



HADLEY WOOD NEIGHBOURHOOD PLANNING WORKSHOP

26TH November 2015

This is a note of the neighbourhood planning workshop for the Hadley Wood community facilitated by Tony Burton in St Paul's Church on 26th November 2015. The workshop had two objectives:

- To introduce the concept of neighbourhood planning and provide an update on its progress elsewhere
- To report on the results of the survey of community views undertaken in 2015 by the Hadley Wood Association
- To elicit responses to some key questions on issues facing Hadley Wood and the potential role of a neighbourhood plan

Neighbourhood planning – scope and progress

Tony Burton introduced neighbourhood planning and noted the progress across England which has seen over 1,600 communities engaged since enactment of the Localism Act in 2011. This includes around 100 communities across London. Hadley Wood Neighbourhood Forum and neighbourhood area had been agreed by London Borough of Enfield on 7 July 2015. He confirmed that neighbourhood planning was a flexible tool which could address as many or as few issues as the neighbourhood forum wished. Tony provided a reminder that a neighbourhood plan could influence developments and changes of use which required a planning application and also influence the local priorities for use of the community infrastructure levy.

Hadley Wood Association – community survey

The survey had generated over 100 responses and provided a helpful analysis of the issues of interest to the local community. The full results are available from the Forum (hadleywoodplan@gmail.com).

The survey results include:

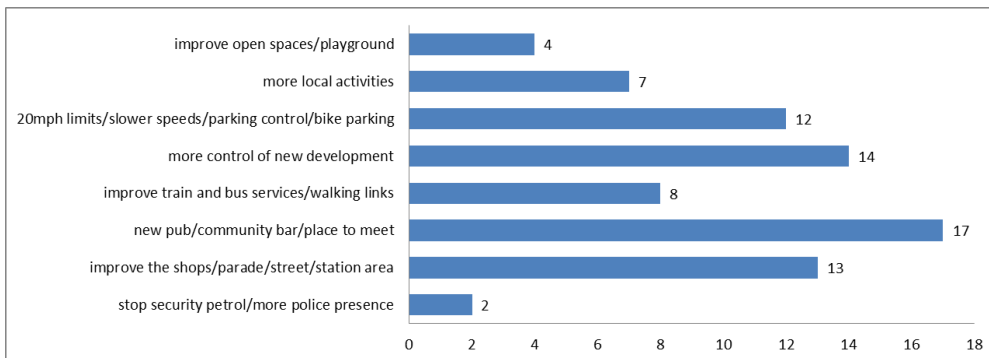
What people like



What people dislike



What people would like to change



What do we think about?

The meeting organised itself into a number of workshop groups to focus on some key questions which emerge from the issues identified in the community survey. Each group selected from a list of 24 questions with images to illustrate the relevant question. They recorded response to the issues chosen (see annex).



The choice of issues is one indication of the priority people attach in the area. The issues attracting the most responses were:

What do we think about our shops, station and the area around them – 12 responses

What do we think about houses built behind other houses – 12 responses

What do we think about the distance between neighbouring buildings and the way the boundary in front is marked and planted – 9 responses

What do we think about the Association buildings and land – 8 responses

What do we think about new houses – 7 responses

11 of the 24 questions generated no responses.

Conclusions

A neighbourhood plan can play an important role in addressing many of the issues identified by the local community, both through the community survey and at the workshop.

There is a particular focus on:

- New housing development
- Building and other changes within existing domestic building plots
- The shared facilities of the shops and station and their public realm
- The future of the buildings and land managed by Hadley Wood Association

The first two issues can be addressed through criteria based policies drawing on a good understanding of the character and design qualities of Hadley Wood. The last two issues can be addressed through a more location-specific approach in discussion with relevant owners and managers. The views of Network Rail, Hadley Wood Association and local shopkeepers will be particularly important.

The importance of trees and green space is a recurring theme in the feedback and is identified by many as what defines Hadley Wood's character. A neighbourhood plan has particular scope to identify and designate Local Green Space which is valued by the community.

Hadley Wood questions for consideration

1. WHAT DO WE THINK ABOUT THE WAY WATER AND RUNOFF IS DEALT WITH?	<ul style="list-style-type: none"> • No help from Thames Water • More people affected than are coming forward • Planning needs to slow down water
2. WHAT DO WE THINK ABOUT DRIVEWAYS?	
3. WHAT DO WE THINK ABOUT MATERIALS AND STYLES	<ul style="list-style-type: none"> • Variety is fine but frontage needs to be in keeping with neighbourhood • Keep to the same style of houses. Not these huge new houses
4. WHAT DO WE THINK ABOUT FRONT WALLS	
5. WHAT DO WE THINK ABOUT GRASS VERGES AND STREET TREES?	<ul style="list-style-type: none"> • Like trees, grass verge, encourage and maintain
6. WHAT DO WE THINK ABOUT ROOF SLOPES, SHAPES, SIZES AND WINDOWS?	
7. WHAT DO WE THINK ABOUT SOLA PANELS AND AIR CONDITIONS UNITS?	
8. WHAT DO WE THINK ABOUT FRONT GATES, ENTRY SYSTEMS AND RAILINGS?	
9. WHAT DO WE THINK ABOUT STREET MATERIALS AND MARKINGS?	
10. WHAT DO WE THINK ABOUT WINDOWS, DOORS AND BUILDING DETAILS?	
11. WHAT DO WE THINK ABOUT MATURE TREES AND HOW THEY RELATE TO BUILDINGS AND OUR SKYLINES?	<ul style="list-style-type: none"> • Protect older trees • Encouragement to plant new trees in place of diseased ones • Defines Hadley 'Wood'

	<ul style="list-style-type: none"> • Part of our identity
12. WHAT DO WE THINK ABOUT BASEMENT BUILDING?	<ul style="list-style-type: none"> • Resist due to soil issues • Very against – affects water table, causes problems for other houses
13. WHAT DO WE THINK ABOUT GARDEN PLANTS AND LANDSCAPING?	
14. WHAT DO WE THINK ABOUT THE 'BUILDING LINE', WHETHER HOUSES ARE ALL IN A LINE OR SOMETIMES COME FORWARD OR ARE SET BACK FROM NEIGHBOURS?	
15. WHAT DO WE THINK ABOUT THE DISTANCE BETWEEN NEIGHBOURING BUILDINGS AND THE WAY THE BOUNDARY IN FRONT IS MARKED AND PLANTED?	<ul style="list-style-type: none"> • Allowed 1m away but no enforcement, permission given for closer. • Could say 2m to boundary but enforcement needed • Previously has been 1m at ground floor and 2m above but now allowed 3 stories at 1m separation so almost like terraced housing. • Maximising house space and not allowing for garden area. • If/when building is done closer than 1m there is nobody to enforce rules and distances. • Reduces sense of space. Privacy. Impact on light enjoyed by neighbours. Access issues. • Loss of open space, privacy, smaller gaps between properties, lack of natural light • Complicated boundary issues • Any new development should consider the character of the street
16. WHAT DO WE THINK ABOUT THE SHAPE, SIZE AND DESIGN OF EXTENTIONS?	<ul style="list-style-type: none"> • Need housing design improvement and limits on styles • Too close together, greater distance required

17. WHAT DO WE THINK ABOUT OUR WATERWAY?	
18. WHAT DO WE THINK ABOUT OUR STREETVIEWS? ARE THERE DIFFERENT STREET CHARACTERS? IF SO WHAT AND WHERE ARE THEY?	<ul style="list-style-type: none"> • What are existing covenants/restrictions – are they being enforced? • Should be in keeping • Limit heights when out of character. • Street character and gating should be better controlled • Keep the different street characters (keep the open views of streets) e.g. mock Tudor on Parkgate Avenue, keep the same house styles.
19. WHAT DO WE THINK ABOUT NEW HOUSES?	<ul style="list-style-type: none"> • Accept there will be development but needs to be in keeping • Need housing design improvement and limits on styles • Too close together, greater distance required • Not opposed to new designs but need to be in keeping with area both in terms of style and size. • Keep blocks of flats in proportion to the neighbourhood • Houses too big for their plots • Conservation area should be protected
20. WHAT DO WE THINK ABOUT BINS?	<ul style="list-style-type: none"> • Eye sore – obligation on home owners to disguise/put away
21. WHAT DO WE THINK ABOUT HOUSES BUILT BEHIND OTHER HOUSES?	<ul style="list-style-type: none"> • Good gardens for families are a special features of HW • Overcrowded development • Design quality important • Severely limit back garden infill and subdivision • Has impact on green space, traffic, privacy, parking, run off due to increased tarmac.

	<ul style="list-style-type: none"> • Tree depletion. • Density of population beyond community capacity. • No! completely changes the character of Hadley Wood • Loss of green space and privacy. • Sets a precedent to others to encourage more • Particularly wrong in conservation area • Changes ratio of building to land.
<p>22. WHAT DO WE THINK ABOUT THE ASSOCIATION BUILDINGS AND LAND?</p>	<ul style="list-style-type: none"> • Get the open space designated as popular, well used, important to community • The Hadley wood open space includes tennis courts/HWA fields and woods over to and including the Bartram's Lane field. • Aim to protect this open space by designation. • Great resource/facility/improve both appearance and access to it. • Hub of the community • Open space designations should be 'local green space' and include tree lines. Both on association land and elsewhere • This should be kept for the people of Hadley wood • Renew the lease and treat the area as green space/green belt.
<p>23. WHAT DO WE THINK ABOUT SIDE AND BACK BOUNDARIES?</p>	
<p>24. WHAT DO WE THINK ABOUT OUR SHOPS, STATION AND AREA AROUND THEM?</p>	<ul style="list-style-type: none"> • Planning restriction on change of use of shops needed • Improve shopfronts, plants, paving, trees • Restrict car speed by shops • Type of shops/sustainability of shops to meet needs of community

	<ul style="list-style-type: none">• Range of shops, their use, local service – need to keep as a local resource• They look shabby/tired. Need joint action to improve• Greater variety of shops, everyday shops (baker, grocer etc.) would be good.• Enforce parking regulations already in place.• Encourage use of pavement space to facilitate community contact.• Restrict parking to 2 hours• Keep the shops – no change of use• Increase diversity of shops
WHAT ELSE?	<ul style="list-style-type: none">• Improve parking• Neighbourhood forum should be automatically informed by Enfield for any new planning application in the area.