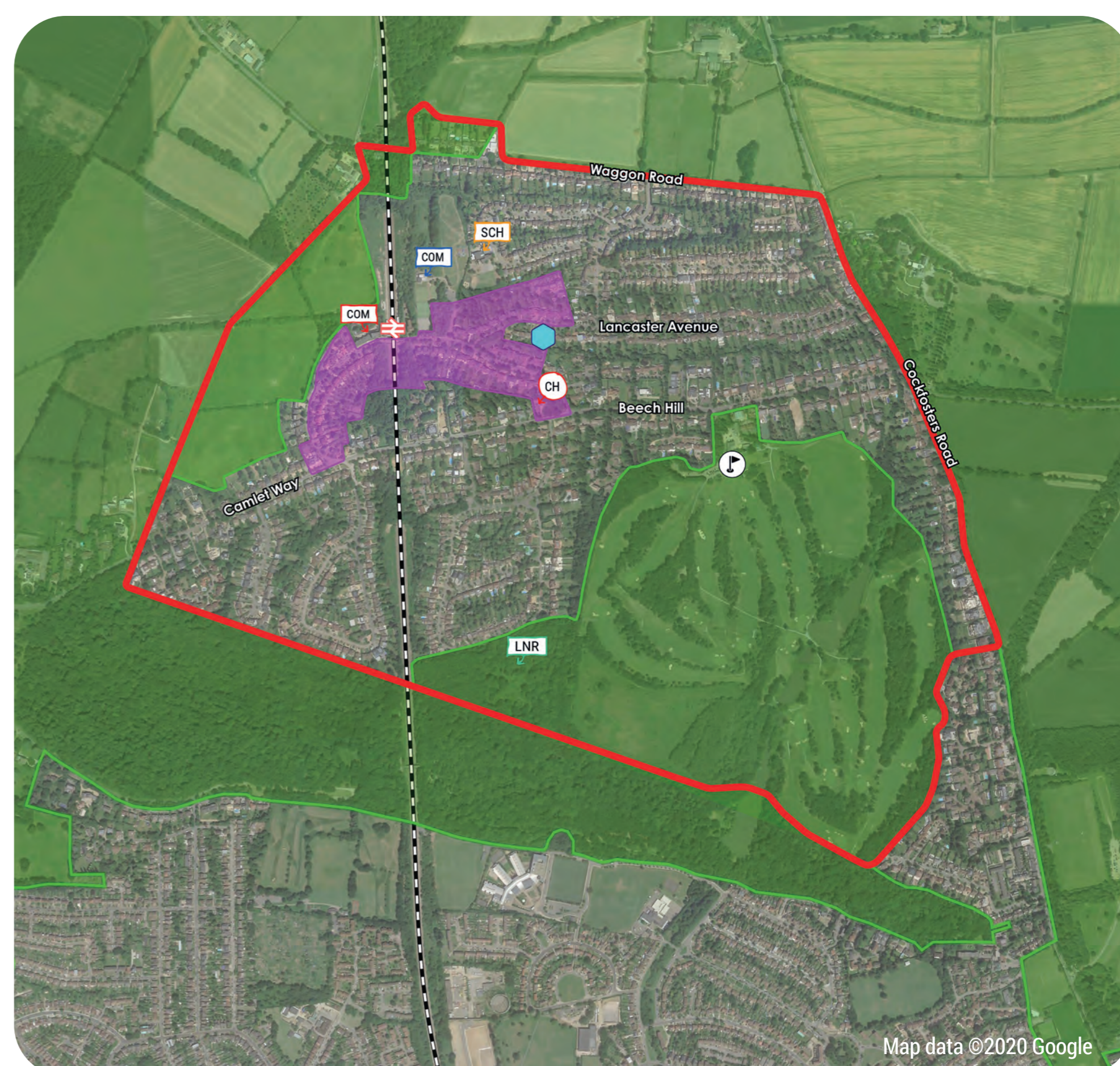


# OUR HADLEY WOOD OUR NEIGHBOURHOOD PLAN

With your support we have prepared a draft Neighbourhood Plan. This is an exciting opportunity for local residents and businesses to influence future development, and to make Hadley Wood an even better place to live, shop and work. Please let us know what you think about the Plan and policies.

- Our community will benefit as we protect and preserve the best of local character and the natural environment, including our local Green Belt.
- Planning applicants will benefit from clearer policies and guidelines.
- Neighbours will benefit from more sympathetic, sustainable and less intrusive development.
- Our community will benefit from accessing 25% of developers' contributions (CIL) to the Council, to invest in local priorities.
- Homeowners will benefit – space, views, trees and gardens add to the marketability and value of our properties.

To find out more about the Plan visit the Hadley Wood Neighbourhood Plan website or view the material at venues around Hadley Wood.



## THE AREA COVERED BY THE HADLEY WOOD NEIGHBOURHOOD PLAN

Neighbourhood Area	Hadley Wood Station	Community Asset - Crescent West Local Parade
Green Belt	Hadley Wood Primary School	Community Asset - Hadley Wood Association and Hadley Wood Tennis Club
Conservation Area	Covert Way Local Nature Reserve	Synagogue
Railway Line	St Paul's Church	Hadley Wood Golf Club

Note: Context

The Neighbourhood Plan (NP) will provide local planning policy and guidance, alongside the Enfield Plan, Enfield's Planning Policies, the London Plan, and national policy and legislation.

Individual developments will continue to be subject to specific Planning Applications, and the authority to approve or refuse will remain with Enfield Council.

This Neighbourhood Plan will 'add significant weight' to those policies that are of greatest importance to our community.

The NP cannot override the proposal to redesignate and build on the Green Belt. However, the Independent Examiner of Enfield Council's draft Local Plan would attach great weight to the NP having a policy to explicitly protect the Green Belt.

**Supporting sustainable development, Preserving our local character and natural environment,  
Protecting our Green Belt**

**Please tell us what you think - The consultation period ends on Sunday 3rd July 2022**

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# OUR HADLEY WOOD OUR NEIGHBOURHOOD PLAN

## WHAT IS THE FOCUS OF THE NEIGHBOURHOOD PLAN?

During the production of the Plan many local residents, businesses and other stakeholders were consulted. The key observations and concerns raised included:

- Hadley Wood is a distinct and well-defined neighbourhood, characterised by green spaces, mature trees and beautiful gardens, but new development is putting this at risk and has increased the possibility of flooding.
- There is overwhelming opposition to building on the Green Belt, specifically the local fields owned by the Duchy of Lancaster, but also in the wider area of Enfield, Barnet and Herts mere that surrounds Hadley Wood.
- The wide range of property styles adds character and variety, and the distance between properties gives a sense of space; new development should reflect the architecture in the immediate vicinity, the best qualities of the built form and not dominate the plot or their neighbours.
- There is a strong sense of community, but the area is poorly served by services and facilities, and those that exist would benefit from refurbishment and renewal.
- Hadley Wood is very poorly served by public transport and there is congestion along the Cockfosters Road, Waggon Road and Camlet Way at peak commuter periods. There is also a need to improve local footpaths and walking and cycling links to surrounding areas.

## 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.*

*Green spaces, trees and vegetated gardens, so important to our distinct character, 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.*



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



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.



Views of the surrounding countryside are a key feature of Hadley Wood

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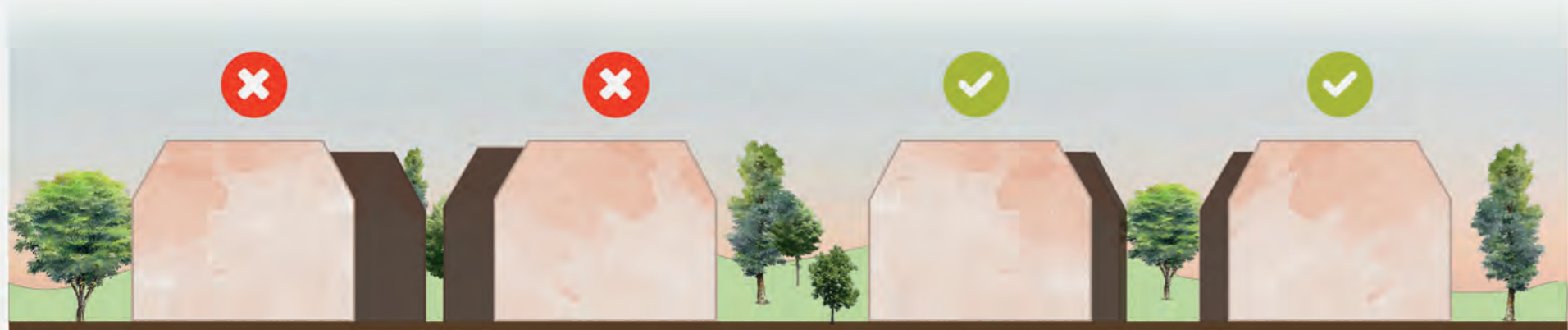
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# OUR HADLEY WOOD OUR NEIGHBOURHOOD PLAN



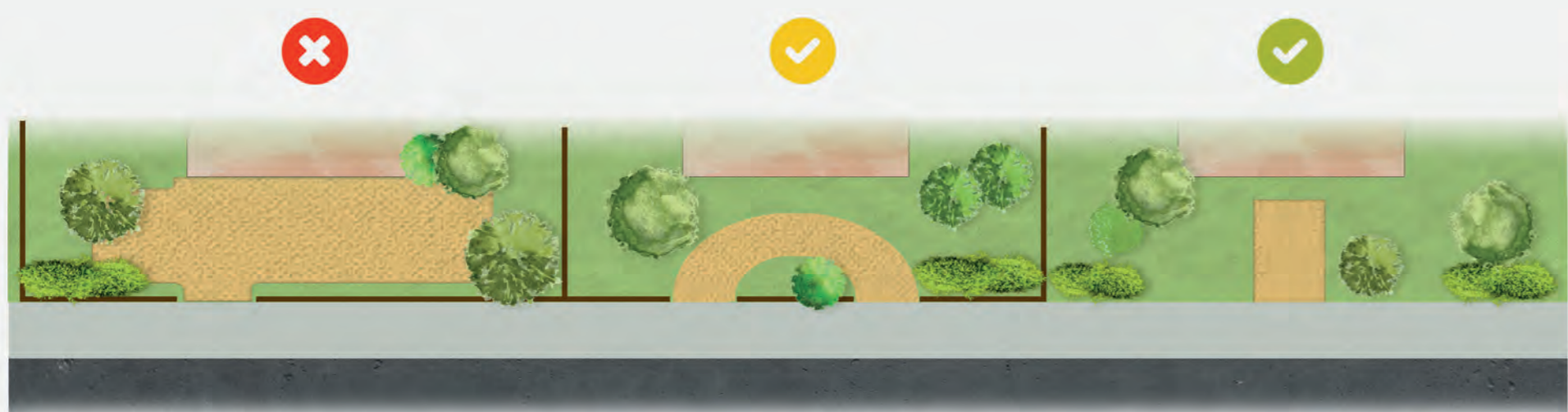
Above: Many streets in Hadley Wood are characterised by detached properties with space between these providing a sense of openness and views through to the surrounding landscape.



Above: Where **extensions** are proposed they should be in proportion to the existing building, allowing for the sense of space and views to be maintained. Large extensions and new development which occupy most of or the entirety of the plot width are discouraged. This creates a **terracing effect** which undermines the character of the street.



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**.



Above: This shows a plan view of houses and front gardens. The presence of boundary walls has led to a sense of enclosure, undermining wide views of the street. The paving over of front gardens with large areas of impermeable surfacing also impacts on the character of the street, as well as contributing to localised surface water issues. Property owners are encouraged to **retain landscaped gardens**, or **reconvert hard surfacing back to landscaping**. Where off-street parking is provided, it should incorporate permeable surfacing and landscaping wherever possible.



Front gardens that are open to the street are important to the character of Hadley Wood and sense of space. Where paving of front gardens does take place, it should be limited and retain natural surfaces and planting.

A small front garden created alongside new hard-standing

## CHARACTER AND NATURAL ENVIRONMENT: DESIGN AND FLOOD RISK

Future development will respect the built character, natural environment and the setting of Hadley Wood, and will more effectively manage and mitigate flood risk and surface water run-off.

### Our proposed policies for Hadley Wood are:

- To limit proposals for development that create a 'terracing' effect, and to ensure that space and views of the verdant backdrop between properties are maintained.
- To ensure all new development responds to the scale of existing buildings and considers the capacity of local infrastructure to accommodate incremental change.
- To retain the open nature of the street scene, mature hedges, trees and other natural features. Where front boundary walls, railing and gates are proposed, these should be low level.
- When paving front gardens, a minimum of 25% of the area is to be retained as vegetated green space to protect local character, support biodiversity, and to mitigate flood risk. Permeable and porous materials must be used. Support is also given to the reinstatement of front gardens and planting of trees and shrubs.
- Proposals for development shall be subject to flood risk assessment and make use of sustainable urban drainage systems.

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Protecting our Green Belt**

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# OUR HADLEY WOOD OUR NEIGHBOURHOOD PLAN

## CHARACTER AND NATURAL ENVIRONMENT: OPEN SPACE

Development should protect and enhance the existing green and open space in and around Hadley Wood, and provide new tree planting.

Our proposed policies and projects for Hadley Wood are:

- To retain existing trees and, where loss is unavoidable as a result of development, to replace them on a ratio of at least 2:1. New and replacement trees should be of species native and appropriate to Hadley Wood.
- To extend the Tree Protection Order in the Conservation Area across the entire neighbourhood area.
- To designate important Local Green Spaces in Hadley Wood that protects them from future change and development.
- To strongly support the retention of the Green Belt within and surrounding Hadley Wood, an area of precious landscape character, of archaeological importance, and a significant natural resource for biodiversity and drainage.



### PROPOSED LOCAL GREEN SPACE DESIGNATIONS IN HADLEY WOOD

Note: An adopted Neighbourhood Plan with policies to preserve and protect the Green Belt will strengthen the case to oppose development on the Duchy of Lancaster fields (as included in the Draft Enfield Plan).

#### 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 line (Bartrams Lane).
7. Hadley Wood Association land over the north tunnel.
8. The fields to the north of Camlet Way and West of Crescent West (owned by the Duchy of Lancaster and adjacent to the HWA land at Bartrams Lane).
9. Hadley Wood Golf Club.
10. Covert Way Nature Reserve.
11. Sewits Hill (private land owned by Hadley Wood Golf Club)

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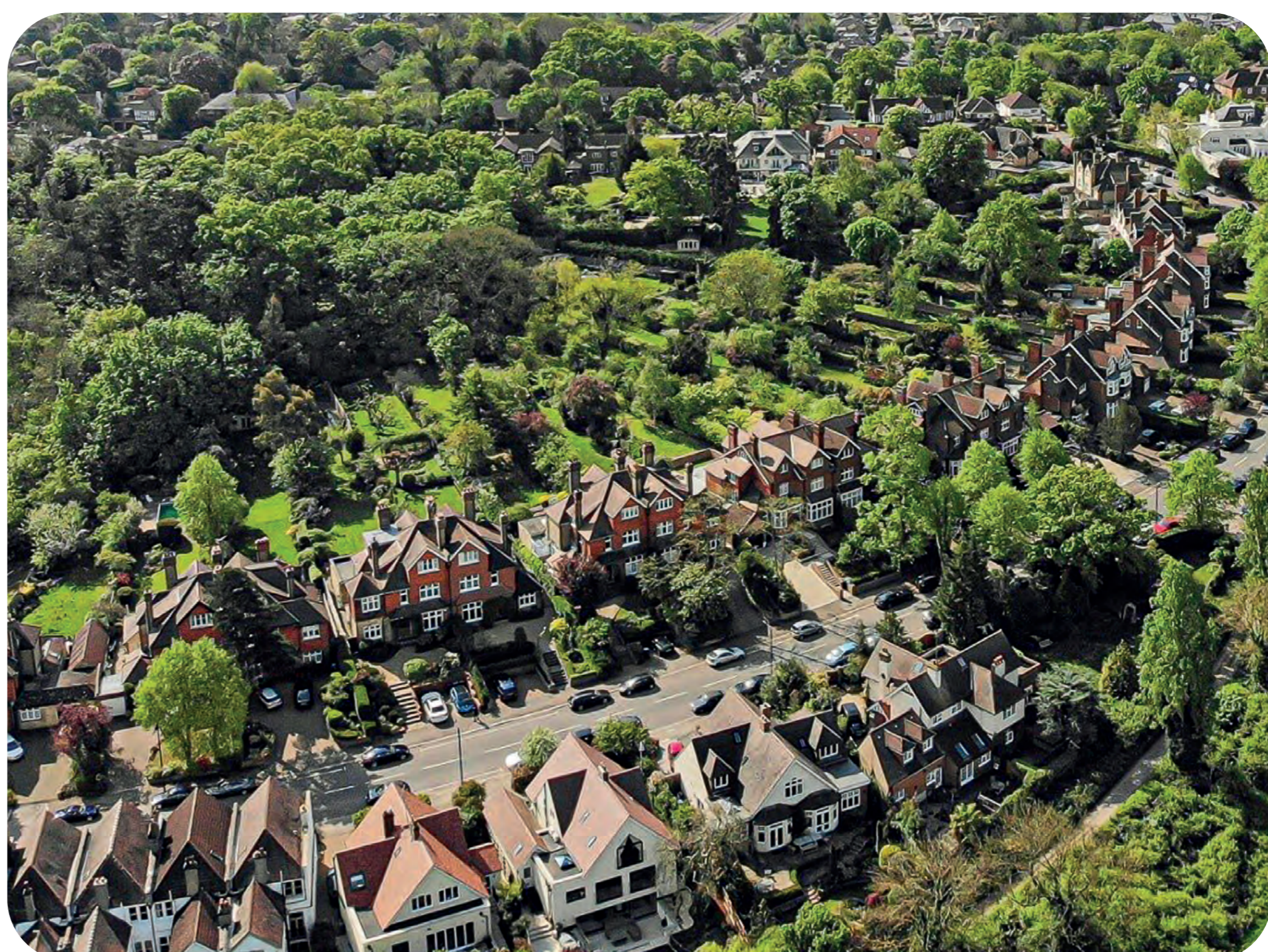
# OUR HADLEY WOOD OUR NEIGHBOURHOOD PLAN

## HOUSING, DESIGN AND DEVELOPMENT

Proposals for new housing should provide a mix of housing sizes and types, providing greater choice and opportunity, and be of a high-quality of design, reflecting local character and built form.

Our proposed policies and projects for Hadley Wood are:

- Resist the loss of one, two and three bedroom homes.
- Encourage proposals that provide for people looking to downsize as well as those looking for their first home.
- Seek to provide affordable housing in new development and to design this to be well integrated with and of equal quality to market housing
- Require new development to respond to the height, scale, massing, architectural features and details of existing buildings that characterise each distinct locality in Hadley Wood. Heritage features should be conserved and enhanced.
- New development should respect existing building lines and not dominate or cause overbearing to neighbouring properties.
- Require developers / builders to register under the national Considerate Constructors Scheme, to minimise nuisance to neighbourhood amenity during the construction period.



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# OUR HADLEY WOOD OUR NEIGHBOURHOOD PLAN

## SERVICES AND FACILITIES

Development should support and contribute to the provision of community facilities in the area, bringing improvements for the local population and local retail businesses.

Our proposed policies and projects for Hadley Wood are:

- To resist development that would result in the loss of community facilities
- Support applications to enhance or provide new community facilities, which should be accessible to all by foot and by bike, and where facilities are designed to allow for the widest possible use and activity.
- To retain the local shops on the Crescent West parade.
- Where proposals for community facilities or intensification of the Crescent West parade are made, that their design should be of the highest quality and reflect the qualities of surrounding buildings.
- To improve the quality of the public space along the Crescent West parade, including new tree planting and more places to sit and relax, strengthening its role as a community hub.



The Local Parade and Railway Station - Aerial View



The Local Parade

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# OUR HADLEY WOOD OUR NEIGHBOURHOOD PLAN

## ACCESS AND MOVEMENT

We would like to see better access for all in Hadley Wood. Development should support and contribute towards enhancing the provision of public transport, pedestrian and leisure footpaths and cycle routes.

**Our aspirations for Hadley Wood include:**

- Encourage proposals to incorporate improved and extended footpaths and cycle paths.
- Enhance the network of safe walking and cycling routes between Hadley Wood, Monken Hadley, New Barnet, Cockfosters and Trent Park.
- To improve bus links from the centre of Hadley Wood to both Cockfosters and High Barnet (potentially by extending the route and frequency of the 399 service).
- Continue to campaign for improvements to railway station facilities.



Hadley Wood Association facilities.

## PROJECTS FOR HADLEY WOOD

The Community Infrastructure Levy is a charge levied on development payable to Enfield Council to be spent on infrastructure projects that help address the demands arising from growth. When the Neighbourhood Plan is brought into force 25% of all monies from development in Hadley Wood will be ringfenced for spending on local projects.

**We would like to use the neighbourhood portion of the Community Infrastructure Levy to contribute towards initiatives such as:**

- Improvements to public space around the shopping parade and station, making this a more attractive place for people to spend time in.
- An enhanced network of well-connected, all-weather walking and cycling routes to Monken Hadley, New Barnet, Cockfosters and Trent Park.
- Incorporation of rain gardens and other sustainable urban drainage systems in the streets of Hadley Wood to help manage and mitigate flood risk.
- Creation of a wetland area within Monken Hadley Common to manage surface water run-off.
- Improving the quality of community facilities in Hadley Wood for the enjoyment of all.

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# OUR HADLEY WOOD OUR NEIGHBOURHOOD PLAN

**THANK YOU...  
FOR READING THIS PLAN SUMMARY.**

**Please do complete the questionnaire and let us know what you think about the draft Plan and policies.**

We will review all feedback and prepare a revised Plan for submission to Enfield Council later this year.

This will be subject to an independent examination and, eventually, a referendum.

If you vote in favour of the Neighbourhood Plan at the referendum it will then be used to guide, shape and determine planning applications and investment opportunities in Hadley Wood. This Plan will put in place policies such that any future growth in Hadley Wood is done in the right way, bringing benefits to the locality and effecting positive change for current and future generations.

Please complete the feedback form that accompanies this summary, and return it to Hadley Wood Neighbourhood Planning Forum, c/o Londis, Crescent West.

The feedback form can also be downloaded from the website and submitted as an email attachment.



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# HADLEY WOOD NEIGHBOURHOOD PLAN

## REGULATION 14 CONSULTATION: FEEDBACK FORM

**Please Return by 3rd July 2022 to Londis, Crescent West.**

The draft Hadley Wood Neighbourhood Plan reflects comments made during earlier consultation events. We now seek your views on the latest draft, which will be considered when the final version is prepared.

Before completing this form please familiarise yourself with the draft Summary and/or Plan, which are available at [www.hadleywoodnp.co.uk](http://www.hadleywoodnp.co.uk). The website also has a version of this form that can be submitted online, and it has details of where hard copies of the Plan are made available.

### PART 1: PERSONAL INFORMATION

Name	
Organisation (if applicable)	
Address	
Postcode	
Email	

#### Are you:

A resident of Hadley Wood	
An employee or business owner in Hadley Wood	
Other (please indicate)	

#### Your age:

Under 25	25 - 45	46 - 65	Over 65	Would rather not say

#### Are you:

Male	
Female	
Would rather not say	

## PART 2: CONSENT

We need to store your personal information in order to process your comments.  
Please confirm that you agree to the following:

I consent to Hadley Wood Neighbourhood Planning Forum storing my personal data.	Y	N
I consent to my name being published alongside my comments in the Consultation Statement prepared for submission and examination of the Neighbourhood Plan.	Y	N
I consent to be contacted with regard to my response by Hadley Wood Neighbourhood Planning Forum.	Y	N

### General Data Protection Regulations (GDPR): protecting your data

Your details will only be used for the purposes outlined herein. A summary of all comments will be made publicly available, but personal information will be confidential and processed in line with the Data Protection Act 1988 and General Data Protection Regulations.

Per the new General Data Protection Regulations (GDPR), please confirm that the Forum may pass on your contact details (name, address, email address) to Enfield Council so they can contact you at the Regulation 16 consultation and examination stages if required.

I consent to Hadley Wood Neighbourhood Planning Forum passing my contact details (name, address, email address) to Enfield Council so that I can be contacted regarding the Regulation 16 consultation and examination stages.	Y	N
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## PART 3: COMMENTS

The draft Plan includes policies that will help shape future development in Hadley Wood. These are highlighted in green boxes throughout the Plan and prefixed with the words '*POLICY HW*'.

The Plan also includes wider projects and ideas, which are highlighted in tan coloured boxes and prefixed with the words '*ASPIRATION HW*'.

Your comments will be considered and may result in modifications to the draft Plan before it is submitted to Enfield Council for independent examination.

**Please complete the questionnaire and return it to Londis, Crescent West.**

**Alternatively, you can submit an online form on the website: [www.hadleywoodnp.co.uk](http://www.hadleywoodnp.co.uk)**

Thank you for your time and feedback.

## PROPOSED POLICIES

Please tick the number which most closely reflects your view:

1 = Strongly Agree | 2 = Agree | 3 = Neither Agree nor Disagree | 4 = Disagree | 5 = Strongly Disagree

Policy/page Reference	Policy Name	Please tick only one number per row				
		1	2	3	4	5
HW-C1 (Page 25)	<b>Character, setting and views</b> <i>Space and views between properties will be retained</i>	1	2	3	4	5
HW-C2 (Pg 29)	<b>Trees, the natural environment and biodiversity</b> <i>Developers will preserve trees and landscaping</i>	1	2	3	4	5
HW-C3 (Pg 32)	<b>Boundary walls, railings and gates</b> <i>Low walls will allow views of our beautiful gardens</i>	1	2	3	4	5
HW-C4 (Pg 39)	<b>Paving of front gardens and off-street parking</b> <i>Use permeable materials and retain 25%+ as garden area</i>	1	2	3	4	5
HW-C5 (Pg 40)	<b>Small sites, including back gardens</b> <i>Development must not harm character and biodiversity</i>	1	2	3	4	5
HW-C6 (Pg 48)	<b>Flooding risk</b> <i>Development must not increase flooding and waterlogging</i>	1	2	3	4	5
HW-C7 (Pg 49)	<b>Sustainable urban drainage (SuDS)</b> <i>Development must incorporate SuDS to improve drainage</i>	1	2	3	4	5
HW-iv (Pg 54)	<b>Green Belt surrounding Hadley Wood</b> <i>Development on neighbouring Green Belt land will be resisted</i>	1	2	3	4	5
HW-C8 (Pg 56)	<b>Local Green Space designations (incl. Green Belt)</b> <i>Open spaces within the NP area will be even better protected</i>	1	2	3	4	5
HW-HD1 (Pg 61)	<b>New housing development and mix</b> <i>Create wider housing choice (downsizing, small family homes)</i>	1	2	3	4	5
HW-HD2 (Pg 68)	<b>High-quality built environment</b> <i>Development must reflect local architecture and spacing</i>	1	2	3	4	5
HW-HD3 (Pg 72)	<b>Heritage assets</b> <i>Important historical buildings must be protected</i>	1	2	3	4	5
HW-HD4 (Pg 74)	<b>Construction activity</b> <i>The Considerate Constructors Scheme must apply</i>	1	2	3	4	5
HW-SF1 (Pg 76)	<b>Social and community facilities</b> <i>Community buildings must be retained and improved</i>	1	2	3	4	5
HW-SF2 (Pg 77)	<b>Crescent West local shopping parade</b> <i>Shops must be retained and the public space enhanced</i>	1	2	3	4	5
HW-AM1 (Pg 82)	<b>Active travel</b> <i>Improve public transport and footpaths</i>	1	2	3	4	5
HW-NC1 (Pg 88)	<b>Developer contributions</b> <i>Agreed share to benefit the local community</i>	1	2	3	4	5

## OTHER COMMENTS

*Please add any comments or suggestions you may have, stating the section of the draft Plan to which they refer:*

Section of Plan / Policy Reference	Comment