

Hadley Wood Neighbourhood Plan July 2019

Your Voice

Supporting sustainable development

Preserving our local character and natural environment



Agenda

- Introduction Robert Wilson
- The Hadley Wood Neighbourhood Plan David Harbott
 - The scale of development in Hadley Wood
 - Our policies for endorsement, challenge and improvement
 - The one page summary
 - Indicative timetable
- Other planning challenges All

Supporting sustainable development

Preserving our local character and natural environment

Hadley Wood Neighbourhood Plan

Policy overview

Enhancing property values, increasing marketability, benefitting the environment



Neighbourhood Plan Timeline

Progress to date

- Neighbourhood Planning Forum established 2014
- Approved by Enfield Council 2015
- Workshops, surveys and interviews 2015-2016
- Grant funding received 2017
- Submitted consultation response to London Plan Feb 2018
- Year 2 grant funding applied for and awarded April 2018
- Heritage and Character Assessment published May 2018
- First draft Neighbourhood Plan July 2018
 - Reviewed by Committee and selected members
- Second draft Neighbourhood Plan Nov 2018
 - Published on HWA website Jan 2019
- Attended London Plan examination in public Feb 2019
- Submitted consultation response to the Enfield Plan Mar 2019
- Meetings with Enfield Council Officers Feb, Mar & June 2019
- Compliance checks by Enfield Council June 2019
- Neighbourhood Forum meeting TODAY

Development will protect/enhance the existing green and open space and the local environment
(Green belt, common land, open spaces)



Front and rear gardens, with lawns, beds and mature trees are also vitally important to the natural environment.

Development will ensure no net loss of bio-diversity in Hadley Wood



Development will maximise the retained front garden space.
Reinstatement of front gardens will be a requirement of future development.



Development will seek to retain all mature trees.

All mature trees lost will be replaced (with 3m+ saplings) on a 2 for 1 basis.



High, solid front boundary treatments will be avoided.

On streets where front boundaries and gates are appropriate, these will be of a railing design.



Hard standing will not dominate the front garden.

A minimum of x% of the front garden will be retained as lawn and planted areas.



Flood risk, drainage and waterlogging.

Sustainable Urban Drainage Schemes will be incorporated into all developments.



Space and views will be maintained between buildings avoiding the creation of a 'terracing effect'.

A minimum distance of 1m from the boundary with the adjoining property should be maintained (new build, extensions and reconstructions – including ground floor)

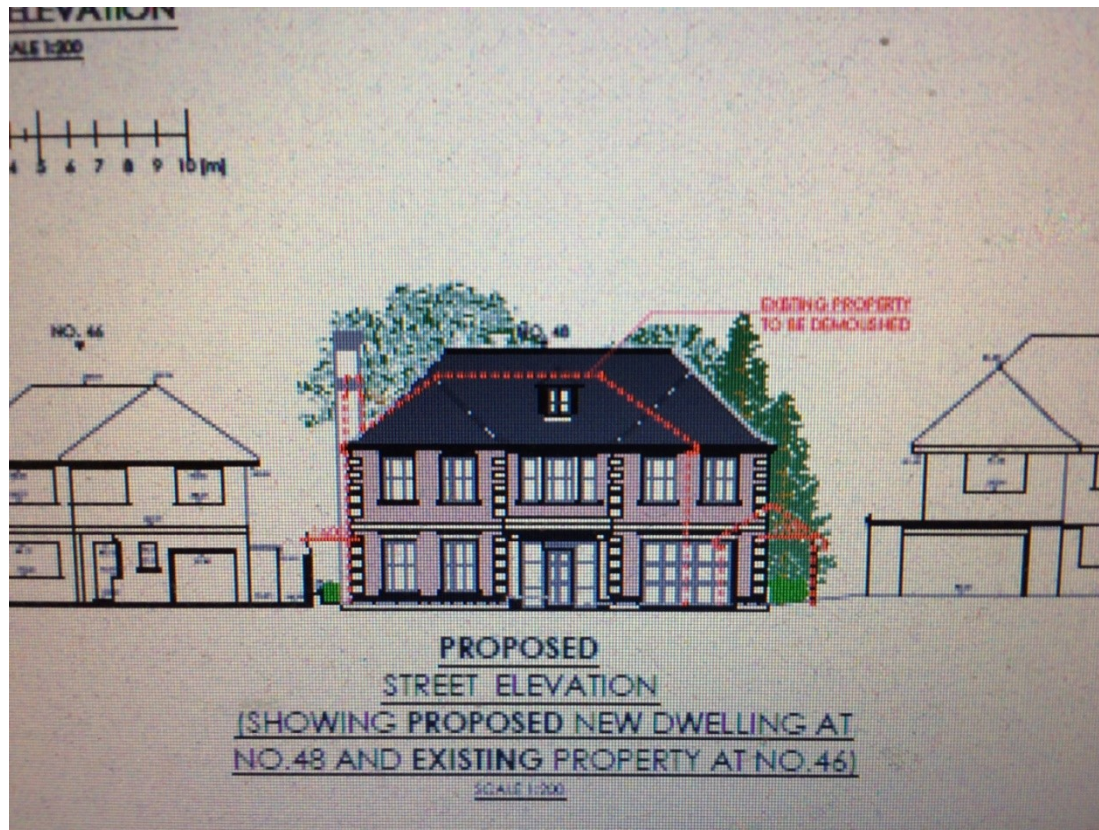


BASEMENTS???

Policies to be developed



The bulk and scale of new development will be softened by;
Increasing the distance to the neighbouring boundary,
Tiered and indented upper floors,
Pitched roofing to the sides.



Improving the content of Planning Applications

Planning applications for extensions and new developments will include full street elevation drawings (plus details of hardstanding, front boundary treatments, drainage and planting).



Planning applications for developments in rear gardens will include comprehensive drawings, showing all neighbours, front, rear and side.

Garden developments will not dominate any neighbouring properties.



Detailed design guidance is not incorporated in the Neighbourhood Plan.
The NP is focussed upon scale, proximity, views and green space.



Hadley Wood Neighbourhood Plan Summary

- Do you support development that **respects the natural environment and local character**?
- Do you wish to **retain the green belt** that surrounds Hadley Wood?
- Do you wish to **retain the open space** within Hadley Wood?
- Do you wish to **retain mature trees**, both in the public space and in private gardens?
- Where trees are lost during development, do you support a **2 for 1 replanting** policy?
- Do you wish to see a greater proportion of front gardens retained as green space, and **avoid excessive hard standing**?
- Would you support a project to **re-instate front gardens**?
- Do you want to **avoid solid front boundaries** that change the character of our streets?
- Do you want development to **improve drainage and avoid water-logging and flooding**?
- Do you want development to **allow more space between the house and the side boundary** with neighbours?
- Do you want future **back garden development to be more considerate to all neighbours**, both to the side and to the rear?
- Do you support **greater restrictions on permitted development**?
- Do you want Hadley Wood to have a **greater influence on planning decisions** made by Enfield Council?
- Do you want Hadley Wood to work with Enfield Council to **improve the monitoring of development** to ensure compliance with approved plans, planning policies, and conditions of approval?
- Do you want Enfield Council to undertake a **more robust validation and pre-assessment of planning applications**, prior to public consultation?
- Do you want **fewer objections to your own planning application**?
- Do you want **Hadley Wood to retain 25% of developers contributions** to the Council to invest in local priorities?

Do you support our polices that aim to deliver these objectives?

Do you have ideas that could strengthen the draft policies?

Mature back garden trees
Our local character and natural environment



View to the Crescent and Camlet Way from Wagon Road
Our local character and natural environment



Neighbourhood Plan Timeline

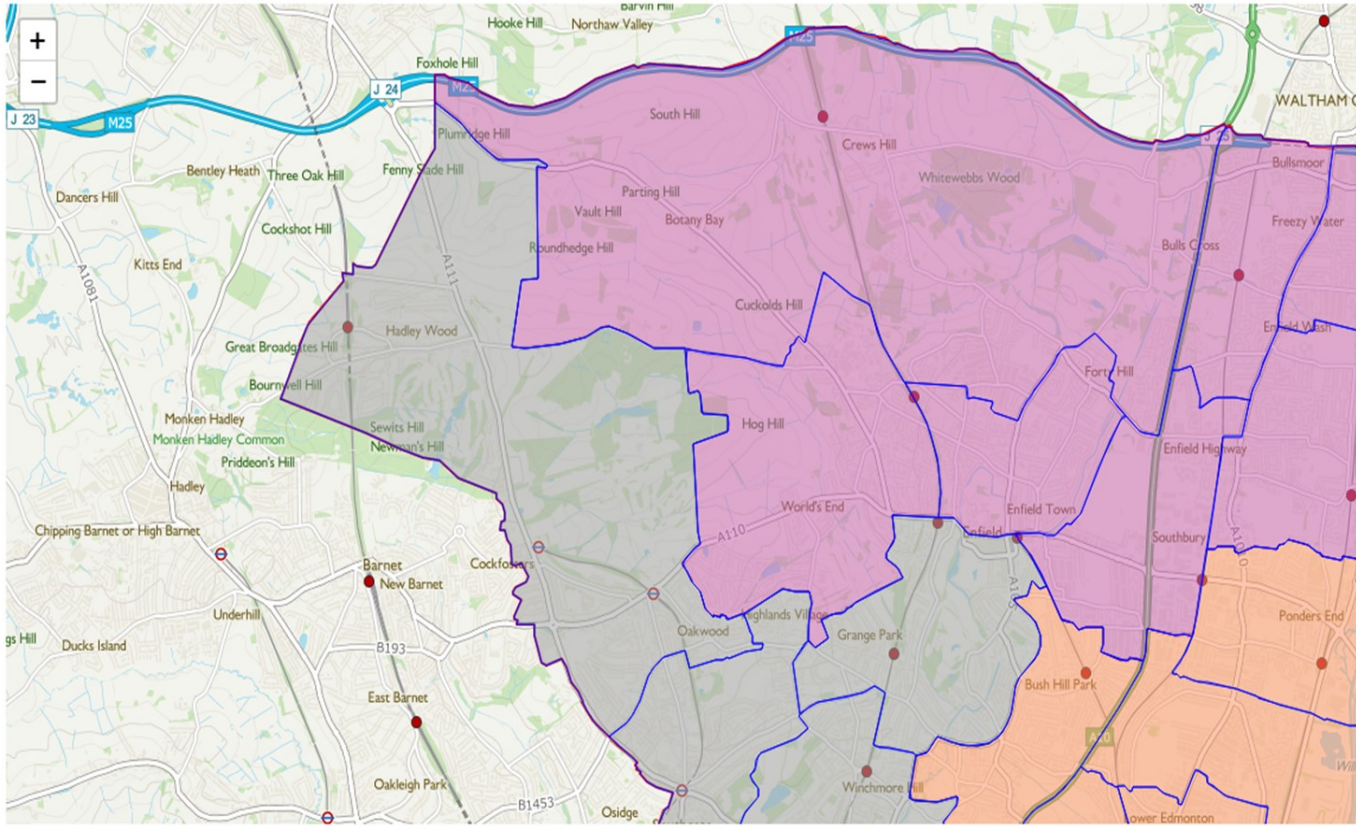
Target plan to completion

- Neighbourhood Forum meeting TODAY
 - **Endorsement by the local community**
 - **Amendments /improvements to draft policies**
- Review the revised NP with Enfield Council End Aug 2019
- Pre-Submission Consultation (6 weeks) Sept – Oct 2019
- **Formal Submission of the Plan** **End Oct 2019**
- Independent Examination Oct 2019 – Mar 2020
- Modify plan (as required) April 2020
- Referendum Thursday 28th May 2020



Other planning challenges

- The quality and content of planning applications
- Compliance with Enfield Planning Policies and Conditions of Approval
- Enforcement
- Cockfosters station car park – proposed development
- Boundary changes to the Cockfosters Council Ward



***Hadley Wood Neighbourhood Planning Forum
Supported by the Hadley Wood Association***

“Supporting sustainable development, preserving our local character and natural environment”

<http://www.hadleywood.org.uk/neighbourhood-planning-forum.html>

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