planning applications. These are contained in green shaded policy boxes, like this one.

Project and Aspirations Box

The draft Neighbourhood Plan covers more than just traditional planning matters as it presents the community's vision for the area. Items that the community are seeking, but that cannot be delivered through planning policy, are identified and contained in tan shaded project boxes, like this one. These are included within the body of the report, rather than being presented in a separate chapter or appendix, because they relate to the objectives and form a clear and important part of the story.

2. Hadley Wood 'today'

The neighbourhood plan area

- 2.1 The Neighbourhood Plan area covers the settlement of Hadley Wood (Figure 1). Hadley Wood is a 'free-standing' settlement to the north of New Barnet, 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 and New Barnet. As such, this semi-rural location benefits from 'clean air' with relatively low categories of Nitrogen Dioxide pollution.
- 2.2 The eastern boundary of the Neighbourhood Plan area runs along and includes Cockfosters Road, which runs north south connecting Hadley Wood with Potters Bar, Cockfosters and Trent Park. There is a form of almost continuous ribbon development along the western side of Cockfosters Road, linking Hadley Wood with Cockfosters. 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 is found. Train services link Hadley Wood directly with London Underground services and run between Moorgate in the City of London and Welwyn Garden City in the North. Since 2014, the train operator has been Great Northern, part of the Govia Thameslink Railway (GTR) franchise. Waggon Road forms the northern boundary of the Neighbourhood Plan area. Hadley Wood is located in close proximity to the M25 for access to the national road network for business and leisure travel.
- 2.3 The area remained largely undeveloped until the late nineteenth century, when the railway station opened. It became an attractive commuter suburb and remains as such today, displaying a primarily domestic character of development. The centre of Hadley Wood, around Crescent East and West, dates from Victorian times, and is designated as a Conservation Area⁵.
- 2.4 Subsequent expansion of Hadley Wood from the 1900's to the 1960's took place through a series of new streets and estates, each reflecting the prevailing architecture of the time, and with spacious gardens. Since the 1990's development has been piecemeal, with infill/back garden, extensions, conversions and luxury apartments prevailing. The majority is of high quality construction and innovative architecture, but together has not been strategically planned. The number of homes in Hadley

⁵ See map of the Conservation Area in Appendix 2

Wood has grown by over a third over the last twenty years and has begun to change the 'leafy, semi-rural village' character of the area.

- 2.5 The Neighbourhood Plan area has a population of approximately 2,475 people, with a mean age of 40 years. By comparison, the mean age for residents in Enfield as a whole is 36 years. The predominant age band in Hadley Wood is 45 to 59, representing a quarter of the total population in the Neighbourhood Plan area. Almost half of all homes in Hadley Wood are owned outright (Figure 2), comparing to an average of just 26% for Enfield and 31% for London as a whole⁶. In total, around 92% of all homes in Hadley Wood are privately owned (either outright or with a mortgage), compared to 58% across Enfield and 63% for London as a whole.

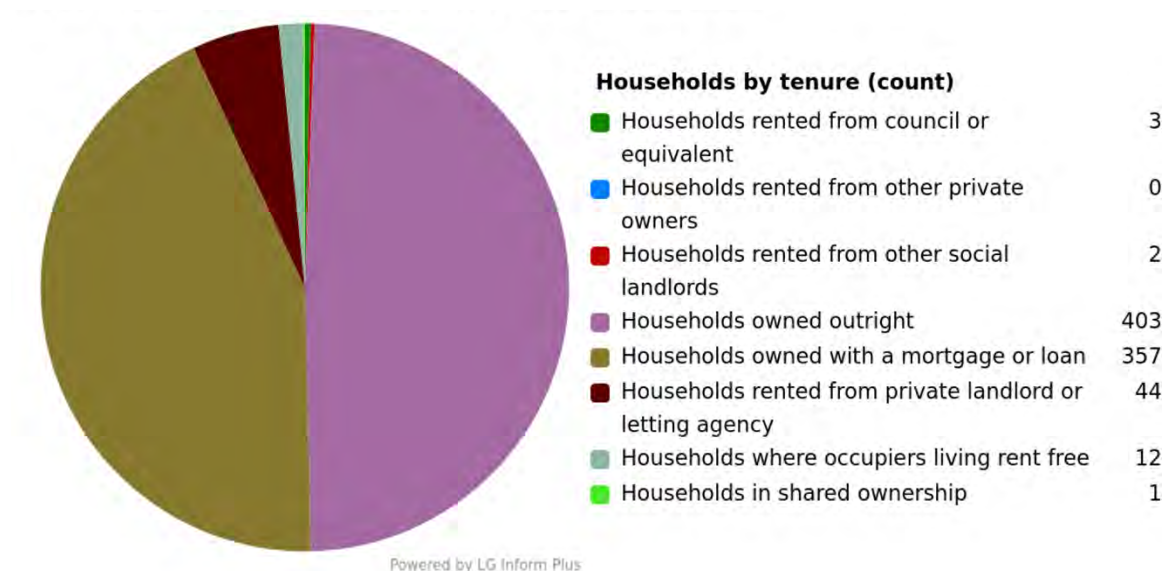


Figure 2: Household tenure in Hadley Wood (source: LGA)

What you told us

- 2.6 The consultation exercises undertaken by the HWNPF identified a range of issues of importance for addressing in the Neighbourhood Plan. Consultation exercises suggested that:
- Hadley Wood is **a distinct and well-defined neighbourhood**, surrounded by woodland, farmland and managed open space, and that within Hadley Wood itself, the network of green spaces, mature trees, verges, streams and gardens are what help characterise the area. However, new and extended development has resulted in the loss of green space within Hadley Wood, particularly in terms of

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

front gardens, many of which have been paved over and walled in. This both changes the feel of the area and, because of a loss of vegetation and permeable surfaces, is increasing the risk of flooding.

- The wide range of property styles and types adds **character and variety** to the street scene, and the distance between properties gives a sense of space. However, more recent development, including new builds and extensions to properties, are seeing these qualities diminish, with new, larger homes dominating the street. At the same time, the presence of larger homes is distorting the supply of homes for different needs, with fewer opportunities for people to live in smaller properties, including those looking to downsize.
- The area is poorly provided for in terms of **local community facilities**. There is no NHS GP, NHS dentist, bank, post office, supermarket, or secondary school. Whilst the Hadley Wood Association centre and the local shopping parade provide important and valued services, both are 'tired' in appearance and would benefit from refurbishment and renewal.
- There is a **sense of community** spirit, it is a safe, quiet and peaceful environment in which to live. However, the increasing presence of new front walls and fences around properties is considered to negatively impact on this sense of community, changing the nature of the street environment.
- Hadley Wood is officially assessed as **very poorly served by public transport**, with the entire neighbourhood in the lowest three categories of Public Transport Accessibility Level (PTAL 0, 1a, and 1b) as measured by Transport for London (TfL). Apart from the train service, there is only an hourly shoppers' bus to Barnet Spire from 10.00-14.00 on Mondays to Saturdays, and the network of footpaths and cycle routes linking with surrounding communities is limited. There are no direct public transport links to key local amenities such as local hospitals, NHS doctors and secondary schools, and only Barnet High Street and its retail facilities are served by the limited bus service.
- There is severe **congestion** along the Cockfosters Road during peak commuter periods, whilst the westerly approach to Camlet Way from Monken Hadley Common is a bottleneck at school start and finish times. Local congestion within Hadley Wood is increasing due to a combination of contractor's vehicles and greater use of home delivery services.

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

The development plan

- 2.8 Neighbourhood Plans must be prepared in line with national guidance and legislation including the Localism Act (2011), the Neighbourhood Planning (General) Regulations (2012)⁷, the Neighbourhood Planning Act, the National Planning Policy Framework (NPPF) (2019) and National Planning Practice Guidance (NPPG).
- 2.9 Neighbourhood Plans must be in general conformity with the strategic policies of the development plan. The development plan for Hadley Wood comprises the Enfield Core Strategy, adopted in November 2010, and the Enfield Development Management Document, adopted in November 2014. The Core Strategy is currently being reviewed and work on a new Local Plan is being undertaken by Enfield Council, covering the period up to 2036.
- 2.10 Furthermore, the London Plan also comprises part of the Development Plan. This was adopted in March 2016 and is now under review. A draft version of the new London Plan was published for consultation purposes in December 2017, with the Examination in Public taking place between January and May 2019⁸. The emerging London Plan and Enfield Local Plan, and evidence underpinning these, have been used to help inform the Hadley Wood Neighbourhood Plan.
- 2.11 Other relevant policy documents at the borough level for Hadley Wood include:
- Section 106 Supplementary Planning Document (adopted October 2016).
 - Community Infrastructure Levy, Charging Schedule, Regulation 123 List and Instalment Policy (implemented April 2016).
 - Decentralised Energy Network Technical Specification Supplementary Planning Document (adopted December 2015).
- 2.12 This Neighbourhood Plan takes account of Enfield's development plan documents and the suite of supporting material providing evidence to this, all of which can be accessed via the Enfield Council website⁹. An interactive version of the Enfield Local Plan policies map is available online¹⁰, with relevant extracts included in the Appendix of this Neighbourhood Plan.

⁷ Updated in 2015 and 2016

⁸ An 'Intend to Publish' version of the London Plan was issued in December 2019. The Secretary of State subsequently wrote to the Mayor in March 2020 requesting further changes. The response to this is awaited.

⁹ See: <https://new.enfield.gov.uk/services/planning/planning-policy/> (accessed April 2018)

¹⁰ See: <http://www.planvu.co.uk/enfield/> (accessed November 2019)

3. Hadley Wood 'tomorrow'

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

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



Figure 3: Tree-lined streets and landscaped front gardens are a key characteristic of Hadley Wood, which the Plan seeks to protect and reinforce

- 3.2 Development in Hadley Wood will enhance the local community by improving public spaces and facilities, sympathetically and appropriately altering existing buildings, and by the creation of high quality new homes. Hadley Wood has a distinct and widely appreciated character, important amenities, and a crucial rail link. This Plan seeks to retain and protect these positive features whilst supporting sustainable growth.
- 3.3 During the plan period we wish to see;
- More properties providing genuine down-sizing opportunities for local residents and a better opportunity for the younger generations to remain in Hadley Wood.
 - Investments in public services and community facilities, so that fewer road journeys are needed.
 - A major refurbishment of the Hadley Wood Association Centre, to update and modernise local sporting and recreational facilities, and to provide a base for local police, Hadley Wood Security, local NHS, an expanded pre-school, and additional meeting space.
 - Investment in the local primary school.
 - Upgrading broadband, so that homeworking becomes an efficient alternative to commuting.
 - Completion of Enfield Council's plan for cycle routes to fully link the west to the east of the borough, including enhancing the existing public footpath between Waggon Road and the Ridgeway.
 - Improvements to street pavements, particularly where they are absent, as in parts of Duchy Road and Waggon Road.
 - Strategic reviews and investments in local waterways and main drainage to mitigate increasing flood risks.

Vision

3.4 Our vision for Hadley Wood is:

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

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

Green spaces, trees and vegetated gardens, so important to biodiversity, wellbeing, drainage and air quality, will be given stronger protection.

New footpaths, cycle routes and improved public transport will lead to healthier and more active lifestyles, reducing reliance on the car.

The Plan supports sustainable development, preserves our local character, and protects the natural environment.

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

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

Objectives:

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

Objective 01: Green Infrastructure and Natural Environment

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

Hadley Wood is a distinct community, separated from other built up areas by Green Belt comprising farmland, historic common and woodland. This attractive, undulating landscape is recognised as an area of Special Character, forms the setting of Hadley Wood, contributes greatly to biodiversity and flood mitigation, and is designated as an area of Archaeological Importance. The Neighbourhood Plan does not propose any amendments to the Green Belt.

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

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

Objective 02: Flood Risk

Future development will demonstrably manage rain water runoff and flood risk.

The retention of mature trees and greater vegetated space, and the use of more porous and permeable materials for driveways and patios, will mitigate the risk of more extreme weather. Flood risk assessments, drainage plans, and provision of Sustainable Urban Drainage Schemes will form part of proposals for development.

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.

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

In the absence of large brownfield sites future development will likely be on small sites and will be designed to reflect the character and qualities of the immediate area.

Planning applications will need to demonstrate how they address the cumulative impact on the street scene, the natural environment, flood risk, views and congestion.

Provision of new housing should help deliver new infrastructure in the area, particularly in respect of flood risk and community facilities.

Objective 04: Design and Character

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

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

Objective 05: Public and Community Facilities

Development will support and contribute to public and community facilities in the area – bringing improvements for the local population.

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

Objective 06: Transport

Development will support and contribute towards enhancing the provision of public transport, pedestrian and leisure footpaths, and cycle routes.

Sustainable travel enhancements and the impact of cars on the local environment will be key considerations, including improvements to local bus services; (for example increasing the frequency of the 399 bus and extending the route to Cockfosters). Rail related developments will continue to be prioritised, led and managed by the Hadley Wood Rail User Group.

Objective 07: The Crescent West Shopping Parade

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

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



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

4. The Character and Natural Environment of Hadley Wood

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 rain water 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.

Setting

- 4.1 Strategic Objective 2 of the Enfield Core Strategy promotes environmental sustainability. Strategic Objective 9 aims to protect and enhance the natural heritage and open character of the borough, and the network of green infrastructure. Strategic Objective 10 promotes high quality design, enhancing local distinctiveness and identity.
- 4.2 A Heritage and Character Assessment has been undertaken for Hadley Wood¹¹, identifying key features and matters that should be considered in the design of new development, including householder extensions. This complements the existing Hadley Wood Conservation Area Appraisal and associated Conservation Area Management Proposals¹².
- 4.3 The study notes that views out of the settlement towards the surrounding rural landscape are a key feature of Hadley Wood, resulting from a combination of its elevated position and undulating topography. In particular, the vegetated character of the surrounding landscape contributes to Hadley Wood's distinguishing verdant character.

¹¹ Aecom for HWNPF, April 2018, Hadley Wood Heritage and Character Assessment: http://www.hadleywood.org.uk/uploads/1/4/5/7/14571008/hadley_wood_heritage_character_assessment_2018.pdf

¹² <https://new.enfield.gov.uk/services/planning/conservation-areas/hadley-wood-conservation-area/>



Figure 5: Views of the surrounding countryside are a key feature of Hadley Wood

- 4.4 Views from the higher ground along Camlet Way and the roads descending into the valleys of Monken Mead and Green Brook to the north, east and south are fundamental to the verdant character of the area. Views of the surrounding green landscape are also visible between the properties on many of the roads in Hadley Wood and are a characteristic feature of the area.

- 4.5 These views, however, are threatened by the extension, modification and redevelopment of properties which creates a 'terracing' effect, where change results in buildings occupying the full width (or very close to the full width) of the plots and reducing the gaps between buildings, restricting the views of the backdrop and thus the character of Hadley Wood. These views are further threatened by the adding of additional storeys to buildings. It is important that new buildings and extensions to existing buildings should retain characteristic views through to neighbouring gardens and the rural landscape beyond, as illustrated in the Figure 6.

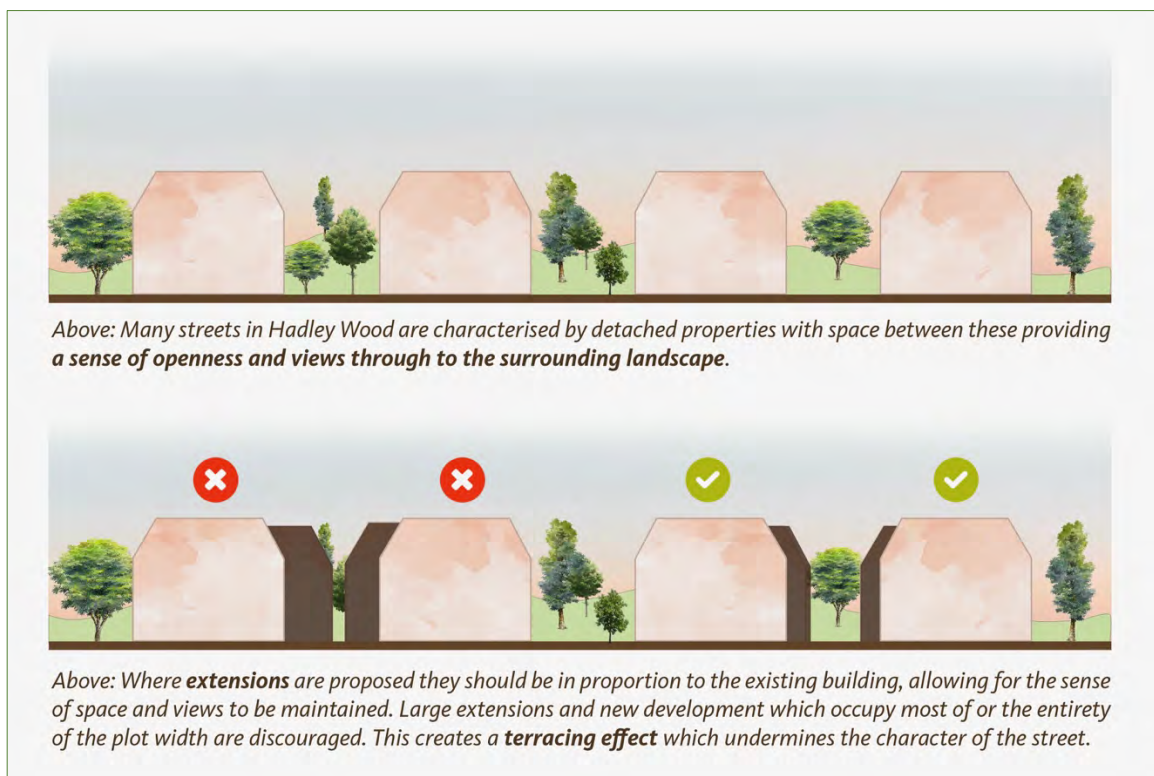


Figure 6: Proposals for development in Hadley Wood, either new development or extensions, should avoid creation of a terracing effect and maintain views between properties

Policy HW-C1: Character, setting and views

Proposals for development in the Neighbourhood Plan area, including new build, extension or replacement buildings, will be required to maintain the characteristic views and setting of Hadley Wood.

- a) Proposals should not block nor significantly infill gaps between buildings.
- b) Proposals will avoid creating a 'terracing' effect where buildings are extended to the edge of the plot boundary.
- c) Proposals will retain a minimum distance of 1m from the boundary with the adjoining building, with the distance increasing in proportion to the width of the property.
- d) Where a development increases the bulk and scale of a property, the design will soften the impact by:
 - i. Tiering development so upper floors are not the full width of the ground floor.
 - ii. Incorporating pitch roofs to all sides of the property.
 - iii. Designing extensions that are subsidiary to the existing property.
 - iv. Dormers to be modest in size and proportion.
- e) Even where a ground floor extension is within the dimensions allowed under Permitted Development, applicants are strongly encouraged to respect the guidelines for larger developments, particularly spacing to the boundary.

Trees and biodiversity

- 4.6 Strategic Objective 2 of the Enfield Core Strategy seeks to protect the biodiversity value of the Borough. Core Policy 36 expands upon this, seeking to '*protect, enhance, restore or add to biodiversity interests within the Borough*'. Enfield DMD Policy 80 provides more detail in regard to development impacting on trees, and DMD Policy 81 requires landscaping to add to local character.
- 4.7 The leafy character of Hadley Wood is reinforced by spacious, tree lined streets (Figure 7), softened by green verges and medium to large, well-vegetated front and rear gardens. The area also benefits from an extensive tree canopy cover (Figure 8), with trees in public spaces and gardens being a characteristic feature of Hadley Wood. Many of the trees areas benefit from Tree Preservation Orders (TPO), all of which should continue to be protected, irrespective of whether they are located within the Hadley Wood Conservation Area.
- 4.8 Any works to a tree in a conservation area or protected by a TPO must be the subject of an application to Enfield Council¹³. The presence of trees in Hadley Wood not only contribute to local character, but also to the health and well-being of the community, biodiversity, air quality and flood mitigation. It is thus important to retain trees for numerous reasons¹⁴.
- 4.9 Where trees are to be replaced, or new trees planted, they should be of a species native to the area and maximise tree canopy cover wherever possible, in line with the Government's 25-year Environment Strategy and emerging London Plan. Common trees in Hadley Wood include¹⁵:
- Ash (species *Fraxinus excelsior*)
 - Cherry (species *Prunus evium*)
 - Horse Chestnut (species *Aesculus hippocastanum*)
 - Sweet Chestnut (species *Castanea sativa*)
 - Hawthorn (species *Crataegus monogyna*)
 - Lime (species *Tilia playtphyllos*)
 - Maple (species *Acer spp.*)

¹³ <https://new.enfield.gov.uk/services/environment/greenery/tree-protection-and-planning/>

¹⁴ The value of urban trees is well made in a series of research papers, including for example <https://www.citylab.com/environment/2012/07/case-more-urban-trees/2768/> and <https://www.smartcitiesdive.com/ex/sustainablecitiescollective/why-we-need-trees-our-cities/1100050/>. The Woodland Trust (<http://www.woodlandtrust.org.uk/get-involved/street-trees/>) continues to undertake research in this area and promotes both the protection of existing trees and planting of new street trees.

¹⁵ See <https://maps.london.gov.uk/trees/>

Hadley Wood draft Neighbourhood Plan
2020-2036

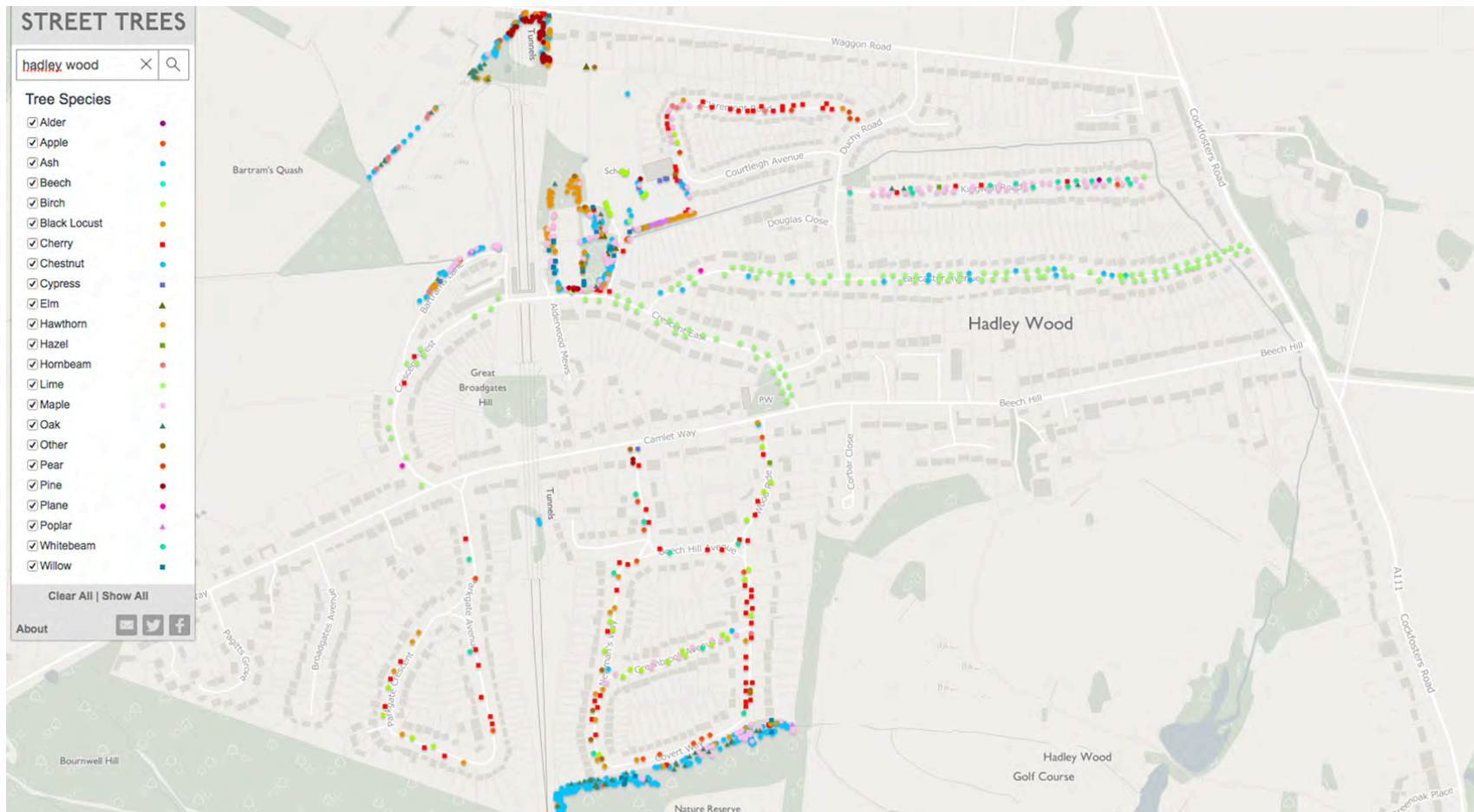


Figure 7: Location and species of street trees in Hadley Wood (Source: <https://maps.london.gov.uk/trees/> accessed June 2018). Note: This map has been created using tree data made available by London's local authorities and Transport for London. It is recognised that this map does not represent a complete picture of all street trees in Hadley Wood, but is included to illustrate their importance.

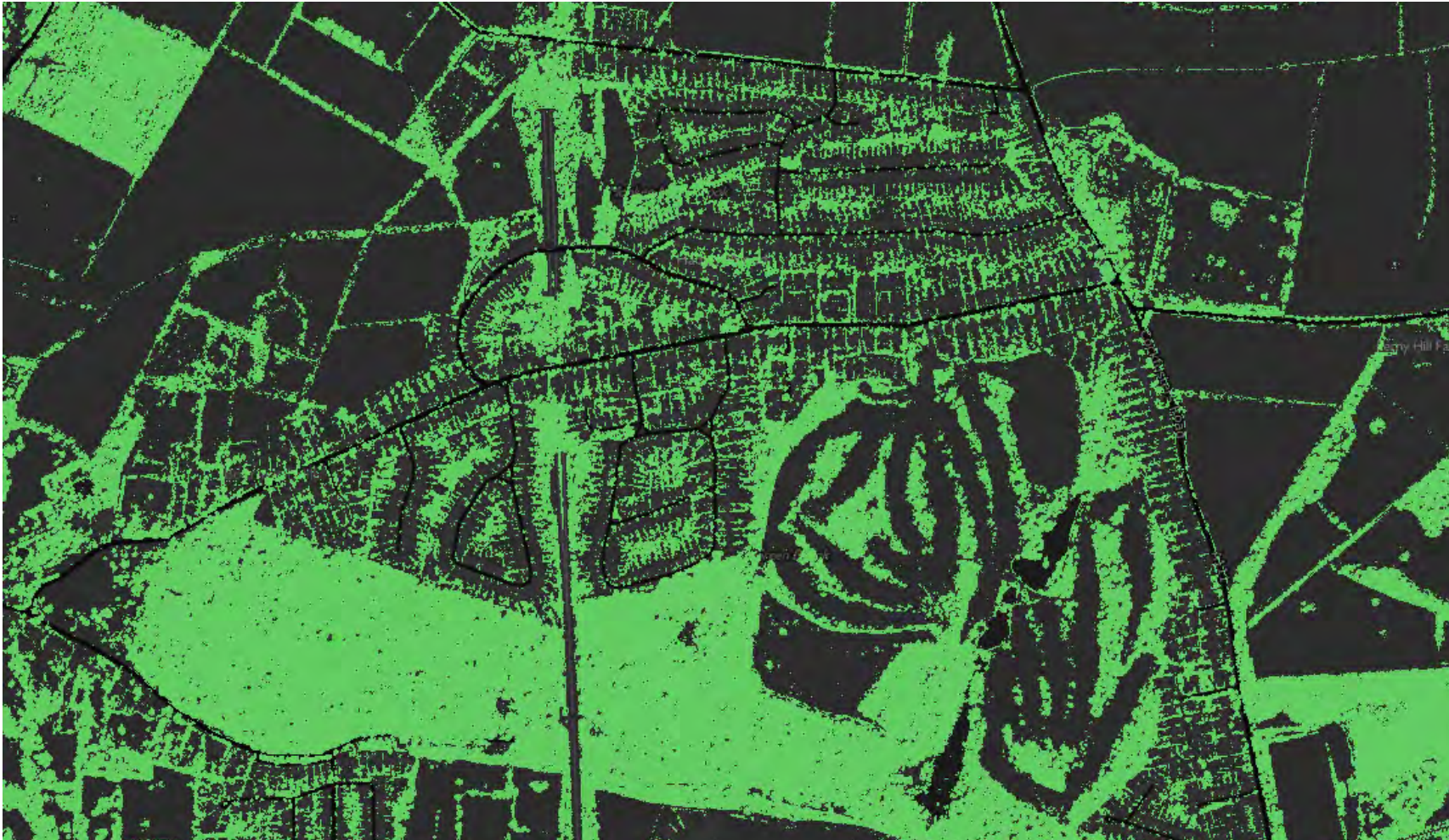


Figure 8: Extent of tree cover in Hadley Wood (Source: <https://maps.london.gov.uk/canopy-cover/> accessed November 2018). Note: Tree cover is in light green, open land and buildings are both in dark grey

Policy HW-C2: Trees, the natural environment and biodiversity

Proposals for change and development will be expected to result in no net-loss of biodiversity in Hadley Wood. In particular, development should:

- a) Maximise the retention of existing mature trees, associated landscaping and grass verges wherever possible, and incorporate these into the proposed development.
- b) Allow sufficient space above and below ground to prevent damage to root systems and to facilitate future tree growth.
- c) Any trees that would be lost as a result of development will be replaced on a ratio of at least 2:1, preferably on-site or, if not possible, at an alternative site in Hadley Wood. New and replacement trees should be of a species native to Hadley Wood and maximise tree canopy cover.
- d) All trees in the conservation area are statutorily protected, as are those covered by specific Tree Protection Orders. Any pruning of or removal of these trees will be subject to permission from Enfield Council.

Aspiration HW(i): Area-wide Tree Protection Order

The HWNPF will work with Enfield Council to establish a neighbourhood wide Tree Protection Order so that more mature trees are retained during development. Total site clearance at the commencement of construction has become a more frequent occurrence, with negative impacts on character, views, privacy, drainage and air quality.

Boundary walls

- 4.10 Enfield Core Policy 30 seeks to maintain and improve the quality of the built and open environment. Enfield DMD Policy 8 states that boundary treatments should *'not dominate or cause harm to the character or appearance of the property or street... in the case of front boundary treatments, the height should not normally exceed 1m.'*
- 4.11 The erection of new boundary walls, gates and railings around front gardens in Hadley Wood has begun to change the characteristic street scene of the Neighbourhood Plan area, reducing the verdant character of streets and undermining the special qualities of the area (see Figure 9 for example, in contrast to Figure 10). In many instances, buildings have effectively been enclosed behind boundary walls, compromising the open, landscaped nature of streets, with the alignment of the street front and building edges fragmenting the street.

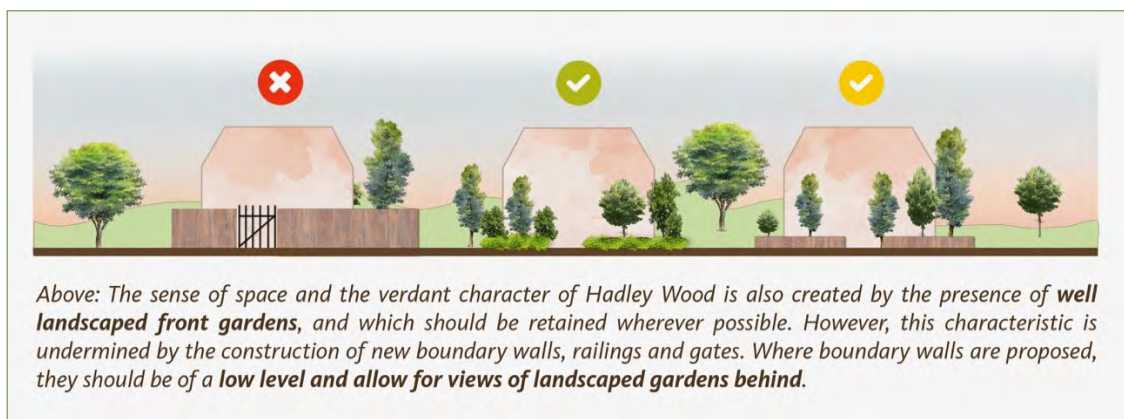


Figure 9: Example of boundary wall treatment that impacts on the quality and character of Hadley Wood.



Figure 10: Front gardens that are open to the street are important to the character of Hadley Wood and sense of space

- 4.12 Although some changes to front gardens and boundary walls can be made under Permitted Development Rights (PD)¹⁶, permitting erection of walls up to 1m in height, the importance of open front gardens to the character of Hadley Wood means that for the Neighbourhood Plan area, design guidance should apply (Figure 11).



Above: The sense of space and the verdant character of Hadley Wood is also created by the presence of **well landscaped front gardens**, and which should be retained wherever possible. However, this characteristic is undermined by the construction of new boundary walls, railings and gates. Where boundary walls are proposed, they should be of a **low level and allow for views of landscaped gardens behind**.

Figure 11: The open nature of the street scene in Hadley Wood should be retained wherever possible

¹⁶ Alterations or additions that are allowed to houses and the surrounding gardens and yards that do not require an application for planning permission. Permitted Development rights for householders are set out in the Town and Country planning (General Permitted Development) Order 1995. A restriction on the paving of front gardens was introduced in an amendment to the order coming into force on 1 October 2008.

Policy HW-C3: Boundary walls, railings and gates

Where boundary walls or railings are proposed, they are strongly encouraged to be of a low level and allow for views of landscaped gardens behind.

Solid front walls will not be supported. Tall railings and gates are not considered 'in character' throughout the majority of streets in Hadley Wood.

- Within the Conservation Area, planning permission will be required for erection of all boundary walls, including associated gate posts and pillars, irrespective of their height. Where original boundary walls exist within the Conservation Area they should be retained or reinstated wherever possible.
- Outside of the Conservation Area planning permission will be required for any part of any boundary wall exceeding 1 metre in height.

All boundary walls (whether inside the Conservation Area or not) should, as far as possible, retain the open character of the street scene, mature hedges, trees and other natural features. They should avoid damaging or destroying tree roots.

- 4.13 Whilst it is understood that residents are concerned to ensure the security of their homes, best practice guidance from the Metropolitan Police and 'Secured by Design'¹⁷ discourages high front boundary treatment and should be followed. This notes:

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

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

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

¹⁷ Police Crime Prevention Initiatives, March 2019, Secured by Design: Homes 2019, Version 2

Paving of gardens

- 4.15 Front gardens in Hadley Wood are a core component of the identity and character of the Neighbourhood Plan area. The landscaping of front gardens is also important in terms of managing the risk of surface water flooding.
- 4.16 Core Policy 30 of the Enfield Core Strategy recognizes the importance of front gardens to the character and quality of place. Enfield DMD Policy 7 *'seeks to protect and enhance the positive contribution gardens make to the character of the Borough'*. Where installation of a new dropped kerb is required to provide vehicle access to the area of paving, Enfield Policy DMD 46 states that there should be *'no negative impact on the existing character of the area and the streetscape as a result of the loss of a front garden or grass verges to hardstanding'*.
- 4.17 Strategic Objective 2 of the Enfield Core Strategy aims to manage and reduce flood risk. Enfield DMD Policy 59 states that *'new development must avoid and reduce the risk of flooding'*.
- 4.18 The paving over of front gardens is having a detrimental impact on the overall character of Hadley Wood. As established through the Heritage and Character Assessment¹⁸, much of the area is typified by larger houses set back from the street edge and, historically, benefitting from large, well landscaped gardens. As more front gardens are paved over, and new walls and gates erected around these areas to define, protect and secure new paved areas, so the character has begun to change. This is an issue recognised by Enfield Council, who state in their Development Management Policies Document¹⁹ that:
- 'The cumulative loss of front gardens over time has a negative impact on suburban form and character of residential areas'*.
- 4.19 The changes to front gardens and the impact on character is also noted within the Enfield Characterisation Study²⁰. This identifies Hadley Wood as falling within the 'large suburb' character type. It notes:
- 'Houses in this type tend to be set well back from the road within a large plot. They are typically large and redevelopment with increasingly large and lavish buildings is a hallmark of the most affluent areas. Privacy and security is a notable concern with strong boundaries and gates now common although these are not typically original'*.

¹⁸ Aecom for HWNPF, April 2018, Hadley Wood Heritage and Character Assessment

¹⁹ Enfield Council, November 2014, Development Management Document (See para 7.2.3)

²⁰ Urban Practitioners for Enfield Council, February 2011, Enfield Characterisation Study

- 4.20 This is recognised in the Enfield Characterisation Study as a 'key issue'. The Study recommends that:

*'Street trees, verges and planting in front gardens makes a significant contribution to the quality and character of these areas and should be protected. This will help to mitigate against the effects of climate change and support better biodiversity and sustainable drainage.'*²¹

- 4.21 This is reflected in Enfield DMD Policy 8, criteria (i), which states that hardstandings should:

'not dominate the appearance of the street frontages or cause harm to the character or appearance of the property or street, and are permeable in line with DMD policies on Flood Risk'.

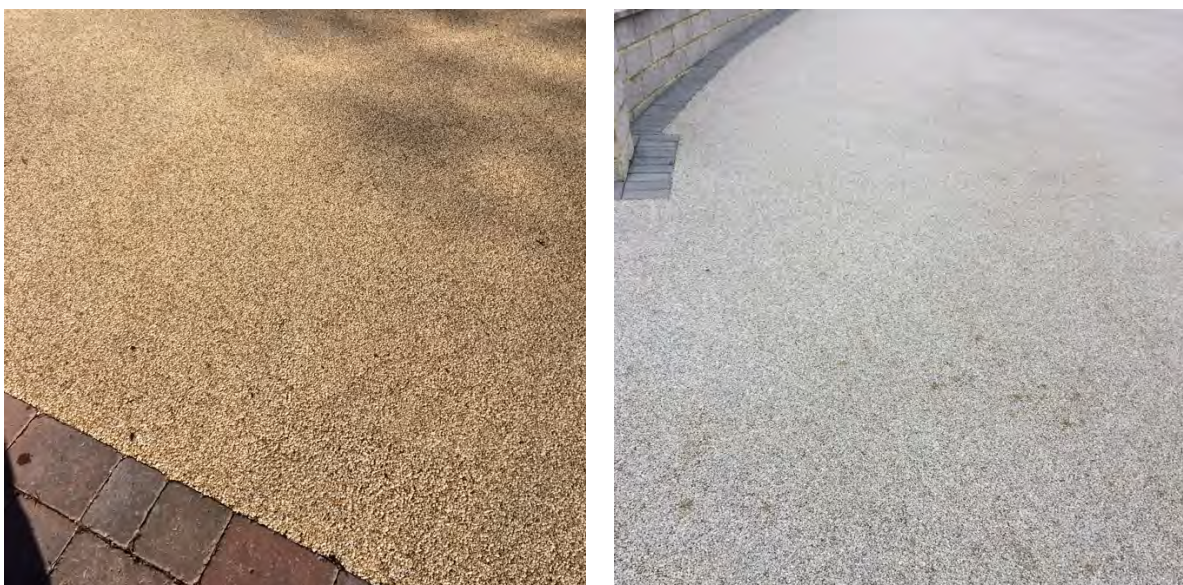


Figure 12: Examples of gardens that have been paved over, creating large areas of impermeable hardstanding

- 4.22 The impact of changes to front gardens is expressed in the adopted LBE Development Management Document (DMD). Paragraph 7.2.1 of the DMD states:

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

- 4.23 However, under PD, homeowners are allowed to pave over a certain amount of their front garden (up to five sqm), without needing to apply for planning permission.

²¹ Ibid.

Under these rights, planning permission is not needed if a new or replacement driveway (of any size) uses permeable (or porous) surfacing, or if the rainwater is directed to a lawn or border to drain naturally. If, however, the surface to be covered is more than five square metres, planning permission will be needed for the laying out of traditional, impermeable driveways that do not provide for the water to run to a permeable area.



Figure 13: Where paving of front gardens does take place, it should be limited and retain natural surfaces and planting

4.24 This is despite guidance from the DCLG (now MHCLG) and Environment Agency issued in 2008²² that accompanied the introduction of these PD rights and which acknowledged the impact of paved front gardens. This notes for example that the paving of front gardens with impermeable surfaces can:

- Increase the risk of flooding.
- Carry pollutants into the drainage network, which damages wildlife and the wider environment.

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

- Create overflows from the foul sewerage network, passing untreated sewerage into watercourses.
- Reduce the amount of water soaking into the ground and reaching natural aquifers, limiting the natural cooling effect, and thus contributing to a rise in local temperatures (the urban heat island effect).

4.25 But despite this, the reality is that these PD rights are being abused and policy is not being enforced. Guidance illustrated in Figure 14 should be followed.

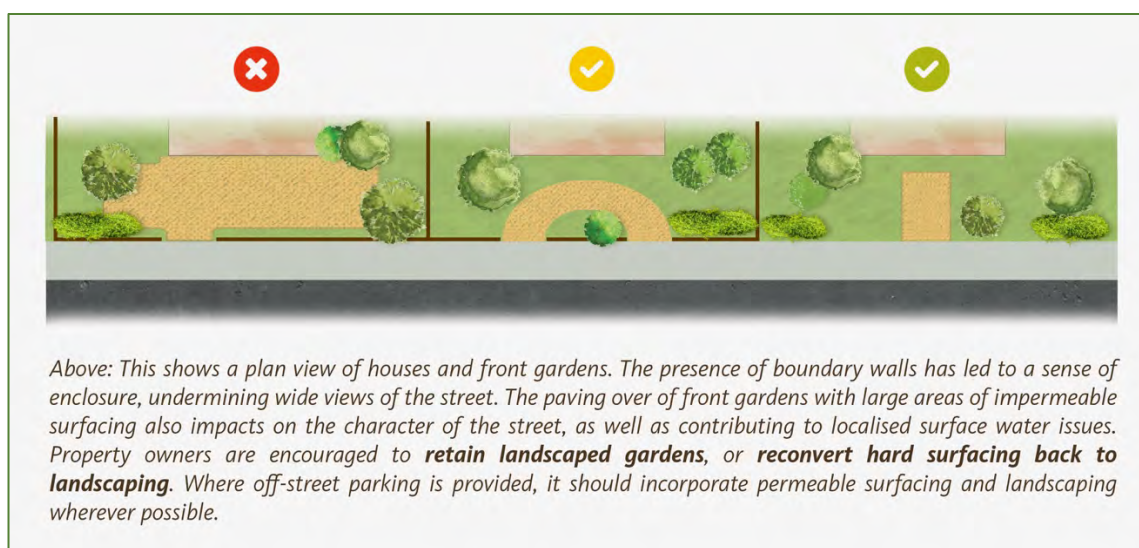


Figure 14: Paving of front gardens in Hadley Wood should be minimised, retaining the open, landscape nature of the streetscene wherever possible

4.26 The in-combination effects of too much paved surfacing is causing major issues within Hadley Wood, increasing occurrences of surface flooding and overflow from drains which are unable to cope with the additional pressures generated through additional rates of surface water run-off. This consequence is quite clearly acknowledged by DCLG and the EA, who state:

'Although paving over one or two gardens may not seem to make a difference, the combined effect of lots of people in a street or area doing this can increase the risk of flooding'.²³

²³ Department for Communities and Local Government, with the Environment Agency, September 2008, Guidance on the permeable surfacing of front gardens.



Figure 15: Poor drainage associated with increasing areas of hardstanding have increased occurrences of surface water flooding in Hadley Wood and, as in this example, led to ice on the road in cold conditions

- 4.27 It is not only change and development in front gardens that impacts on the character of Hadley Wood, but also that in back gardens. In line with the NPPF, proposals for development in back gardens in Hadley Wood will be resisted where they will cause harm to the local area.

Policy HW-C4: Paving of front gardens and off-street parking

All new hard standings (for new homes, extensions and refurbishments) should:

- Incorporate natural permeable or porous materials that reflect the character of the area,
- Seek to maximise the retained area of lawn and vegetation,
- Incorporate Sustainable Urban Drainage Schemes (SuDS),
- Not direct run-off straight into the drainage system (both to avoid adding to flood risk and to ensure pollutants do not enter the main river system).
- Include new planting of indigenous tree and shrub species.

Within the Conservation Area, planning permission is required to create any hard standing within the curtilage of the property.

Elsewhere in the Designated Neighbourhood Plan Area, planning permission is required to create any hard standing in excess of five square metres in area unless the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Where necessary to gain vehicular access to allow off-street parking, planning permission must be sought for the installation of dropped kerbs and cross-overs. These will only be supported where appropriate on-site drainage is provided, using permeable surfaces, and where surface run-off rates do not increase those currently experienced.

Policy HW-C5: Small sites, including back gardens

Proposals for development on small sites will need to demonstrate that they will not cause harm to the area, whether to local character, flooding or residential amenity, including to neighbouring properties on all sides of the proposed development.

Where back garden development is proposed special regard should be paid to:

- a) The privacy and outlook from existing dwellings, including back-to-back distances established by Enfield Council.
- b) Compatibility with the predominant scale and rhythm of housing on all streets surrounding the plot.
- c) Provision of access arrangements that do not create breaks within, and thus undermining, a consistent street front.
- d) Retention of mature trees and provision of vegetated gardens.

They must also consider the capacity of all local infrastructure to accommodate incremental development, taking account of cumulative development already constructed or approved.

- 4.28 The HWNPF encourages homeowners to 'depave' areas of hard surfacing. This is an initiative that originated in Portland, Oregon. The concept is to work with the local community to return paved surfaces to permeable surfaces. The initiative was set up as a response to the growing problems created by the increasing area of land covered by paved surfaces, resulting in stormwater pollution, the degradation of water quality and riparian habitats, as well as the disconnection with the natural environment²⁴. In the UK, depave has been trialled in Lambeth, with funding and support from the Council²⁵. HWNPF is also keen to explore introduction of an Article 4 Direction in Hadley Wood that would remove PD rights for paving over front gardens. The Forum will liaise with Enfield Council as to the implementation of this.

²⁴ To find out more, visit the Depave website: <http://depave.org/> (accessed December 2017)

²⁵ More information on the trial in Lambeth can be found here: <https://www.lambeth.gov.uk/depaving-a-guide> (accessed December 2017)

Aspiration HW(ii): Reinstating front gardens

The HWNPF encourages homeowners to 'depave' areas of hardstanding and impermeable surfaces in front gardens, preferably reinstating natural materials, or replacing impermeable surfaces with porous material. Guidance published by The Royal Horticultural Society (e.g.: Front Garden Guide)²⁶ should be referred to when considering how best to redesign front gardens, particularly those incorporating parking provision. The HWNPF will liaise with Enfield Council as the Lead Flood Authority to consider whether an approach to 'depaving' might be included within an update of the Council's Surface Water Management Plan and or Flood Risk Management Plan to help fund and deliver such change to positively influence the resilience and character of the area



Figure 16: Encouragement is given to the retention and reinstatement of front gardens

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

Aspiration HW(iii): Article 4 Direction

At present, up to five square metres of a front garden can be paved over without the need for planning permission, except in the Conservation Area, which already benefits from an Article 4 Direction in this respect.

HWNPF is keen to explore the potential introduction of an Article 4 Direction in respect of the paving of front gardens for those parts of Hadley Wood outside the Conservation Area, meaning all changes would be subject to a planning application.

The HWNPF believes that the increasing occurrence of localised flooding and the detrimental impact on the character of Hadley Wood are reason for Enfield Council to consider introducing an Article 4 Direction.

Flood risk and sustainable drainage

- 4.29 Strategic Objective 2 of the Enfield Core Strategy aims to manage and reduce flood risk, and promote sustainable water management. Core Policy 26 states that *'Sustainable Urban Drainage Systems will be required in all developments, irrespective of the flood risk at individual development sites'*. Enfield DMD Policy 59 states that *'new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere'*. It goes on to state that *'Planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties'*.
- 4.30 Hadley Wood is an area that has experienced several occurrences of flooding in recent years. Although the area primarily falls within Flood Zone 1 (see Appendix 3) and thus considered to be at low risk from flooding, information on the risk of flooding from surface water tells a different story. Mapping available from the EA (see Figure 17) shows high risk areas along the watercourses in and around Hadley Wood, as well as along a number of streets, impacting on surrounding properties. In particular, properties along Parkgate Avenue have been affected by flooding on several occasions (see Figure 18).



Figure 17: Flood risk from surface water in Hadley Wood (Source Environment Agency²⁷)

²⁷ Mapping available on line at: <https://flood-map-for-planning.service.gov.uk/> (accessed December 2017)

4.31 Risk of flooding in the area is related both to natural and urban factors. In terms of natural features²⁸:

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



Figure 18: Flooding in Parkgate Crescent, 2015

²⁸ Aecom, May 2018, Hadley Wood Heritage and Character Assessment

- 4.32 The occurrence of surface water flooding is directly related to and exacerbated by the urbanisation of the area, coupled with the quality of the drainage network, as well as climate change. Although small changes, including individual householder extensions and alterations to front gardens, do not, on their own, create additional problems, it is the in-combination effects of ongoing change and development across the Neighbourhood Plan area that is exacerbating the problem.
- 4.33 Enfield Councils Strategic Flood Risk Assessment (SFRA)²⁹ identifies Hadley Wood as having groundwater flood risk, and that, of incidents of surface water flooding recorded in Enfield, six of the nineteen incidents occurred in Hadley Wood³⁰.



Figure 19: Monken Mead Brook at full capacity in winter 2017/2018

²⁹ Enfield Council, February 2008, Strategic Flood Risk Assessment, Final Report

³⁰ Table 3.2. *ibid.*

- 4.34 The SFRA acknowledges that, where the cause of flooding has resulted from inadequate capacity in the sewerage network, this is not necessarily because the network was not designed for purpose, but rather the effects of urbanisation, *'due to modifications to individual properties.... the construction of extensions and conversion of lawns to patios and driveways'*³¹, has increased pressure on the network and contributed to increasing occurrences of surface water flooding. The increasing incidence of basement developments adds to the risks, particularly waterlogging of neighbouring gardens.
- 4.35 This is the case with flooding within Parkgate Avenue in Hadley Wood. Thames Water has reported³² that:
- 'The catchment has had a long history of surface water flooding. This could be due to increased impermeable area due to housing development...'*³³
- 4.36 Other contributory matters include blocked gullies and partially blocked sewers. Thames Water recommend improved maintenance and control of overland flows of water through the use of Sustainable Urban Drainage Systems (SuDS). Thames Water also recommends construction of new overflow pipes and provision of SuDs within Monken Hadley Common (The *'Monken Hadley Common Wet Woodlands'*) to allow for the discharge of surface water³⁴. Work on this scheme is currently being investigated by Enfield Council as the lead local flood authority.
- 4.37 In addition to this, the Councils Surface Water Management Plan (SWMP)³⁵ identifies the area around Hadley Wood Station as being a Critical Drainage Area (CDA). CDAs are defined as *'a discrete geographic area (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer and/or river) often cause flooding in a Flood Risk Area during severe weather thereby affecting people, property or local infrastructure'*.³⁶
- 4.38 The SFRA concludes that *'the risk of flooding is a serious consideration in Enfield'*³⁷ and suggests the use of SuDS as a means to help manage flood risk. In particular, recommendation 15 of the SFRA states:
- 'SuDS should be a requirement for all new developments on brownfield and greenfield sites, in order to reduce the risk of flooding. This should include small-scale developments*

³¹ Paragraph 3.25. *ibid.*

³² Thames Water, August 2017, Flooding Investigation Study, External Flooding Study 314, Parkgate Avenue, Hadley Wood

³³ Page 3. *Ibid.*

³⁴ Page 8. *Ibid.*

³⁵ Enfield Council, January 2012, Surface Water Management Plan

³⁶ Paragraph 3.8. *ibid.*

³⁷ Enfield Council, February 2008, Strategic Flood Risk Assessment, Final Report, paragraph 7.4.

as well as major ones to mitigate against the cumulative effect of numerous minor developments³⁸.

- 4.39 It is thus clear that Hadley Wood is an area where there is a significant risk of flooding, where incidents of flooding have occurred, and thus where measures need putting in place to mitigate the impacts of development and help adapt to climate change.
- 4.40 Currently, Enfield Council only requires a Flood Risk Assessment for proposed developments in Flood Risk Zones 2 and 3. Equally, it is only those applications for major development (i.e.: ten homes or more) that are currently subject to full consultation with the relevant flood authorities. This means that the impacts of smaller developments are not being fully considered.
- 4.41 Given the risk of flooding within Hadley Wood it is required that all applications, irrespective of their size, should be subject to full consultation with the lead local flood authority. As part of this consultation process, all applicants are encouraged to prepare and submit a flood risk assessment.
- 4.42 Development proposals and public realm works should incorporate SuDS wherever possible. These have been successfully delivered elsewhere in Enfield (Figure 20) and bring biodiversity benefits as well as flood mitigation measures. The Planning Forum also supports and encourages delivery of the Monken Hadley Common Wet Woodlands scheme.

Policy HW-C6: Flood risk

Proposals for development will need to demonstrate that they will not increase the risk of flooding, for all types of flood risk, including fluvial, surface water, groundwater and sewer flood risk.

Applicants for all development, irrespective of size, are required to assess flood risk and utilise Sustainable Urban Drainage Systems (SuDS) in line with DMD Policy 61, in consultation with Enfield Council as lead local flood authority.

Wherever possible, proposals are encouraged to support the restoration and or naturalisation of watercourses, as well as utilisation of natural flood management techniques to reduce flood risk.

³⁸ Paragraph 8.6. *ibid.*

Policy HW-C7: Sustainable urban drainage

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

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

Applicants will need to demonstrate that these features manage the risk of surface water flooding and do not increase the risks, either within the boundary of the proposed development or elsewhere in Hadley Wood.

Where it is proposed to provide SuDS within the public realm these should be designed as an integral part of the green infrastructure and street network, responding positively to the character of the area. Provision should reflect best practice, including that in emerging guidance from Enfield Council in the forthcoming SuDS Sourcebook. All SuDS should be regularly inspected and properly maintained so that blockages do not exacerbate drainage problems.



Figure 20: Example of rainwater gardens implemented in Oakwood, Enfield, forming part of the SuDS network (source: Enfield Council)

Aspiration HW(iv): Other flood mitigation measures

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

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

Provision should reflect best practice, including that in emerging guidance from Enfield Council in the forthcoming SuDS Sourcebook.

Aspiration HW(v): Monken Hadley Common Wet Woodlands

The HWNPF will work with partners to identify an acceptable solution to the creation of a wetland area within Monken Hadley Common that helps discharge and manage surface water run-off, including the wet woodlands / wetland scheme in the Covert Way Nature Reserve.

Where possible, the delivery of such a project should be combined with wider opportunities to enhance the biodiversity and habitat value of the area, as well as incorporating enhanced walking and cycling routes from Hadley Wood to Hadley, New and High Barnet. This should include tree planting and utilisation of natural flood management techniques to create green and blue corridors.

Green Belt

- 4.43 Hadley Wood is surrounded by the Green Belt (Figure 21) and its presence is vitally important to the identity of our neighbourhood, retaining its degree of separation from nearby developments in Enfield, Barnet and Potters Bar. The Government attaches great importance to the Green Belt, with the National Planning Policy Framework (NPPF) establishing both its purpose and the strategic criteria that need demonstrating where it is proposed to change the boundary. It goes on to state that where strategic policies have identified that Green Belt boundaries might change, then the detail of that change can be established through a Neighbourhood Plan.
- 4.44 The London Plan reinforces national policy in regard to the Green Belt. The adopted and draft London Plan both seek to reinforce the Green Belt and, indeed, extend this

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

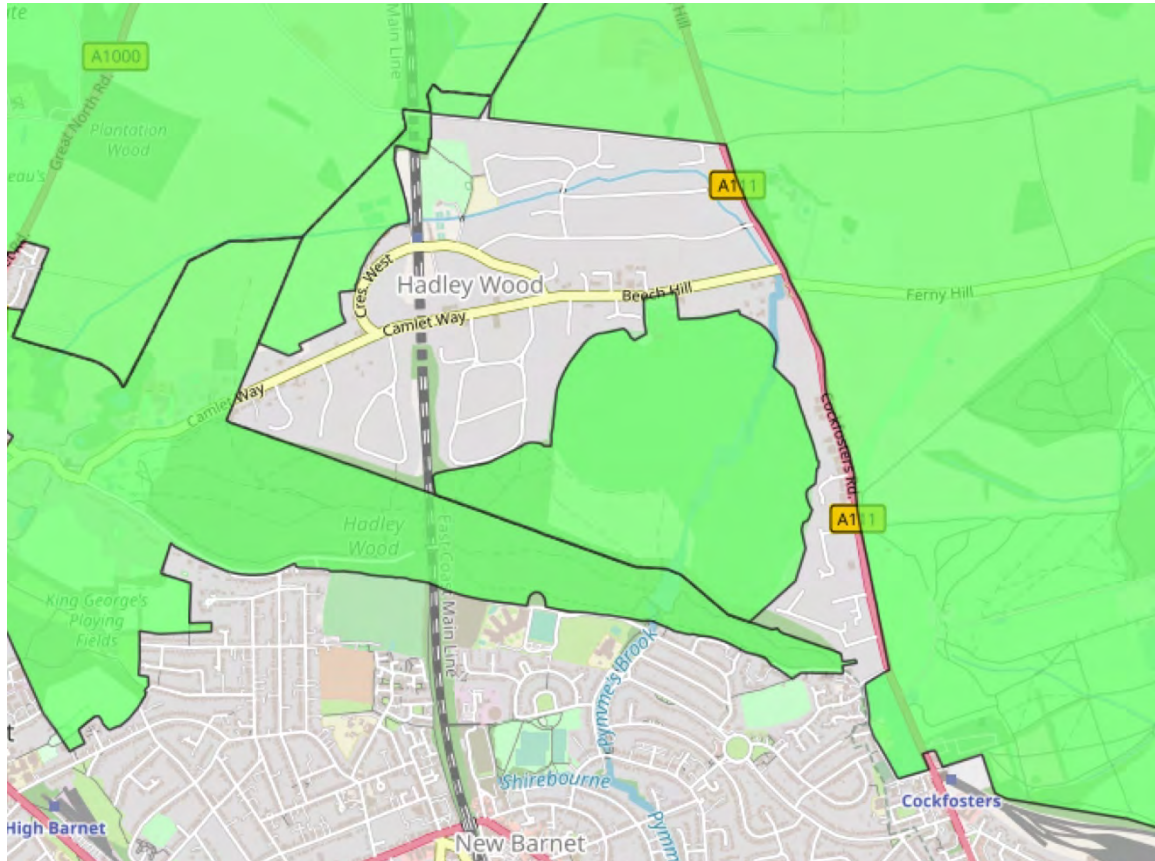


Figure 21: Green Belt around Hadley Wood (source: Troy Planning + Design, via MHCLG data 2016/17, <http://troyplanning.com/project/green-belt-map/>, Accessed June 2018)

- 4.45 The NPPF notes that where a need for changes to the green belt boundary has been identified through a strategic review of the Green Belt (as part of the review of the Local Plan for example), then detailed amendments to those boundaries can be made through non-strategic policies, including neighbourhood plans. The emerging London Plan does not make provision for any Green Belt release. The emerging Enfield Local Plan states that any Green Belt release should be in the most sustainable locations possible.
- 4.46 The Green Belt in and surrounding Hadley Wood is of great amenity value, a scenic asset to the borough, of archaeological importance, provides access to the countryside for outdoor leisure and recreation, supports biodiversity, and is of critical importance as a drainage basin.



Figure 22: The countryside surrounding Hadley Wood is of a high landscape and amenity value

- 4.47 The Enfield Characterisation Study recognises that the Green Belt around Hadley Wood falls within Areas of Special Character³⁹, noting:

Farmland Ridge and Valleys

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

³⁹ <https://new.enfield.gov.uk/services/planning/planning-policy-information-area-of-special-character-boundary-review.pdf>

Rural Parklands

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

- 4.48 The Neighbourhood Plan does not provide for any amendments to the Green Belt.
- 4.49 Enfield Core Policy 34 states that the Council will protect and enhance existing open space and seek opportunities to improve the provision of good quality and accessible open space in the Borough. Enfield DMD Policy 71 will seek to resist development involving the loss of open space.

Aspiration HW(vi): The Green Belt

The Green Belt that surrounds the Hadley Wood Neighbourhood Forum boundary is recognised by Enfield Council as the most important landscape in the borough, and by the neighbouring borough of Hertsmere as an area of 'important landscape character'.

The Neighbourhood Planning Forum will work with Enfield Council to continue to protect this very important landscape. It provides the setting for Hadley Wood, walking access to open countryside, is a haven for wildlife, and an important drainage basin at the headwaters of both Monken Mead and Salmons Brook. The whole area is of architectural importance, with field patterns unchanged since the enclosure of the Royal Chase in 1777. And the source of Monken Mead around Bartrams Quash and Deadman's Bottom is identified in historical research as one of the sites of the Battle of Barnet, and the burial ground of casualties.

Mature trees, many oak, line the hedgerows across this whole area of Green Belt, adding character to the expansive views that this hilly landscape provides, both locally and to central London in the distance.

Local Green Space

- 4.50 Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of importance to the local community. The NPPF states that Local Green Spaces should only be designated where the green space is:
- a) *in reasonable proximity to the community it serves;*
 - b) *demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
 - c) *local in character and is not an extensive tract of land.*⁴⁰
- 4.51 The NPPF confirms that policy for managing development within a local green space is consistent with that for green belts. The Local Green Spaces listed in Policy HW-E2 (and presented on Figure 24) are all considered to meet the criteria for designation outlined in the NPPF⁴¹. The list includes some Local Green Spaces which are located in the Green Belt. Guidance⁴² allows for this given the different purposes of the designations.



Figure 23: Hadley Wood Association land to the east of the railway line; a Local Green Space Designation in this Neighbourhood Plan

⁴⁰ Paragraph 100, MHCLG, 2019, National Planning Policy Framework

⁴¹ see Appendix 5 of this Neighbourhood Plan for more information

⁴² Locality, 2018, Neighbourhood Planning: Local Green Spaces, A Toolkit for Neighbourhood Planners

Policy HW-C8: Local Green Space Designations

The following are designated as Local Green Spaces (LGS), as delineated on the maps in Figure 24:

LGS comprising local open spaces and wildlife corridors:

1. Hadley Wood Association land to the east of the railway line.
2. The adjoining open space within Hadley Wood Primary School.
3. Land above the south tunnel, north and south of Camlet Way.
4. Open Space adjacent to St Paul's Church.
5. The railway cuttings, either side of the station, and extending into Monken Hadley Common.

LGS comprising open space within the Green Belt:

6. Hadley Wood Association land to the west of the railway.
7. Hadley Wood Association land over the north tunnel.
8. The fields to the north of Camlet Way and West of Crescent West (adjacent to the HWA land).
9. Hadley Wood Golf Club.
10. Covert Way Nature Reserve.
11. Sewits Hill (between Covert Way, the Golf Club and Monken Hadley Common).

Planning applications for development on the Local Green Spaces Designations will not be permitted unless, and in exceptional circumstances, it can be demonstrated that the proposed use performs a supplementary and supporting function to the Green Space.



LEGEND - LOCAL GREEN SPACES

Local open spaces and wildlife corridors

- 1. Hadley Wood Association land to the east of the railway line.
- 2. Adjoining open space within Hadley Wood Primary School.
- 3. Land above the south tunnel, north and south of Camlet Way.
- 4. Open Space adjacent to St Paul's Church.
- 5. Railway cuttings, either side of the station, and extending into Monken Hadley Common.

Open space within the Green Belt

- 6. Hadley Wood Association land to the west of the railway.
- 7. Hadley Wood Association land over the north tunnel.
- 8. The fields to the north of Camlet Way and West of Crescent West (adjacent to the HWA land).
- 9. Hadley Wood Golf Club.
- 10. Covert Way Nature Reserve.
- 11. Sewits Hill (between Covert Way, the Golf Club and Monken Hadley Common).

Basemap ©Google Maps

Figure 24: Local Green Spaces in Hadley Wood. See Appendix 5 for more information



Figure 25: Hadley Wood street scene

5. Housing, design, and development

Objective 03: Housing

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

New housing

- 5.1 The emerging London Plan and Enfield Local Plan recognise the need for and plan for new housing. However, Planning Practice Guidance makes it clear that *“the neighbourhood planning body does not have to make specific provision for housing, or seek to allocate sites... Housing requirement figures for neighbourhood areas are not binding as neighbourhood planning groups are not required to plan for housing”*⁴³.
- 5.2 Hadley Wood is surrounded by Green Belt (Figure 21). Although there are no specific housing targets or site allocations within Hadley Wood, it is recognised that some change is likely to happen in the future⁴⁴. Indeed, the increasing emphasis on delivery of small sites in both the NPPF and the emerging London Plan will put additional pressure on Boroughs to identify and deliver land for housing.
- 5.3 Whilst this Neighbourhood Plan does not identify sites for development, nor establish a housing figure for the area, it does include policies with regard to housing mix and design, which should be considered in applications for new development, irrespective of whether that comprises a new build or extension to existing development.
- 5.4 The Plan is thus taking a pragmatic view about development, and requires that any development that does take place should reflect the character and qualities of the

⁴³ Planning Practice Guidance, housing, para 104, dated 09.05/2019

⁴⁴ The Enfield Brownfield Land Register (<https://new.enfield.gov.uk/services/planning/planning-policy/local-plan/#8> accessed June 2018) does not include any sites other than those already subject to some form of planning permission. It is anticipated that the Brownfield Land Register will be reviewed and updated on an annual basis.

area, and that the benefits of development should be grasped to bring about improvements to quality of place, including, for example, to the public realm and local infrastructure.

- 5.5 Strategic Objective 4 of the Enfield Core Strategy seeks to provide new homes that meet the housing needs of the Borough. Core Policy 3 establishes thresholds for delivery of affordable housing, and Core Policy 5 establishes the broad mix of housing types and sizes to be provided over the Plan period. Enfield DMD Policy 3 requires a mix of housing sizes to be provided, taking *'a design led approach to... provision of family units'*.
- 5.6 The housing market in Hadley Wood is very different to that across Enfield as a whole. Within Hadley Wood a large proportion of homes are owned either outright, or subject to mortgage payments. These account for 92.4% of all households living in Hadley Wood, compared to 57.9% for Enfield⁴⁵. The mix of house sizes is also skewed towards larger homes: in Hadley Wood almost 70% of all homes have four or more bedrooms, and 37% have five or more bedrooms. This compares to figures of 15% and 4% respectively for Enfield as a whole⁴⁶. This is also evident in the physical size of housing in Hadley Wood, with an increasing number of 'mansion style houses', either as new build or extension to existing dwellings. A review of planning permissions in Hadley Wood⁴⁷ shows that the majority of these are classified as minor residential applications (i.e.: below ten units) and often involve the demolition and replacement of an existing dwelling with a larger home, or subdivision of an existing housing plot to provide an additional home. The scale of development means these fall below the affordable housing thresholds.
- 5.7 The type and size of housing in Hadley Wood is also reflected in house prices, with information on UK property values⁴⁸ showing that sales prices achieved in Hadley Wood exceed many of those in surrounding areas. The majority of sales in Hadley Wood comprise detached properties, achieving an average price of more than £1.74m⁴⁹. The average sales price across all housing types is more than £1.24m. This is substantially more than nearby areas⁵⁰.

⁴⁵ Local Government Association, Basic Facts about Hadley Wood Neighbourhood Plan area

⁴⁶ Information accessed via Nomis, June 2018. Data based on Super Output Areas E01001422 and E01001417, which include all of Hadley Wood plus some surrounding areas, including Trent Park and more rural areas to the north and east.

⁴⁷ See information from the London Development Database included in Appendix 7 to this Plan

⁴⁸ Heatmap of UK property values, <http://www.zoopla.co.uk/heatmaps/> (accessed June 2018)

⁴⁹ <https://www.rightmove.co.uk/house-prices/Hadley-Wood.html> accessed June 2018

⁵⁰ The overall average sales price across Enfield as a whole, for all property types, is £468,075. This is lower than adjacent boroughs: Haringey (£678,821), Barnet (£689,595). The priciest area within Enfield is Hadley Wood (£1,243,477) and the least expensive is Enfield Lock (£291,866). Source: <https://www.rightmove.co.uk/house-prices/Enfield.html>, accessed June 2018

- 5.8 Whilst it is recognised that the housing stock in Hadley Wood comprises a fairly unique offer for Enfield (and, indeed, for much of London), it does result in local issues, with a limited stock of smaller and affordable housing that are appropriate for families, younger people in Hadley Wood looking to own their first home in the area, and for people looking to downsize.
- 5.9 The current Enfield Core Strategy establishes targets for the provision of different housing sizes and types, with an emphasis on three and four-bed plus units⁵¹. Given the existing housing stock in Hadley Wood, the Neighbourhood Plan supports development that helps rebalance housing mix and provide new, smaller dwellings across all tenure-types.

Policy HW-HD1: New housing development and mix

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

- a) Provide a mix of housing types, sizes and tenures consistent with the most up-to-date evidence of need in the local housing market area. Encouragement is given to development proposals that provide opportunities for people looking to downsize as well as those looking for their first home.
- b) Subject to national thresholds for the provision of affordable housing, provide the maximum viable amount of affordable housing
- c) Design affordable housing such that it is tenure blind and thus of an equal quality in terms of its design and use of materials compared to the market element and should be integrated into the overall proposal.

Applications for development should not result in a loss of one, two or three-bedroom homes.

⁵¹ See Core Policy 5

Design of new development

- 5.10 Strategic Objective 10 of the Enfield Core Strategy promotes high quality development that enhances local distinctiveness and identity, which is expanded upon in Core Policy 30. This is developed further in Enfield DMD Policies 6, 8, 10-14, and 37. These highlight the importance of design-led development proposals and character, stating that (DMD Policy 37) *'locally distinctive or historic patterns of development, landscape and culture that make a positive contribution to quality of life and a place's identity should be reinforced'*.
- 5.11 Furthermore, Core Policy 5 of the Core Strategy states that the *'density of residential development proposals should balance the need to ensure the most efficient use of land whilst respecting the quality and character of existing neighbourhoods and accessibility to transport and other infrastructure'*.
- 5.12 The residential areas of Hadley Wood display a rich character, resulting from the mix of suburban styles, the high quality built form, architectural detailing and the individuality of buildings.



Figure 26: View of the Hadley Wood Conservation Area (source: Aecom Heritage and Character Assessment)

- 5.13 Architectural diversity is a characteristic trait of the area and is highlighted by the wide, open and tree lined streets. Recent development, however, has often sought to mimic older styles in inappropriate ways. In particular, Hadley Wood has been witness to a rise in extensions and new developments that have resulted in buildings of disproportionate size to the plot. These can create an overbearing impact on neighbouring properties, potential problems with overshadowing and privacy.
- 5.14 To retain the character of Hadley Wood, it is important that new development responds positively to local character and identity, established through the materials used, prevailing heights and overall rhythm of the street scene. Innovative and original architecture is encouraged, though should not dominate the street scene. This is particularly pertinent for extensions. These should not dominate the existing building and, as a general rule, should be positioned to the side or rear of the building, should respond to the existing proportions of the building, and leave reasonable space around the building, including space for gardens.



Figure 27: Architectural detailing of buildings constructed between 1897 and 1914 in Hadley Wood

5.15 The Heritage and Character Assessment⁵² identifies the following features that are considered to contribute to the quality and identity of Hadley Wood and which should influence proposals for new development and extensions:

- Hadley Wood is a suburban settlement with a primarily domestic character.
- Hadley Wood is characterised by detached houses and wide streets, traditionally without on-street parking. However parking is becoming an issue, as the scale and volume of new development has increased the size and number of construction vehicles.
- Residential streets are typically wide, quiet and lined by grass verges, pavements and street trees. These create 'framed' views which give the area a sense of openness and pleasant short to medium views.
- Mature trees in front and back gardens create layers of vegetated structured, with tree canopies often visible above rooflines.
- Large plots and gaps between buildings give a sense of openness and connection to the surrounding rural landscape. Glimpsed views out towards the surrounding landscape are a key feature.
- Attention to architectural quality and detailing is generally high and the individuality of buildings contributes to a rich character in residential areas. Features typical of different periods of development (Figure 28) include:
 - **Late 1800's:** Housing development in the centre of Hadley Wood and along Camlet Way dates from the late 1800's (Figure 29) and are typically constructed in red brick with tiled hip and valley roofs with gable ends which are well set back from the road, often with boundary walls or established hedges to delineate the public and private threshold. Front gardens are well-vegetated with mature trees and shrubs giving privacy and a soft edge to the street. The area is typified by the 'domestic revival style' and was designated as a conservation area in 1989.

⁵² Aecom for HWNPF, April 2018, Hadley Wood Heritage and Character Assessment

- **Early 1900's:** The development that took place in the early 1900's displays similar architectural features to housing from the late 1800's, but with smaller though still vegetated front gardens and with modestly detailed, low, brick walls. Unity in design comes from the use of pebbledash on upper storeys with timber detailing, gable roofs, bay windows and chimneys. Combined, these create a rich texture.
- **Post-war period:** Post-war developments in Hadley Wood (Figure 30) have an open street character, though with a larger proportion of front gardens given over to hard surfacing for parking purposes. Buildings tend to be set back from the road at a fairly uniform distance, creating a regular line of development. This period of development benefits from larger, vegetated back gardens. Although architectural quality and materials are of a high standards and well maintained, the use of more modern materials, such as uPVC and other synthetic materials, is incongruous with the historic fabric and traditional materials used elsewhere in Hadley Wood. Houses on Parkgate Avenue are particularly unique, finished in distinctive white render and with black timber, set back from the street behind large gardens and driveways, and with open, well-maintained front gardens with mature trees and low boundary walls.
- **Post-1960s:** By the late 1960's the current street pattern was established and all strategically planned development complete. Subsequent development has typically taken the form of small site and back garden schemes, without any associated investments in drainage, public transport or public services. From the early 2000's traditional large detached houses along the Cockfosters Road have been increasingly replaced by large 'mansion style' luxury apartments which are very different in scale and character to both the earlier phases of development and other parts of Hadley Wood. This trend has moved to Beech Hill and Camlet Way and is a concern as it does reflect the grain and form of other development in Hadley Wood.

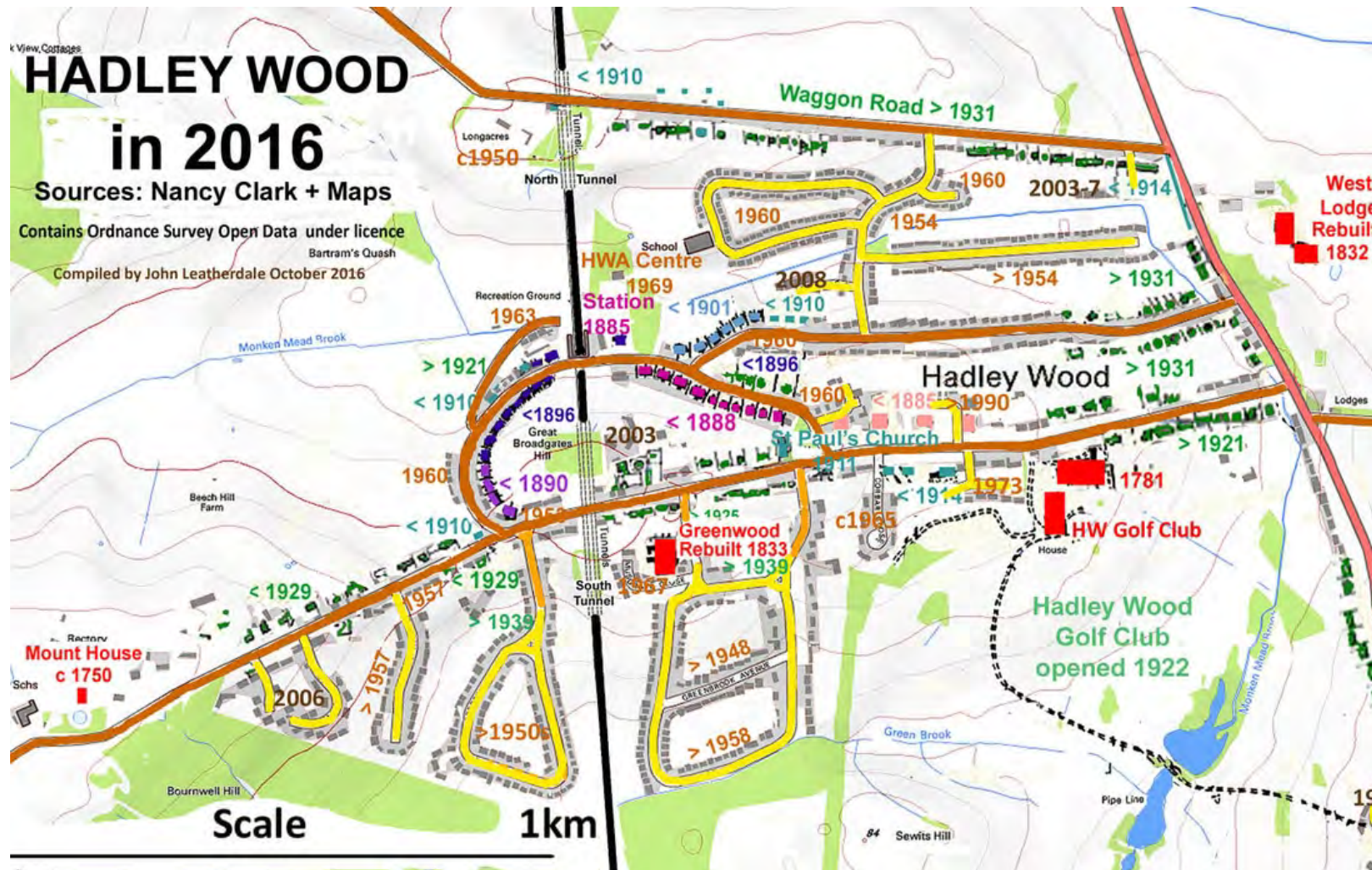


Figure 28: Development periods in Hadley Wood (source: <http://www.hadleywood.org.uk/gallery.html#>)

Hadley Wood draft Neighbourhood Plan 2020-2036



Figure 29: 1893 map of Hadley Wood, published 1897 (source: <https://maps.nls.uk/geo/explore/#zoom=5&lat=56.0000&lon=-4.0000&layers=1&b=1>)

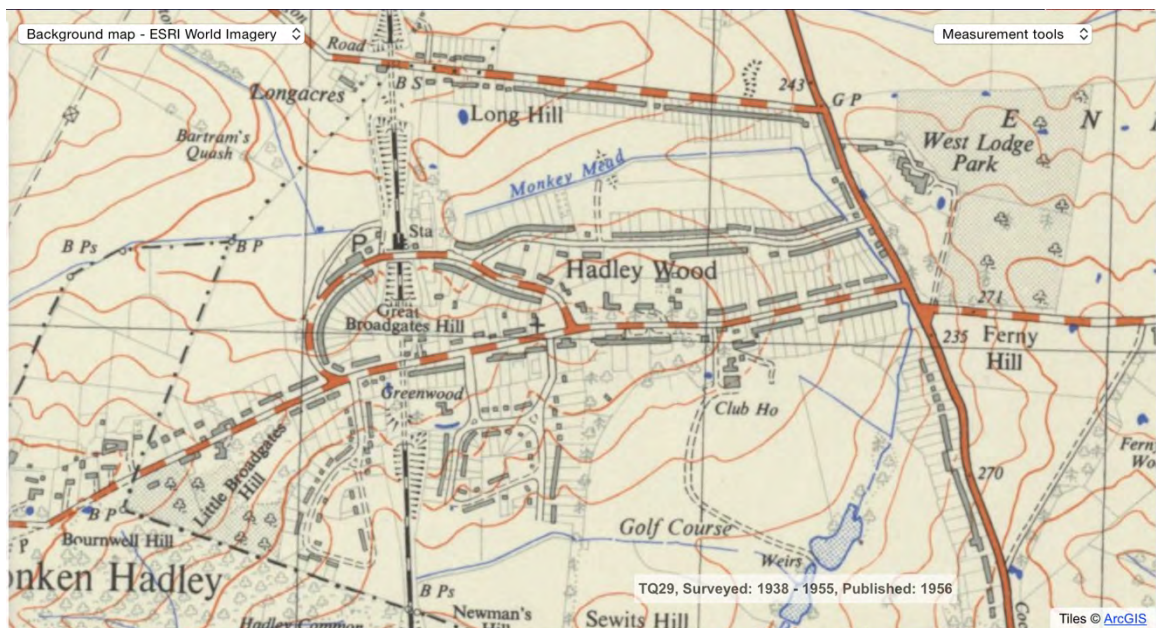


Figure 30: 1938-1955 map of Hadley Wood, published 1956 (source: <https://maps.nls.uk/geo/explore/#zoom=5&lat=56.0000&lon=-4.0000&layers=1&b=1>)

Policy HW-HD2: High-Quality Built Environment

Proposals for all development, including new build and extensions, will be expected to respond positively to the character of Hadley Wood.

1. Proposals for new development should have regard to materials and architectural details which reference the character and appearance of the immediate area and period of development as identified in the Hadley Wood Heritage and Character Assessment, including the rhythm of existing buildings, and they should respond positively to the overall street scene and neighbouring buildings in terms of prevailing height, scale and massing.
2. Proposals for new development, including extensions, should have regard to the existing street frontages and established buildings lines.
3. Proposed extensions should reflect the proportions of the existing building and not dominate this nor cause overbearing to neighbouring properties. The footprint and positioning of buildings, and extensions, should be consistent with other buildings on the street.
4. Additions to houses, such as security systems, outdoor lighting and air conditioning units should be visually inconspicuous.
5. The use of alternative materials to uPVC and other synthetic materials is encouraged.

Design guidance and principles illustrated in Section 4 of the Neighbourhood Plan (Figures 6, 11 & 14) shall be used to inform an appropriate development response. Proposals for development should conserve and enhance the Conservation Area.

The use of innovative architecture that responds to local character is encouraged. Proposals for new development that mimic traditional styles and features, but do not respond to the proportion or massing of these, are considered inappropriate for Hadley Wood.

Applicants will be expected to reflect best practice guidance in proposals for new development and extensions, including that established in Building for Life 12 (or any subsequent updates of that).

All planning applications are required to demonstrate how they comply with the Hadley Wood Design Guidelines (in Appendix 1A), in addition to the local validation requirements set by Enfield Council. These Guidelines are consistent with National Design Guidance (2019). All planning applications are required to submit a comprehensive set of plans and drawings in line with the Guidelines in Appendix 1B.

Design review

- 5.16 The NPPF reinforces the role and importance of design review, which is a way of assessing the design quality of new developments by an independent panel of experts to help support high standards of design. It states that, when considering applications, the local planning authority should have regard to *'any recommendations made by design review panels'*.⁵³
- 5.17 In Hadley Wood, it is recommended that applications for major development, as well as smaller schemes in sensitive or important locations, should be subject to design review. Design review should ideally take place at the pre-application stage, to help inform the design process, and then again following submission of the application, to help inform officer recommendations. The final proposals and application material should show how comments made during the design review process have influenced the proposed development.
- 5.18 Enfield Council has recently established a 'Place and Design Quality Panel'⁵⁴. It is anticipated that schemes for design review will be referred to the Panel. Guidance on the Design Review process can be found via the Design Council Cobe⁵⁵ and Urban Design London⁵⁶ websites.



Figure 31: Crescent East, Hadley Wood, where mature trees in front gardens provide a soft, landscape edge to the street (Source: Aecom Heritage and Character Assessment)

⁵³ Para 129, MHCLG, NPPF, July 2018

⁵⁴ <https://new.enfield.gov.uk/services/improving-enfield/neighbourhood-regeneration/enfield-place-and-design-quality-panel/>

⁵⁵ <https://www.designcouncil.org.uk/what-we-do/built-environment/design-review> (accessed April 2018)

⁵⁶ <http://www.urbandesignlondon.com/training/training-explained/> (accessed April 2018)

Aspiration HW(vii): Design Review

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

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

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

Application review and material

- 5.19 The planning policies within this Plan, together with the requirement for more comprehensive submission material, as set out in Appendix 1A and 1B, will enhance the quality of applications, thereby contributing to the protection of the local character and natural environment of Hadley Wood. This will result in more sympathetic forms of development and thus expediate the planning process.
- 5.20 However, a proportion of current developments continue to frustrate neighbours by not following approved plans, not satisfying 'conditions of approval', not following existing planning policies, by submitting numerous change requests (many not minor), and by not complying with enforcement directives.

Aspiration HW(viii): Application review and enforcement

HWNPF and Hadley Wood Association will continue to work with Enfield Council to develop a more robust approach to compliance with planning policies and enforcement action when policies are breached.

Heritage Assets

- 5.21 Core Policy 34 of the Enfield Core Strategy commits the Council to work with partners to pro-actively preserve and enhance the Borough's heritage assets. Enfield DMD Policy 44 states that *'applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused'*.
- 5.22 The Hadley Wood Conservation Area (located along The Crescent – see Appendix 2) is of particular historical value and was first designated in 1989. The suburban red-brick houses provide an interesting and attractive setting within Hadley Wood and give character to the neighbourhood as a whole. A Conservation Area Appraisal has been completed and a Management Plan⁵⁷ put in place which seeks to manage the nature and impact of future change in the Conservation Area. All proposals within or in the setting of the Conservation Area should have regard to this, as well as policies established in the Enfield Core Strategy and Development Management Document.
- 5.23 A formal Local List has been adopted by Enfield Council. This includes Hadley Wood Golf Club (Beech Hill Park mansion), 120-128 Wagon Road (Railway cottages), the postbox on Wagon Road (Edward VIII), and the nearby West Lodge Park Hotel and arboretum. There are also a number of other buildings, including those falling outside the Conservation Area, which positively contribute to the character and heritage of the area and should be included on a Local List:
- No. 47 Camlet Way comprises a timber framed house with red brick noggin and clay tile roof. The house appears on historic maps dated to 1873. As one of the earliest surviving properties in the Neighbourhood Area, the house is of historic interest to the development of Hadley Wood. The architectural quality contributed to the aesthetic interest of the area.
 - Nos. 39, 42 and 43 Camlet Way are a pair of large detached houses. Dated to the mid 19th century, the houses are constructed of stock brick, with hipped roofs, short eaves and large stacks. The houses contribute to understanding the development of Hadley Wood and represent the character of the area prior to development by Charles Jack in the late 19th century.
- 5.24 In addition, the former Beech Hill Park Entrance Lodge is in a poor state of repair. It is one of only a handful of buildings dated to before Charles Jacks' development of the area and is visually conspicuous on a key route through the area. Proposals for its renovation have been submitted to Enfield Council and are strongly supported in principle by HWNPF.

⁵⁷ <https://new.enfield.gov.uk/services/planning/heritage-conservation-countryside-information-hadley-wood-camp-feb-2015.pdf>

Policy HW-HD3: Heritage Assets

Planning applications within the Hadley Wood Conservation Area and affecting its setting must have regard to the Conservation Area Appraisal and Management Proposals and should set out how they will conserve and enhance the Conservation Area and its setting.

Applications for development to or adjacent to non-designated Heritage assets at Camlet Way (nos 39, 42, 43 and 47) and the former Beech Hill Park Entrance Lodge should conserve and enhance the non-designated heritage assets and their setting.

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

The HWNPF recognises the importance of non-designated heritage assets in Camlet Way: nos. 39, 42, 43 and 47 and, subject to agreement with residents, will propose their inclusion on Enfield Council's Local Heritage List.

The HWNPF will consider strategies to renovate or encourage the renovation of the former Beech Hill Park Entrance Lodge.

- 5.25 A number of historic buildings in Hadley Wood are protected by statutory Listing, and are detailed in Appendix 3 of the Neighbourhood Plan.

Considerate construction

- 5.26 Core Policy 32 of the Enfield Core Strategy seeks to minimize air, water, noise and light pollution. This is expanded upon in DMD Policies 64, 68 and 69.
- 5.27 Through work on the Neighbourhood Plan residents have expressed concern with regard to the cumulative impact of development and of construction activity, particularly in terms of residential extension and conversions involving the enlargement of existing homes.
- 5.28 Although it is recognised that development and change will continue to take place in Hadley Wood, standards and procedures with regard to construction management are required that minimise community disruption. Hadley Wood Considerate Construction Guidelines' are detailed in Appendix 4 to the Neighbourhood Plan.

Policy HW-HD4: Construction activity

Proposals for development should minimise impact on residential amenity during the construction phase, particularly in relation to on-street parking of contractors vehicles and the resulting congestion, light pollution, noise and vibration, dust, emissions and neighbourhood amenity. Constructors should also protect the local environment. This is important to delivery of sustainable development. A Construction Management Plan will be agreed with the applicant in line with the Considerate Constructors Scheme. 'Hadley Wood Considerate Construction Guidelines' are detailed in Appendix 4 to the Neighbourhood Plan.



Figure 32: St Paul's Church, Hadley Wood

6. Services and facilities

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 07: The Crescent West Shopping Parade

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

Public and community facilities

- 6.1 The presence of and provision of social and community infrastructure is critical to sustaining and meeting the day-to-day needs of local residents, providing access to essential services and facilities, and helping to maintain a high standard of living. Such facilities, which include schools, healthcare, churches, sports and community centres, also have an important role to play in strengthening social networks, sense of community and identity.
- 6.2 Core Policy 9 of the Enfield Core Strategy supports community cohesion, providing access to good quality health care, housing, education, training, employment, open space and other social facilities. Enfield DMD Policy 16 supports the provision of new community facilities, particularly where they are proposed to be in accessible locations. DMD Policy 17 seeks to protect existing community facilities.
- 6.3 In Hadley Wood, important community facilities include the Hadley Wood Association Centre, which sits within eleven hectares of land that also includes football grounds and seven tennis courts operated by the Hadley Wood Lawn Tennis Club. The Centre is regularly booked by pre-school, dance and bridge clubs, and for private functions, but has limited scope for additional use by all members of the community. Extended and improved facilities for the enjoyment of all are being proposed by the HWA Trustees, but are entirely dependent upon fund-raising.
- 6.4 Highly valued community facilities also include the Primary School, St Paul's Church, Hadley Wood Golf Club, and nearby the West Lodge Park Hotel with its gardens and arboretum.

Policy HW-SF1: Social and community facilities

The loss of existing community buildings (Use Class D1) will be resisted unless it can be demonstrated that demand within the locality for the facility no longer exists, or that suitable provision is made elsewhere within Hadley Wood.

Applications to enhance and or provide additional community facilities will be supported. Flexible multi-functional buildings that allow for the widest possible use and activity will be supported. All proposed development should demonstrate how it responds positively to local character. Where new facilities are proposed they should be in locations that are accessible to all, including by foot and by bike.

Community facilities for the purpose of this policy include education, healthcare, childcare facilities, sports clubs and community halls.

The Crescent West local parade

- 6.5 Core Policy 17 of the Enfield Core Strategy seeks to strengthen the role of Enfield's town centres, enhancing their vitality and viability, and to improve the quality of the environment. Core Policy 18 directs new retail development to the hierarchy of centres identified in the borough. This is expanded upon in Enfield DMD Policy 25, 28 and 30. Proposals involving a change of use from retail, leisure or community uses in defined centres will normally be refused. Support is given to provision of mixed use on upper floors, including residential.
- 6.6 The Crescent West shopping parade is identified as a 'local parade' in the town centre hierarchy established in the Enfield Core Strategy. The parade provides an important function, meeting the day-to-day needs of residents and comprising a social hub for the community.
- 6.7 The parade includes a mix of retail and other commercial units at ground floor. This broad mix should be retained. It also includes a number of flats above ground floor, arranged across two 3-storey blocks (excluding ground floor), with a gap between. The building adds little to the quality of the area, nor the setting of the conservation area, impacting on views in Crescent West and Crescent East, both out of and into the conservation area. The buildings, shop fronts and associated public realm are tired and would benefit from regeneration if possible. Introducing new street trees, new street furniture, and working with individual retail units to improve the building frontage, all merit consideration.

Policy HW-SF2: The Crescent West Local Parade

Proposals for new development and change of use within The Crescent West Local Parade, as defined in the Core Strategy, should provide active ground floor uses that contribute to the diversity of the parade and which enhance the viability and vitality of the area. On upper floors, uses that complement the function of the parade, will be supported, including residential use (C3 uses).

The scale of any proposed development should respond to the qualities of the adjacent Conservation Area and help create a well-defined street frontage with active uses, doors and windows fronting onto Crescent West. Development should not exceed five storeys in height (including roof space), with variation in height promoted that steps up from neighbouring buildings. A design-led approach should be taken that demonstrates how proposals respond positively to the setting and context, including proximity to the Conservation Area as well as the impact on design of local topography.

Retail (A1 use), cafes and restaurants (A3 use), drinking establishments (A4 use), offices (B1 use) and community facilities (D1 or D2 uses) will be permitted within the local centre. Proposals that result in the loss of active frontage along Crescent West will be resisted. Betting Shops (use class Sui Generis) are not considered appropriate.

Wherever possible, applications should demonstrate how they contribute to the delivery of an improved public realm within the local centre, including use of a simple palette of materials, street furniture and surface treatments, new tree planting, and improved servicing arrangements.

Applications that would result in the loss of retail (A1 – A5 uses) will be resisted unless market evidence is provided demonstrating that:

1. The use is no longer viable, as demonstrated by at least twelve months vacancy despite reasonable attempts to let; and
2. The proposal would not be detrimental to the character and functions of the immediate vicinity.

For avoidance of doubt, this policy applies to the area defined as The Crescent West Local Parade on the Enfield Local Plan proposals map and indicated on the proposals map as a 'Local Centre' (see Figure 41 in the Appendix to this Neighbourhood Plan).

Public realm

- 6.8 The public realm is defined as all the spaces between buildings to which the public has access. The importance and value of good quality public realm is well recognised⁵⁸.
- 6.9 Efforts to improve the quality of the street scene are encouraged, including removal of unnecessary street signs that cause visual clutter, and use of a simple palette of materials across the local parade to create a unified feel and appearance. The potential to provide new street tree planting is welcome, alongside the creation of new areas for people to sit and relax.



Figure 33: The local parade

⁵⁸ See, for example, CABE, The Value of Public Space, 2004: “A high quality public environment can have a significant impact on the economic life of urban centres and is an essential part of any successful regeneration strategy. As towns increasingly compete with one another to attract investment, the presence of good parks, squares, gardens and other public spaces becomes a vital business and marketing tool. Companies are attracted to locations that offer well-designed, well-managed public spaces and these in turn attract customers, employees and services”. Other sources include: The Heart Foundation, Good for Business; The benefits of making streets more walking and cycling friendly, 2011

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

Aspiration HW(x): Local parade public realm

The HWNPF is keen to prepare a public-realm scheme within the local centre. Working in partnership with Enfield Council, any such scheme would explore the following priorities:

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

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

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



Figure 34: Hadley Wood railway station

7. Access and movement

Objective 06: Transport

Development will support and contribute towards enhancing the provision of public transport, pedestrian and leisure footpaths and cycle routes.

- 7.1 Strategic Objective 8 of the Enfield Core Strategy promotes provision of sustainable modes of transport. Core Policy 24 then states *that 'The Council will encourage sustainable travel choices'*. Core Policy 25 develops this further and commits the Council to working with partners to provide safe, convenient and accessible routes for pedestrians, cyclists and other non-motorised modes of transport. Enfield DMD Policy 47 presents criteria with regard to accessing development, with priority given to that for pedestrians, cyclists and public transport. This is also reflected in the Mayor's Transport Strategy as well as the Health Streets and Vision Zero initiatives.
- 7.2 The HWNPF aspires to the Plan area becoming a more attractive place in which to walk and cycle. This reflects targets established by Enfield Council which seek to increase the percentage share of all trips by foot, bicycle or public transport from a current level of 52% up to 55% in 2021 and 69% in 2041.
- 7.3 Hadley Wood is a relatively compact settlement that should be easy to traverse by foot and by bike. However, along some streets, there are no footpaths. Although grassed verges comprise part of the green character of Hadley Wood, these become unusable for pedestrians in wet weather. And whilst there is a short section of on and off-road cycling provision in Hadley Wood, this is limited⁵⁹. Equally, and more pressing, is the need for wider walking and cycling connections beyond Hadley Wood, connecting, in particular, to Cockfosters and High Barnet. Whilst some routes do exist, these are incomplete and their usability dependent upon the weather. The alternative is to use public transport, walk or cycle along the main roads (such as Cockfosters Road). These routes are however busy and present unattractive propositions for walking and cycling.

⁵⁹ See <http://cycleenfield.co.uk/route-map/> Accessed June 2018

- 7.4 Cockfosters Road and in particular, the junctions on this into Hadley Wood, as well as some junctions in Hadley Wood itself, have been the location of numerous accidents. These do not present a safe environment for walking and cycling (see Appendix 8). Furthermore, bus services are infrequent, and journey time is related to wider traffic congestion. It is the aspiration of this Plan that any new development should contribute towards an improved network of walking and cycling connections. Alongside these improvements the HWNPF is keen to see bus services improved, offering a package of sustainable travel measures that provide an alternative to the car.

Policy HW-AM1: Active travel

Support will be given to proposals for development that incorporate improved and extended footpaths and cycle paths. They should be direct, convenient and safe to use.

Wherever possible, proposed new development should be laid out such that routes and public spaces are well fronted and overlooked by development, so benefiting from natural surveillance and contributing to a safer pedestrian environment.

Any proposals for non-residential use should support and enable active travel through inclusion of safe, secure and convenient cycle parking as well as changing facilities where appropriate.

Proposals for development that enhance the network of walking and cycle routes between Hadley Wood, Monken Hadley, New Barnet, Cockfosters and Trent Park will be supported.

Proposals for development that reduce the capacity or safety of existing active travel infrastructure, including footpath or cycle space, will not be considered favourably.

Aspiration HW(xi): Improved bus services

The HWNPF is keen to see the following improvements to local bus services in Hadley Wood:

1. Extension of the 399 bus route from Hadley Wood to Cockfosters to provide access to its vibrant High Street and the Piccadilly Line terminus.
2. Extension of the 399 service times beyond the current hourly service restricted to 10.00-14.00 Monday to Saturdays only

Aspiration HW(xii): Active travel projects

To help facilitate active travel within Hadley Wood the HWNPF is keen to work with Enfield Council to identify and work-up possible projects which, subject to cost and feasibility, might include:

1. Provision of an improved and well-connected network of walking and cycling links, enhancing existing routes and providing new routes that link Hadley Wood with Monken Hadley, New Barnet, Cockfosters and Trent Park (see Figure 35). Routes should be suitable for use in all weather conditions, use permeable or porous materials, and incorporate appropriate lighting.
 - A. Possible new walking and cycle routes include:
 - I. Connection along Monken Mead Brook to Hadley Highstone. This would allow access to buses on the A1000 and much more.
 - II. Continued improvements to the accessible travel facilities at Hadley Wood Station.
 - III. Connection through open space alongside rail line better linking homes to north of Camlet Way to station.
 - IV. Access directly from heart of Hadley Wood to Hadley Common, allowing for vehicle free, more direct route to Barnet town center and areas of open space.
 - V. Access to woods for people living on Broadgates Avenue and surrounding areas.
 - B. Possible improved walking and cycle routes include:
 - I. An off carriageway green route, linking the Sustrans route along the railway line to new valley path LB Enfield is creating from the bottom of Waggon Road to Enfield town.
 - II. Improved surfacing to allow for all year round links to New Barnet, and Cockfosters (at the moment parts of the route can be muddy and unusable).
 - III. Completion of the pavement along Waggon Road (western stretch).
 - IV. Complete the pavement along Duchy Road (to the junction with Waggon Road)
2. Public realm improvements within The Crescent West Local Parade, including new cycle parking facilities.



LEGEND - WALKING/CYCLING CONNECTIONS

New Connections

- 1. Connection along Monken Mead Brook to Hadley Highstone.
- 2. Connection through open space along rail line.
- 3. Access from heart of Hadley Wood to Hadley Common.
- 4. Access to woods for people living on Broadgates Avenue and surrounding areas.

Improved Connections

- 5. Improved surfacing to allow for all year round links to New Barnet and Cockfosters.
- 6. Off carriageway green route linking sustainable transport route along railway line to new valley path.
- 7. Connection alongside Waggon Road to Ganwick Corner.

Important Existing Connections

- 8. Sustainable Transport route from rail station to Waggon Road.
- 9. Link from Kingwell Road to Cockfosters road

Basemap ©Google Maps

Figure 35: Suggested active travel projects, providing for new and improved walking and cycling routes in and around Hadley Wood.

Rail facilities

- 7.5 Hadley Wood Rail User Group (HWRUG) was founded in 2015 for all who live or work here or use the station. HWRUG campaigns for service and station improvements and acts as a focus for communication with the train operator, Great Northern, part of Govia Thameslink Railway (GTR), Network Rail and other railway bodies. HWRUG has successfully achieved step free access to the northbound platform together with authorisation from the DfT for a step free southbound solution free of charge for anyone needing accessible travel by circulating via step free Potters Bar into central London. Since the opening of the accessible entrance in 2017, Hadley Wood Station has been the only accessible station north of Kings Cross on the Great Northern route within Greater London.
- 7.6 HWRUG's Treegate Campaign jointly with the Hadley Wood Association saved a significant proportion of our trackside vegetation in 2018 and resulted in a national hedgerow trial at the station and the creation of a Station Garden in 2019. In 2019 HWRUG also submitted a bid on behalf of rail users and the whole community for enhanced station facilities to be delivered through GTR's Passenger Benefit Fund and is working closely with GTR on their feasibility and implementation. HWRUG also continues to campaign for improvements to the rail service.
- 7.7 Hadley Wood Station provides the only daily public transport and is well used by commuters, with an annual footfall of 410,386 in 2018/19. HWRUG has worked hard to improve the overall ambience of the station and, despite its uninspiring 1970s building, has already achieved a raft of improvements to its public realm, including a redesigned forecourt, cycle racks, a picture gallery and station garden, and removal of rubbish bins to a purpose-built storage area. There is potential for maximising the benefit of connectivity to National Cycle Route 12 which starts at the station and other potential routes set out in Aspiration HW(xii).

Aspiration HW(xiii): Rail facilities

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



Figure 36: Hadley Wood Association facilities

8. Delivering projects identified in the Neighbourhood Plan

Community Infrastructure Levy

- 8.1 The Community Infrastructure Levy (CIL) is a charge levied on development which is payable to the local authority and is intended to be spent on infrastructure projects in the Borough that help address the demands placed on an area resulting from growth. This might include, for example, spending on new transport infrastructure, health and educational facilities, open spaces and sports facilities.
- 8.2 A portion of the CIL that is payable to the Enfield Council is intended to be spent on spending on local projects in the Neighbourhood Plan area. When the Neighbourhood Plan is 'made', 25% of all CIL monies paid to Enfield Council from development in Hadley Wood will be ringfenced for spending on projects in Hadley Wood. In regard to what this money can be spent on, advice suggests⁶⁰:
- "The neighbourhood portion of CIL can be used for a wider range of planning issues than infrastructure as long as they are concerned with addressing the demands that development places on an area."*
- 8.3 The Enfield Council CIL Charging Schedule was approved in March 2016 and took effect from April 2016⁶¹. All applications for development that are above the necessary thresholds will be subject to this charging schedule, or any subsequent updates to it. Associated with the Charging Schedule is a 'Regulation 123 List' which outlines the infrastructure items that the District will spend CIL receipts on.
- 8.4 Through consultation and work on the Neighbourhood Plan a series of projects have been identified which the HWNPF would like to see the neighbourhood portion of CIL targeted towards. These are referred to through the Neighbourhood Plan, in the tan 'projects and aspirations' boxes, and referenced within the CIL policy below. This list will be reviewed and updated on an on-going basis with Enfield, with all CIL monies received and spent in the area regularly monitored.
- 8.5 Alongside CIL, Enfield Council will continue to negotiate Section 106 agreements with applicants which can provide funds or works to make development more acceptable in planning terms. The HWNPF will seek to liaise with Enfield Council as to the most

⁶⁰ My Community / Locality, 2017, Community Infrastructure Levy; Neighbourhood planning toolkit

⁶¹ <https://new.enfield.gov.uk/services/planning/planning-policy/community-infrastructure-levy/> (accessed April 2018)

appropriate form of Section 106 agreement relating to applications within the Neighbourhood Plan area.

Policy HW-NC1: Developer Contributions

Where development projects trigger the requirement for CIL payments and s106 agreements these will be made in accordance with Enfield Council's adopted guidance or any subsequent updates to this.

The neighbourhood element of CIL generated in the area should, where feasible, be used to fund the projects outlined in the Neighbourhood Plan or other projects prioritised and approved in consultation between the HWNPF, HWA, HWRUG and HWS, ideas which but not be limited to:

- Public realm improvements to The Crescent shopping Parade
- An enhanced network of well-connected walking and cycling routes, including new, all-weather routes to Monken Hadley, New Barnet, Cockfosters and Trent Park.
- Remodeling of streets to incorporate sustainable urban drainage systems and new rain gardens.
- Creation of a wetland area within Monken Hadley Common that helps discharge and manage surface water run-off.
- Improving the quality of community facilities in Hadley Wood, including the Hadley Wood Association Hall and outdoor facilities.

The list of possible projects for the spending of any CIL funds will be kept under review and regularly updated.

9. What Happens Next?

- 9.1 This is the draft Neighbourhood Plan for Hadley Wood. It will be subject to formal consultation (known as 'Regulation 14' consultation) and any necessary amendments made before being submitted to Enfield Council who will then start the 'examination process'.
- 9.2 Enfield Council will formally consult on the submission version of the Neighbourhood Plan and appoint an independent examiner to review the Plan and any comments made in response to it. Following this, the examiner will issue a report to the Enfield Council advising whether:
- The Plan should proceed to referendum.
 - The Plan should proceed to referendum subject to modification.
 - The Plan should not proceed to referendum.
- 9.3 For the examiner to advise that the Plan proceed to referendum it will need to be demonstrated that the Plan meets what are called the 'Basic Conditions'. These include demonstrating that the Plan is in general conformity with the strategic objectives of the Local Development Plan (i.e.: the Enfield Core Strategy and London Plan).
- 9.4 Enfield Council will organise the referendum. All people of voting age in the Neighbourhood Area are eligible to vote on whether the Plan should be brought into force ('made') or not. If more than 50% of all people who turn out vote in favour of making the Plan, then it will become part of the suite of planning policies used by Enfield Council to help shape and determine planning applications in Hadley Wood.

Appendix 1: Planning Application Guidelines

Policy HW-HD2 refers to Design Guidelines and Content Guidelines for Planning Applications, which complement the local validation requirements for all planning applications established by Enfield Council. These are outlined below.

1A: Hadley Wood Design Guidelines for Planning Applications (Small sites, back gardens, extensions and rebuilds)

The Natural Environment in Hadley Wood plays a huge role in the character of the area, the health and well-being of residents, and in the value of properties. Future developments will be supported that protect natural assets in Hadley Wood. The following should be reflected in development in Hadley Wood:

- a) No net loss of biodiversity within Hadley Wood.
- b) Retention of mature trees, and 2:1 re-planting of any that are lost.
- c) Maximising the retained front garden space.
- d) Reinstating front gardens as part of the development or elsewhere in Hadley Wood.
- e) Avoiding high front boundary walls and gated driveways.
 - a. All boundary walls in excess of 1m require planning permission.
- f) Using porous materials for driveways and patios, to mitigate waterlogging and run-off.
 - a. Driveways over 5 m² require planning permission.
- g) Incorporating Sustainable Urban Drainage Schemes into all developments.
- h) Maintaining views between buildings to rear gardens and beyond, avoiding creating a terracing effect.
- i) Softening the impacts of the increasing bulk and scale of development, through a range of design criteria including;
 - a. A minimum distance of 1m from the boundary with the adjoining property should be maintained, and in the case of larger developments and larger plots this should be increased to prevent adverse impacts on the street scene and residential amenity.
 - b. Tiering development so that upper floors are not the full width of the ground floor.
 - c. Incorporating pitched roofing to the side of development (rather than vertical walls) to retain as much space as possible between developments.

1B: Hadley Wood Content Guidelines for Planning Applications (in addition to normal site plans, elevations, etc)

- a) Plans of street elevations as existing and as proposed, including two neighbouring properties to either side, illustrating:
 - a. How any potential terracing effect has been mitigated.
 - b. Any proposed new walls and gates with comparison to current
- b) Site plans showing existing trees and shrubs, identifying those retained, those lost, and replanting plans.
- c) Site plans showing the extent of any proposed hard standing, descriptions of the materials to be used (to ensure they are of a permeable nature), and the direction of drainage flows.
- d) For back garden developments;
 - d. Site Sections showing all neighbours, both front and rear.
 - e. Site Plans showing all neighbours, front, rear and to the side.
 - f. Elevations, from the perspective of all neighbours.
- e) For all back garden developments, basement developments and all extensions outside of Permitted Development:
 - g. Drainage plan
 - h. Sustainable drainage system (SuDS) plan
 - i. Flood Risk Assessment for properties at Medium and High Risk of surface water flooding as reported by the Environment Agency.

In following Guidelines 1A and 1B planning applicants will clearly demonstrate how they propose to meet all of the components of a 'well designed place' (ref: National Design Guide 2019.)

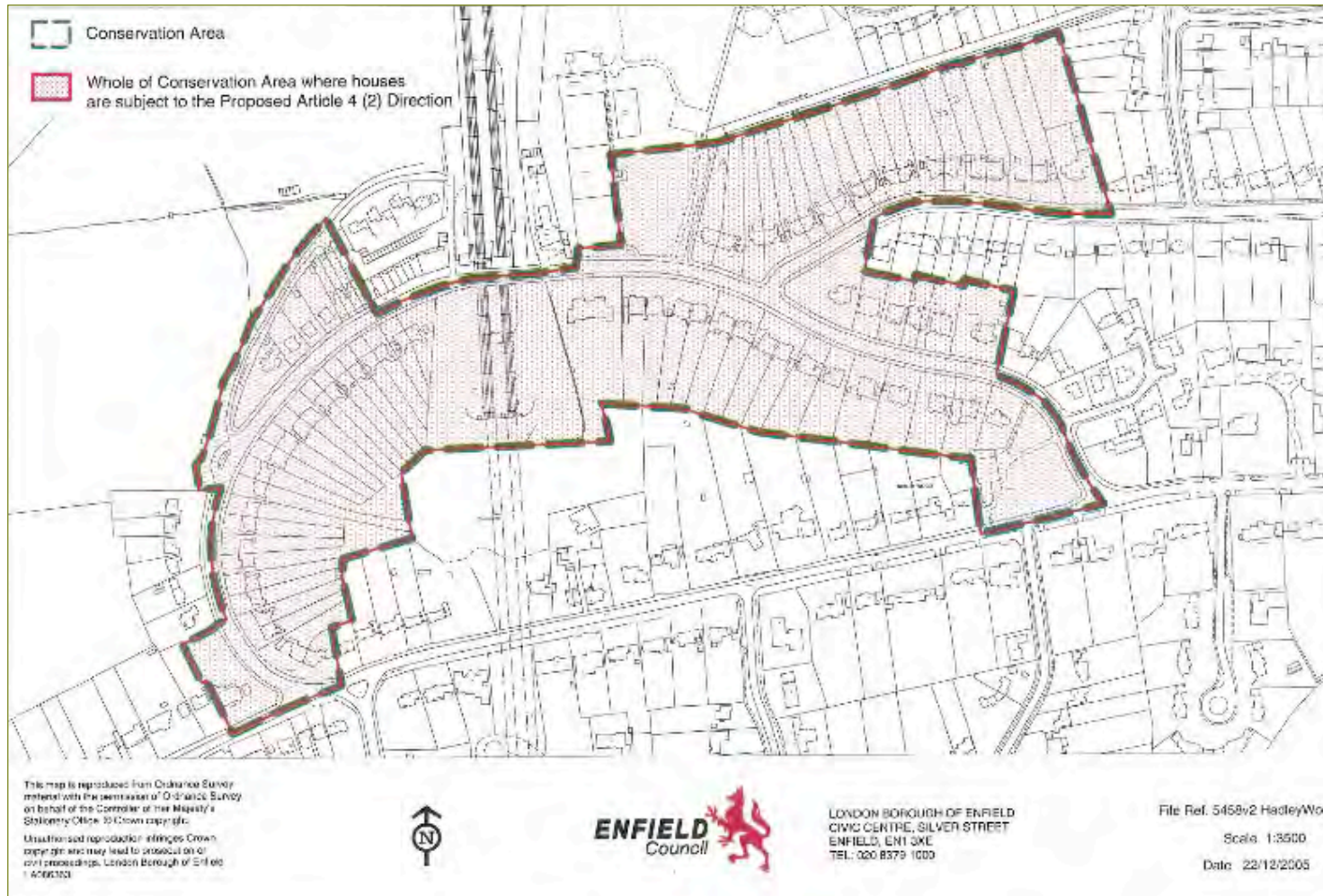
- This will facilitate improved communication between the applicant, their neighbours and the wider community.
- This should expedite the application process with the Council.

Appendix 2: Hadley Wood Conservation Area

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

**Hadley Wood draft Neighbourhood Plan
2020-2036**

Figure 37: Hadley Wood Conservation Area (source: Enfield Council)



Appendix 3: Listed Building Descriptions

Entry Name: Camlet House

Listing Date: 1 August 1991

Grade: II

Source: Historic England

Source ID: 1241127

English Heritage Legacy ID: 200850

BEECH HILL (North Side No 53 Camlet House): House. c1875-80, builder Frederick Lambert; later alterations. Concrete block, stuccoed, sheeting to roof. 2 storeys; 6 bays, central and end bays projecting, the former with a 3rd storey. In Greek style having: square columns to porch and attached square columns to tripartite windows; sill and lintel strings; stepped band below oversailing corniced eaves; pediments to end and central bays; corniced chimneys. Sash windows, tripartite to end bays and ground floor, those of end bays on ground floor having decorated raised pediments and on 1st floor part-fluted columns. Central internal porch has 6-panel door and flanking full height windows all with overlights. Windows of flanking bays similar. Etched lotus-type decoration to ground-floor columns. On 1st floor of central bay, sash flanked by recesses with fascias; on 2nd floor, small 2-light window flanked by recesses. Interior not inspected.

Entry Name: Access Gate to Hadley Common

Listing Date: 7 April 1983

Grade: II

Source: Historic England

Source ID: 1294734

English Heritage Legacy ID: 198832

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

Entry Name: Hadley Wood Golf Club House

Listing Date: 31 January 1974

Grade: II

Source: Historic England

Source ID: 1294740

English Heritage Legacy ID: 200516

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

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

Entry Name: Number 83 and Attached Wall, Gatepier and Gate

Listing Date: 1 August 1991

Grade: II

Source: Historic England

Source ID: 1079464

English Heritage Legacy ID: 200851

Former estate cottage, with attached wall, gatepier and gate. Probably 1878, as Nos 89-91 (qv). Brownish brick in English bond; 1st floor tile-hung, with decorative bands of fishscale tile; decorative timber-framing with plastered infill to gables. Plain tile roof with crested ridge tiles and gable finials. Ribbed brick chimneys with deep, stepped caps. 2 storeys, 3 bays. In Vernacular Revival Style, having chamfered plinth; stepped, dentilled, 1st-floor band; board doors with small-pane glazing at top; small-pane wooden casement windows, those on ground floor with segmental brick arches and offset tile sills. Projecting, gabled, central bay, corbelled on 1st floor, has steps up to off-centre internal porch which has 4-centred arch with stone impost. Windows of 3,2,3 lights to ground floor; 2,3,1 lights above. External stack at left end; ridge stack between right hand bays. Wall attached to front left corner, approx 4.5 metres long

and 2.5 metres high, has chamfered ashlar coping and terminates in octagonal pier which has moulded ashlar offsets and cap supporting decorative iron lantern; attached to pier is leaf of decorative iron gate. Left return of cottage: decorative ashlar plaque to stack which is flanked by 1-light windows. Interior not inspected. The cottage served the nearby Broadgates.

Entry Name: Number 87 and Attached Wall, Gate Pier, and Gate

Listing Date: 1 August 1991

Grade: II

Source: Historic England

Source ID: 1241164

English Heritage Legacy ID: 200852

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

Entry Name: Pegasus (89 & 91 Camlet Way)

Listing Date: 1 August 1991

Grade: II

Source: Historic England

Source ID: 1358748

English Heritage Legacy ID: 200853

Pair of former estate cottages. Dated 1878. Brownish brick in English bond; 1st floor tile hung with decorative bands of fishscale tile; decorative timber-framing with plastered infill to gables. Plain tile roof with crested ridge tiles. Ribbed brick chimneys with deep, stepped, caps. 2 storeys, No 89 with attic; 5 irregular bays. In Vernacular

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

Entry Name: Stable Range to North of Hadley Wood Golf Club House

Listing Date: 31 January 1974

Grade: II

Source: Historic England

Source ID: 1359017

English Heritage Legacy ID: 200517

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

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

Appendix 4: Hadley Wood Considerate Construction Guidelines

The text below presents a tailored version of the industry guidelines for Hadley Wood, which all applicants for development are required to sign-up to.

Code of Considerate Practice

All developers, construction companies and contractors working on new builds, extensions and major alterations should subscribe to the Considerate Constructors Scheme and register each construction site in Hadley Wood and observe best practice under the Code.

Constructors should ensure sites appear professional and well managed: being organised, clean and tidy, enhancing the appearance of facilities, stored materials, vehicles and plant and raising the image of the workforce by their appearance.

Constructors should give utmost consideration to their impact on neighbours and the public:

informing, respecting and showing courtesy to those affected by the work, minimising the impact of deliveries, parking and work on the public highway, contributing to and supporting the local community and economy. Major works will be undertaken between 08.00 and 17.00 from Monday to Friday.

Constructors should protect and enhance the environment:

Identifying, managing and promoting environmental issues, seeking sustainable solutions, and minimising waste, the carbon footprint and resources, minimising the impact of vibration, and air, light and noise pollution and protecting the ecology, the landscape, wildlife, vegetation and water courses. Grass verges and pavements damaged during the construction of new development shall be made good.

Constructors should attain the highest levels of safety performance:

having systems that care for the safety of the public, visitors and the workforce, minimising security risks to neighbours. having initiatives for continuous safety improvement and embedding attitudes and behaviours that enhance safety performance.

Constructors should provide a supportive and caring working environment:

providing a workplace where everyone is respected, treated fairly, encouraged and supported, identifying personal development needs and promoting training, caring for the health and wellbeing of the workforce and providing and maintaining high standards of welfare.

Appendix 5: Local Green Space Designations

The information in the tables below outline how the Local Green Space Designations in the Neighbourhood Plan meet the criteria for designation set out in the NPPF.

Where the Local Green Space Designations also benefit from other existing designations these are identified using the following notation:

- a. Green Belt
- b. Local Open Space
- c. Sites of Borough Importance for Nature Conservation
- d. Wildlife Corridor
- e. Area of Archaeological Importance

Mapping associated with the above is also provided in Appendix 7 of this Neighbourhood Plan.

LGS comprising local open spaces and wildlife corridors

1. Hadley Wood Association land to the east of the railway line.
2. The adjoining open space within Hadley Wood Primary School.
3. Land above the south tunnel, north and south of Camlet Way.
4. Open Space adjacent to St Paul's Church.
5. The railway cuttings, either side of the station, and extending into Monken Hadley Common.

| Criteria | LGS 1 | LGS 2 | LGS 3 | LGS 4 | LGS 5 | - |
|---|--------------|--------------|--------------|--------------|--------------|----------|
| Is it publicly accessible? | Y | N | Partial | Y | N | |
| Is it subject to other designations? | Y b, c, e | Y b, e | Y b, d | N | Y d, e | |
| Does it have planning permission? | N | N | N | N | N | |
| Is it allocated / proposed for development? | N | N | N | N | N | |
| Is it in close proximity to the community? | Y | Y | Y | Y | Y | |
| Is it an extensive tract of land? | N | N | N | N | N | |
| It is demonstrably special to the community with regard to: | | | | | | |
| - Beauty | Y | Y | Y | Y | Y | |
| - History | Y | Y | N | Y | N | |
| - Recreation | Y | Y | N | Y | N | |
| - Tranquillity | Y | Y | Y | Y | Y | |
| - Wildlife | Y | Y | Y | Y | Y | |

LGS comprising open space within the Green Belt:

6. Hadley Wood Association land to the west of the railway.
7. Hadley Wood Association land over the north tunnel.
8. The fields to the north of Camlet Way and West of Crescent West (adjacent to the HWA land).
9. Hadley Wood Golf Club.
10. Covert Way Nature Reserve.
11. Sewits Hill (between Covert Way, the Golf Club and Monken Hadley Common).

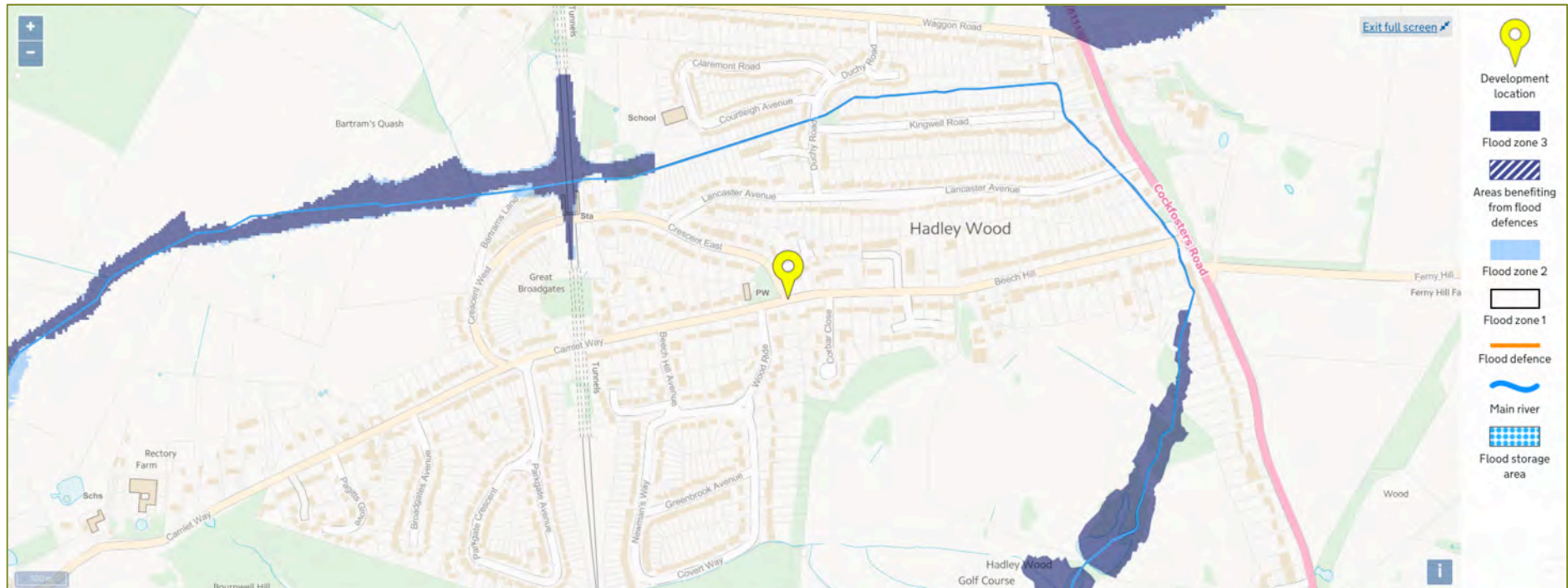
| Criteria | LGS 6 | LGS 7 | LGS 8 | LGS 9 | LGS 10 | LGS 11 |
|---|--------------|--------------|--------------|--------------|---------------|---------------|
| Is it publicly accessible? | Y | Y | N | N | Y | Y |
| Is it subject to other designations? | Y a,b,c,e | Y a,b,c,e | Y a,b,c,e | Y a,b,c,e | Y a,b,c,e | Y a,b,c,e |
| Does it have planning permission? | N | N | N | N | N | N |
| Is it allocated / proposed for development? | N | N | N | N | N | N |
| Is it in close proximity to the community? | Y | Y | Y | Y | Y | Y |
| Is it an extensive tract of land? | N | N | N | N | N | N |
| It is demonstrably special to the community with regard to: | | | | | | |
| - Beauty | Y | Y | Y | Y | Y | Y |
| - History | Y | Y | Y | Y | Y | Y |
| - Recreation | Y | Y | N | Y | Y | Y |
| - Tranquillity | Y | Y | Y | Y | Y | Y |
| - Wildlife | Y | Y | Y | Y | Y | Y |

Appendix 6: Fluvial Flood Risk

The map attached overleaf shows the extent of fluvial flood risk in Hadley Wood, as presented on mapping made available through the Environment Agency website.

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Figure 38: Fluvial flood risk mapping, Hadley Wood



Source: Environment Agency, <https://flood-map-for-planning.service.gov.uk/summary/526676/198021> (accessed December 2017)

Appendix 7: Enfield Local Plan Policies Map

The plans presented within this appendix are extracted from the online version of the Enfield Local Plan policies map (<http://www.planvu.co.uk/enfield/>) and show those policies of relevance to Hadley Wood, as well as those covering land adjacent to the Neighbourhood Plan area. These include:

| Figure Reference | Policy layers shown |
|-------------------------|---|
| Figure 39 | Green Belt / Local Open Space / Conservation Areas |
| Figure 40 | Site of Metropolitan importance for Nature Conservation / Site of Borough Importance for Nature Conservation / Wildlife Corridor |
| Figure 41 | Local Centre / Area of Special Advertisement Control / Area Article 4 Directions / Areas of Archaeological Importance ⁶² |
| Figure 42 | Flood Zones 2, 3 and 3b / Registered Park and Gardens / Tree Preservation Orders / Local Heritage Assets |

⁶² The Area of Archaeological Importance relates to the Battle of Barnet, 1471, which took place during the War of the Roses. More information can be found via: <http://www.battlefieldstrust.com/resource-centre/warsoftheroses/battleview.asp?BattleFieldId=5>

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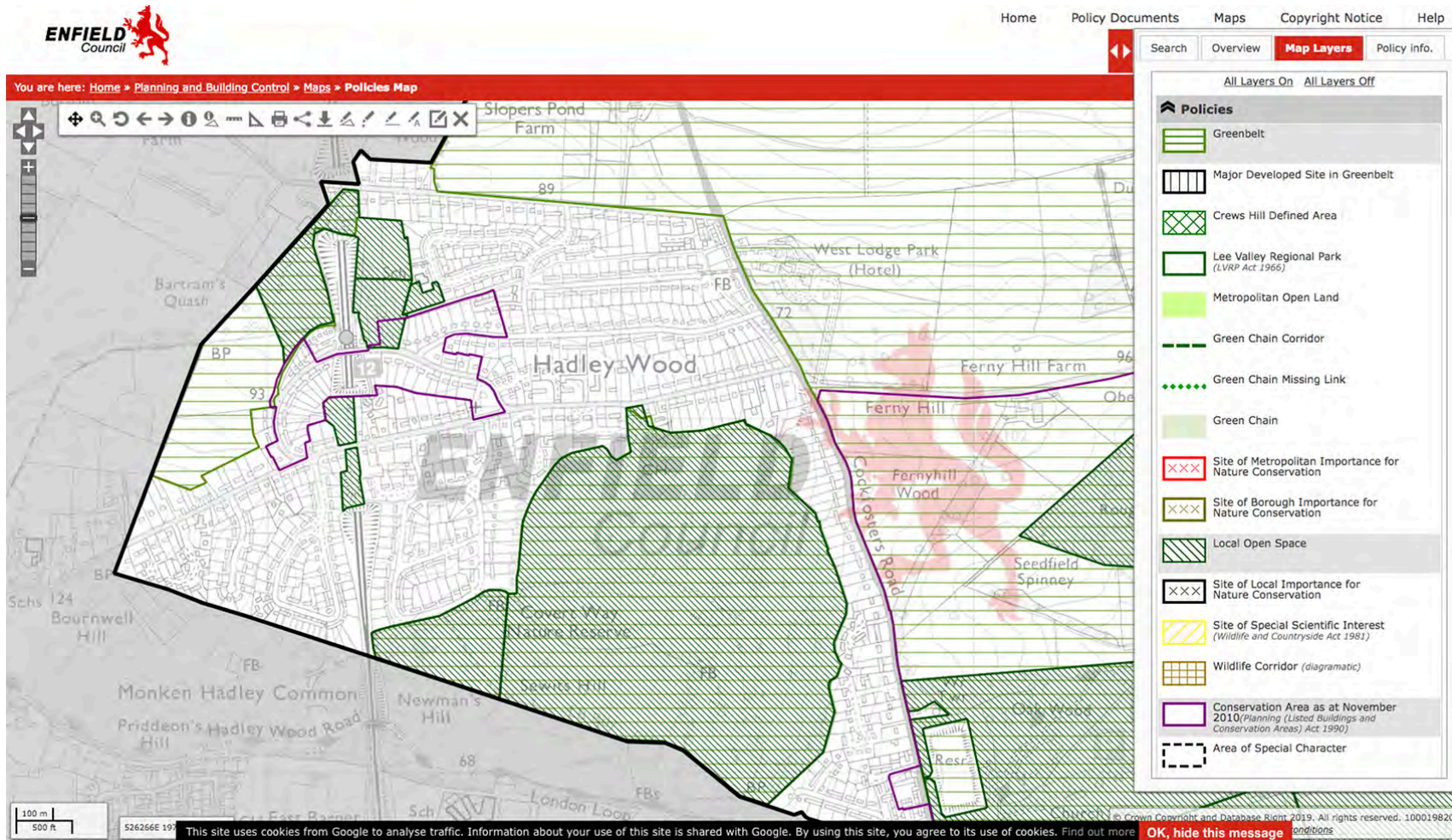


Figure 39: Extract from Enfield Local Plan policies map, showing Green Belt, Local Open Space and Conservation Areas (note: The Green Belt boundary has since been amended – see Figure 21 in the Neighbourhood Plan for current boundary)

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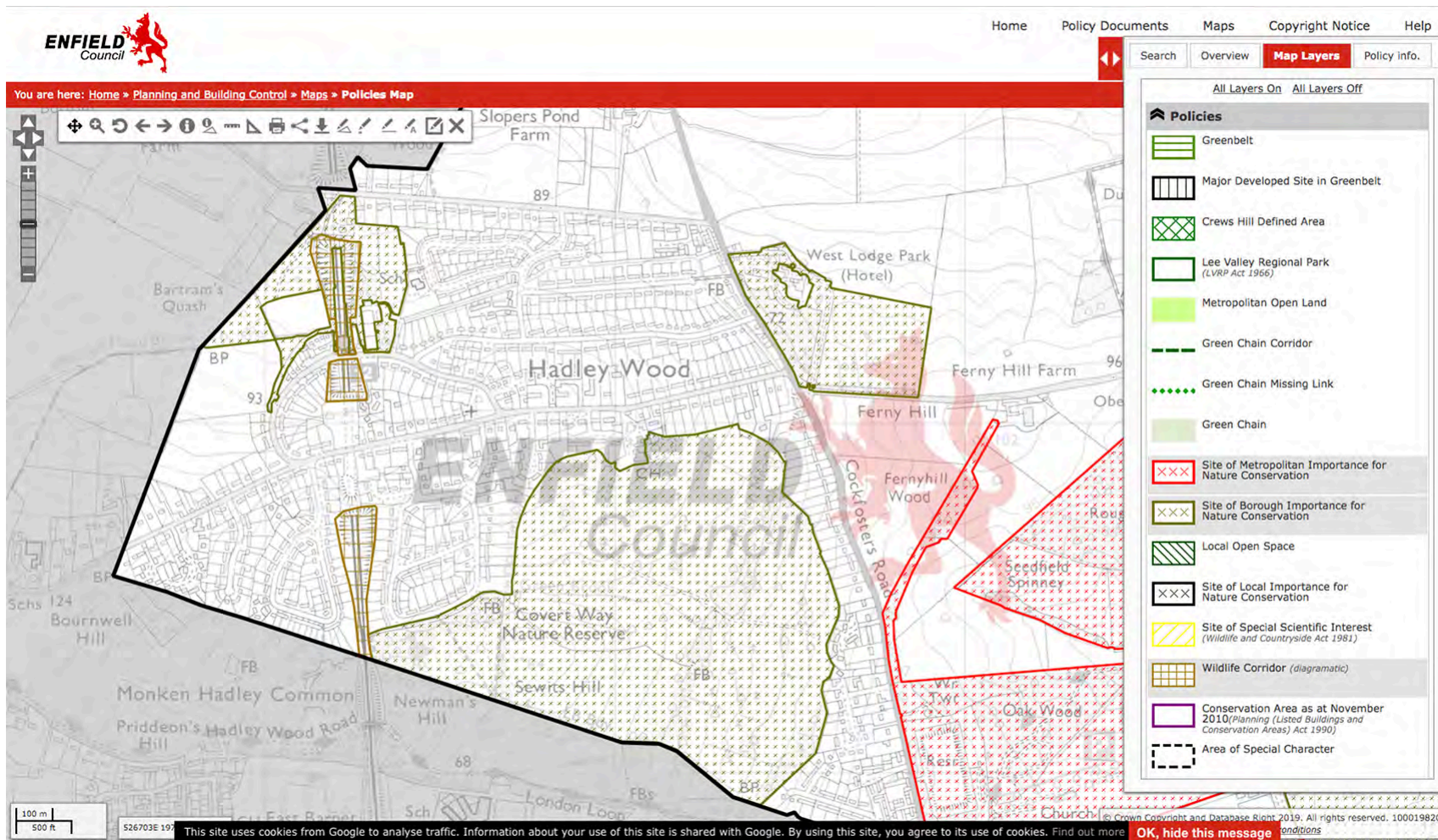


Figure 40: Extract from Enfield Local Plan policies map, showing Sites of Metropolitan importance for Nature Conservation, Sites of Borough Importance for Nature Conservation, and Wildlife Corridors

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2020-2036

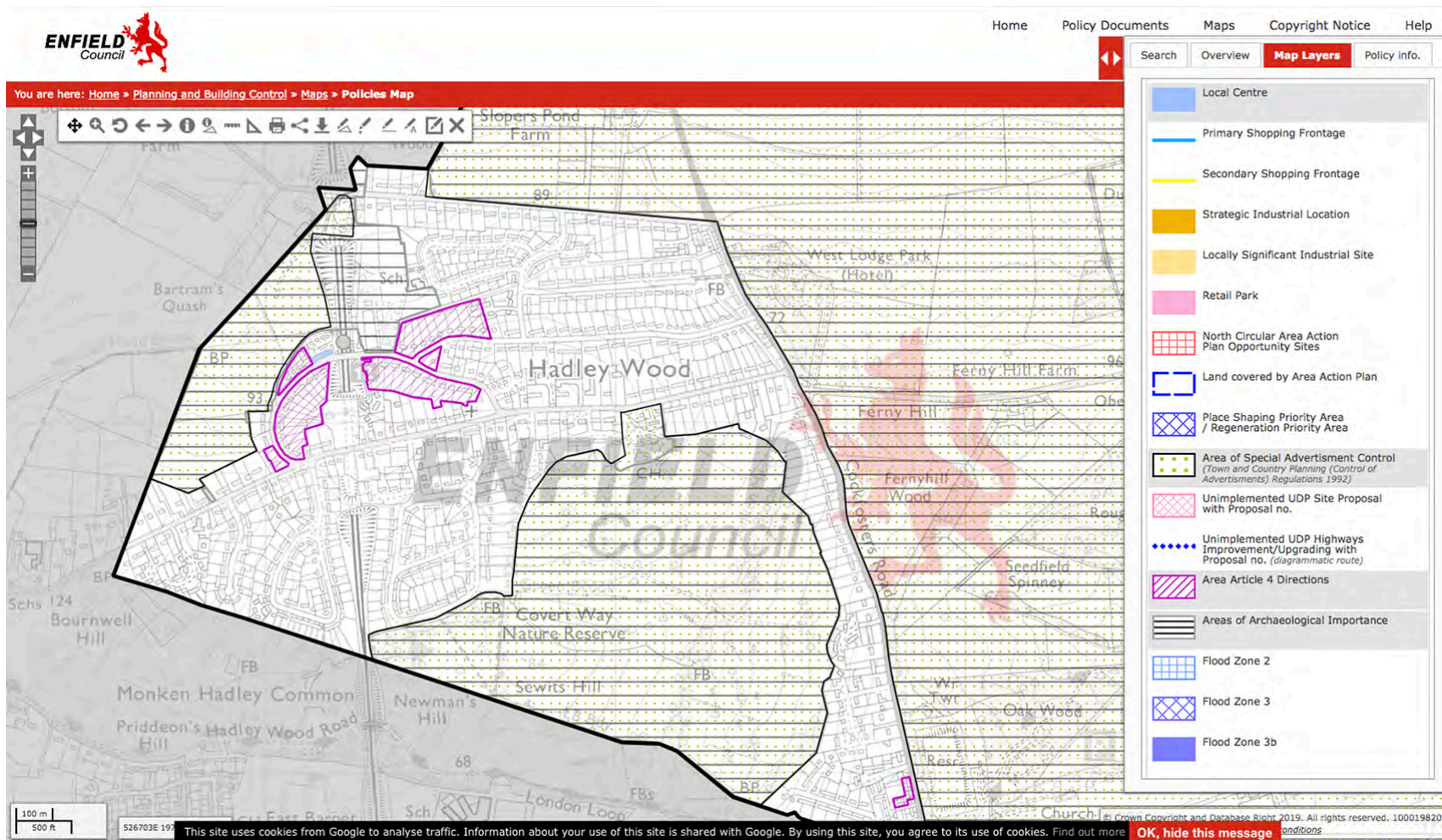


Figure 41: Extract from Enfield Local Plan policies map, showing Local Centres, Areas of Special Advertisement Control, Area Article 4 Directions, and Areas of Archaeological Importance

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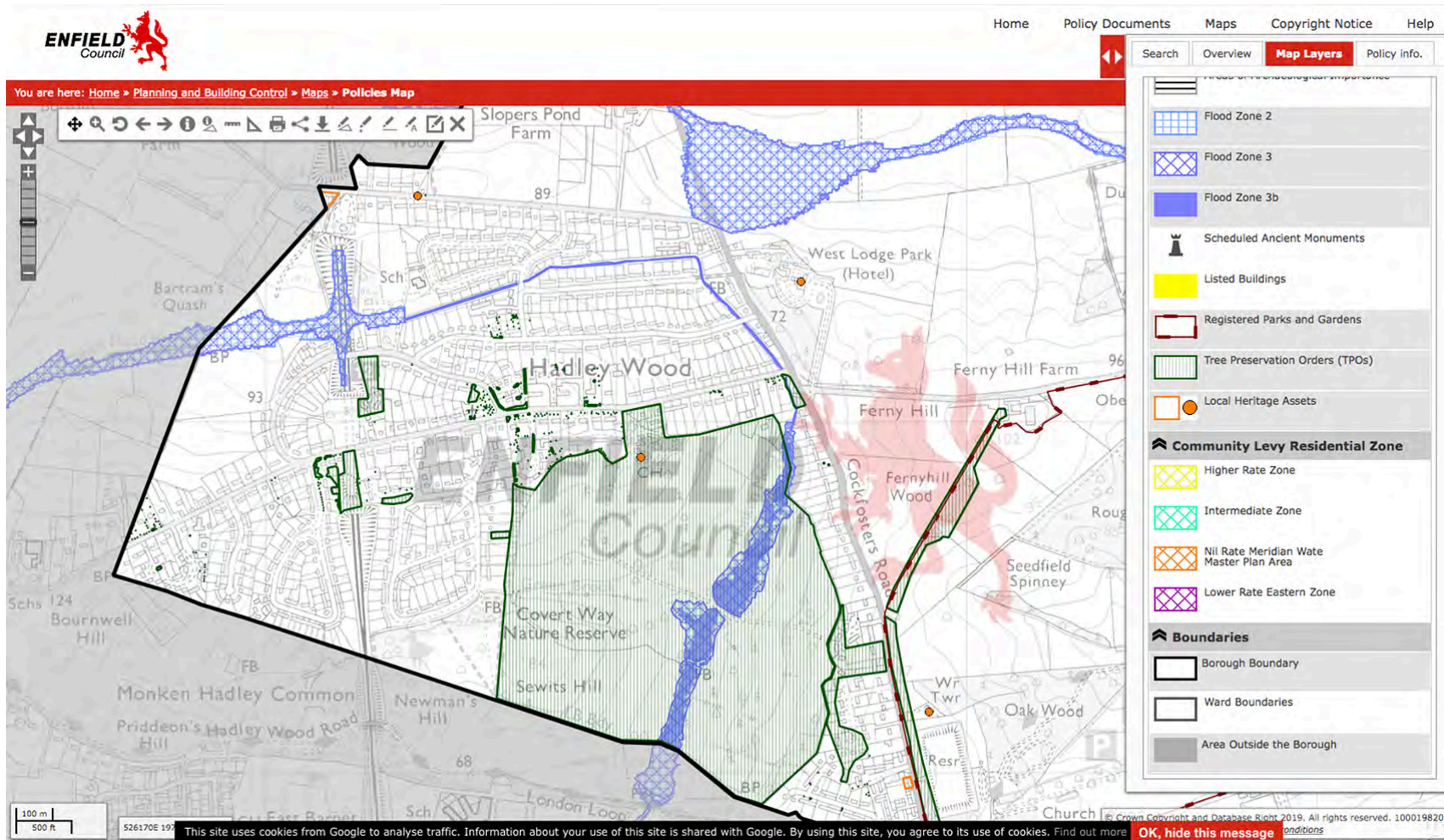


Figure 42: Extract from Enfield Local Plan policies map, showing Flood Zones 2, 3 and 3b / Registered Park and Gardens / Tree Preservation Orders / Local Heritage Assets

Appendix 8: Traffic Accident Data

The plan attached overleaf indicate the location and severity of all traffic incidents recorded over a nineteen-year period up to 2018, including all vehicle types and casualty types.

The information is taken from [Crashmap.co.uk](https://www.crashmap.co.uk), which uses data collected by the police about road traffic crashes where someone has been injured. The data is approved by the National Statistics Authority and released by the Department for Transport. The plan overleaf was accessed in June 2018.

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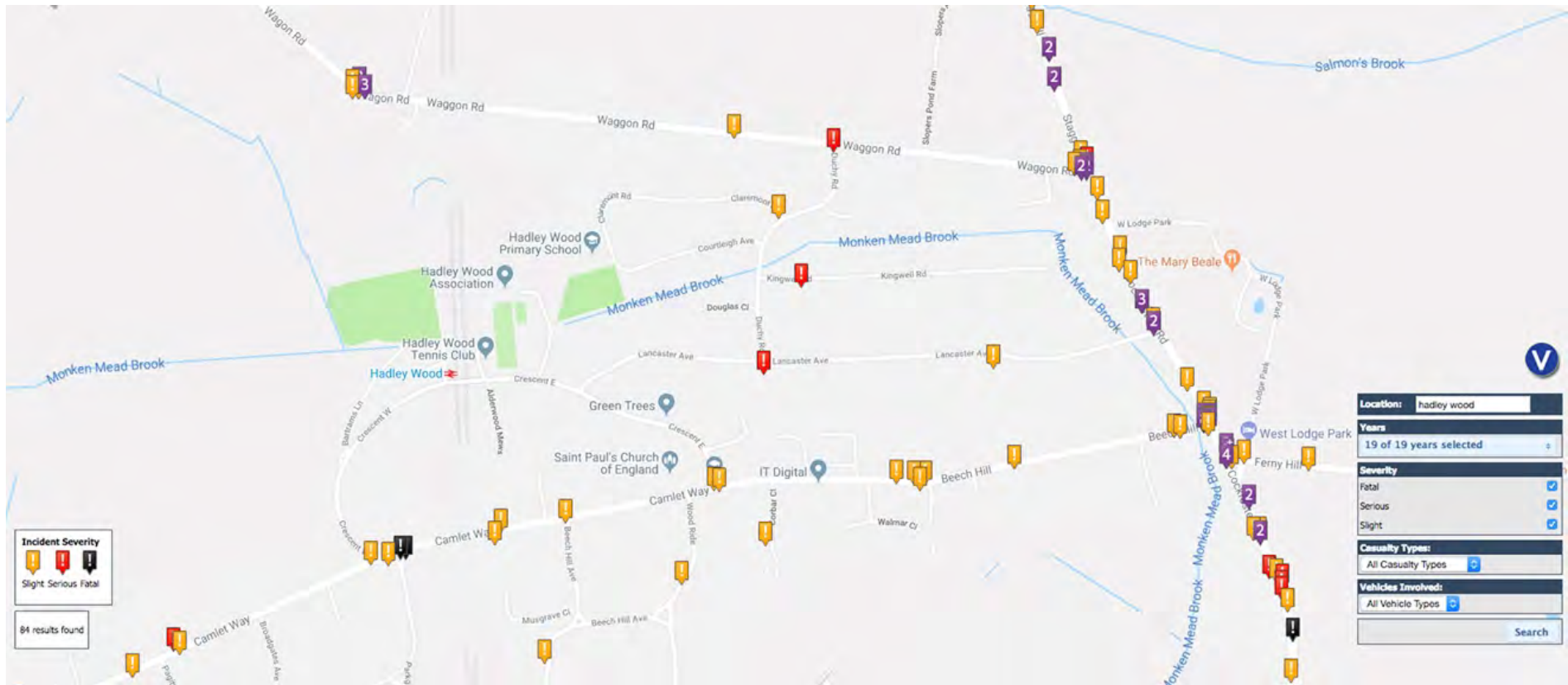


Figure 43: Location and severity of all traffic accidents in the Plan area over the last nineteen years. Source: <http://www.crashmap.co.uk/Search> (accessed June 2018)

Glossary of Terms

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

Affordable housing - includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

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

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

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

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

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

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

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

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

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

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

Listed Building – building of special architectural or historic interest.

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

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

National Planning Policy Framework (NPPF) - sets out government's planning policies for England and how these are expected to be applied. The current version of the NPPF was published in February 2019.

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

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

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

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

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

private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

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

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

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

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

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

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

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

Use Classes Order – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another class.

Acknowledgements

Hadley Wood Association would like to thank everyone who participated in consultation and engagement events to help shape and inform the Neighbourhood Plan.

We are particularly grateful to members of the HWNPF, who have committed their time, energy and passion to preparing the Neighbourhood Plan and helping to shape a better future for Hadley Wood.

We would also like to thank consultancy Troy Planning + Design for their help in preparing the Neighbourhood Plan (www.troyplanning.com).

Hadley Wood Association

Hadley Wood Neighbourhood Planning Forum

Neighbourhood Plan for Hadley Wood, 2020-2036

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