

But my reason for writing today is different. I think I might have mentioned to you that Enfield Council is currently consulting on the latest draft of its Local Plan: the document that will guide development in the Borough for the next decade or more.

While the new plan generally supports small scale infill development in existing residential areas, there is one part of one policy which – unless changed - could make it very difficult to secure planning for development on residential gardens in future – with implications for the value of your property. This is despite the housing shortage being so acute that Enfield Council now want to build on the green belt.

Innovative Infill have already made a long submission to the Council, but ours is only one voice. We are strongly encouraging every owner with whom we are working to take **two minutes today** to make a submission to Enfield Council. We have provided draft text below which you are welcome to copy into an **email and send to:**

localplan@enfield.gov.uk using 'Draft Local Plan' as the subject line.

The deadline for submissions is **midnight tonight, Monday 13September.**

POLICY SUBMISSION TO ENFIELD COUNCIL

Garden land is a valuable resource which serves the needs of both humans and nature. Many gardens are cherished and loved, but some are left as monotonous areas of grass or built over with unsightly garages. For others, especially many older residents, a large garden can become a burden, beyond their means or ability to maintain, a source of stress which detracts from their ability to enjoy their own home.

In many cases, suburban gardens – especially corner plots - can do more good for the community if repurposed to serve other needs. Many are large enough to accommodate thoughtfully designed, high-quality, own-door, detached family homes within established residential areas without harming existing residents. Some could accommodate smaller, single-storey homes, which give owners the option to downsize to a house better suited to their needs in the community they love while freeing up the original large family home for a new family. In all cases, when properly landscaped, these homes can actually enhance local character and biodiversity.

We therefore object to the currently proposed Policy DM BG6, which will effectively ban any form of development in the grounds around existing residential dwellings. This policy completely undermines council’s own policy (Policy DM H4) of permitting ‘incremental, sustainable intensification’ on small sites. Proposals for development in garden land should always be fairly assessed on their own merits, not subject to a blanket ban.

If you wish to read further, the full wording of the policy is below:

Policy DM BG6: Protecting open space:

3. Development will not be permitted on private or semi-private outdoor amenity space such as residential gardens and communal areas within housing estates and other similar non-designated open spaces (e.g. food growing plots) unless the loss of such space can be compensated and the development has overriding planning benefits.

and the full plan may be viewed at

<https://new.enfield.gov.uk/services/planning/elp-2039-reg-18-for-consultation-planning.pdf>

