Draft Development Management Document: A summary

‘Planning a better Enfield with you’
May 2012
Draft Development Management Document part of Enfield’s Local Plan

Policies for managing development in Enfield

Have your say on policies that will be used to make decisions on planning applications.

Recent changes made by the Government mean that the Council and Enfield’s communities can decide for themselves what policies they want to inform and guide new development in the borough.

In consultation with the community the Council has developed a series of development management policies – which collectively form the Development Management Document (DMD). Now is your opportunity to tell us what you think of these draft policies.

The DMD forms part of Enfield’s Local Plan. It covers the whole borough and will even be used to guide how development is built in regeneration priority areas (see the map on page 3).

It will apply to all planning applications: from small scale applications for extensions to your house to large applications for new mixed use communities in places like Meridian Water and Edmonton Green and the Central Leeside area (see www.enfield.gov.uk for current consultations for these areas or visit local libraries).

Important notice:
The following provides a summary of the Draft Development Management Document (DMD) only and should be read in conjunction with the full version of the Draft DMD, draft policies map, local studies and evidence based documents.

The full version of the Development Management Document (DMD) can be found at: www.enfield.gov.uk/dmd

The DMD covers the whole Borough

The DMD builds upon the Mayor’s London Plan and the Council’s Core Strategy – the overarching strategic document also forming part of Enfield’s Local Plan. The Core Strategy was subject to several stages of community involvement and sets out plans and targets for new housing and jobs. This document can be viewed at all libraries within the borough or at www.enfield.gov.uk
How can we make sure that new homes meet local housing need? – find out more by reading DMD policies 5, 6, 7, 8, 9 and 19

The Council will:
• ensure that new affordable housing is provided as part of new development and that this housing is provided at rental levels that meet the needs of low income households within the borough
• require developers to take a design led approach to maximise provision of family sized homes on development sites
• protect the housing stock by ensuring that there is no loss of existing housing including affordable housing, unless the proposal leads to better housing or is required for a community facility
• protect existing family sized housing by limiting the number of flat conversions
• support specialist forms of housing, such as supported care for the elderly, where there is an identified local need

Tell us what you think

How can we make sure that new homes are built to good standards? – find out more by reading DMD policies 12, 13, 14

The Council will ensure that:
• new homes have a well designed, flexible, functional layout and adequately sized rooms
• all new homes are built to high accessibility standards and 10% of units are wheelchair accessible
• high quality garden space is provided to meet minimum standards – set to ensure that gardens are large enough for a variety of domestic uses whilst enabling developers to maximise the number of homes provided
• there are appropriate distances between buildings to give adequate sunlight/daylight and privacy

Tell us what you think

How can we help residents to improve their homes? – find out more by reading DMD policies 15, 16, 17, 18

The Council has:
• set out standards and considerations for extensions that enable householders to expand to meet their needs whilst not harming the amenities of neighbouring properties or the character of the area

Tell us what you think

How can we best protect and provide community facilities and help improve the health of residents? – find out more by reading DMD policies 15, 16, 17, 18

The Council will:
• support the provision of new community facilities across the borough and require new provision within areas identified for growth
• protect existing facilities by preventing the loss of a community facility unless suitable replacement facilities are provided or there is evidence that there is no demand for continued community use
• prevent new hot food takeaways from locating within 400m of a secondary school entrance

Tell us what you think

How can we help businesses? – find out more by reading DMD policies 23-28

The Council will:
• support the provision of new community facilities across the borough and require new provision within areas identified for growth
• protect existing facilities by preventing the loss of a community facility unless suitable replacement facilities are provided or there is evidence that there is no demand for continued community use
• prevent new hot food takeaways from locating within 400m of a secondary school entrance

Tell us what you think

How can we help create vibrant high streets? – find out more by reading DMD policies 29-39

The Council will:
• prioritise Enfield’s town centres by directing new retail and leisure uses to these centres and ensuring that shops remain the dominant use within larger centres such as Enfield Town and Edmonton Green
• help create vibrant local centres that meet the needs of the communities they serve by defining the boundaries, encouraging a mix of small scale retail, leisure and community uses to these centres and managing the proportion of shops within any one centre – Look at our study of town centres to find out more
• prevent a concentration and clustering of food and drink establishments and social clubs
• encourage the re-use of vacant premises above shops

Tell us what you think

How can we ensure good quality design in all new development? – find out more by reading DMD policies 1, 2, 10, 11, 40, 41, 42, 43, 44

The Council will make sure that:
• development proposals take opportunities to improve the area through good design
• all new business premises, including those on the high street and within industrial areas are designed to make a positive contribution to the urban environment
• there are high standards of design for civic and public buildings
• new tall buildings are located in appropriate locations and have high standards of sustainability. Look at our study of tall buildings to find out more

Tell us what you think
How can we tackle climate change? – find out more by reading DMD policies 3, 4, 50-62

The Council will require:
• high standards of sustainable design and construction to be achieved in residential and commercial development
• developers to consider options available to reduce carbon emissions from new development including energy efficiency within new buildings, decentralised energy and low and zero carbon technology such as solar panels
• developments to maximise opportunities to provide green roofs and walls
• developments to avoid and reduce the risk of flooding and implement sustainable drainage systems

Tell us what you think

How can we protect the community and the environment from pollution? – find out more by reading DMD policies 63-69

The Council will:
• only support developments that prevent, or minimise and mitigate pollution including air, noise, water and light pollution
• require risk assessments for land which is or may be affected by contamination or for development of hazardous installations

Tell us what you think

How can we promote sustainable forms of transport and does not lead to more congestion on the borough’s roads? – find out more by reading DMD policies 46-49

The Council will:
• use standards from the Mayor’s London Plan on car parking, cycle parking, and electric vehicle charging points and other local considerations to ensure appropriate levels of provision
• require new development to demonstrate that the impact on the borough’s transport network is addressed and minimised

Tell us what you think

How can we safeguard heritage assets? – find out more by reading DMD policy 45

The Council will:
• ensure that development preserves and enhances heritage assets
• protect more land identified as being of archaeological importance

Look at our study on archaeology to find out more.

Tell us what you think

How can we help protect the natural environment and green belt? – find out more by reading DMD policies 75-81, 82-91

The Council will:
• ensure that waterways are protected and enhanced
• protect biodiversity by protecting trees, wildlife corridors, green pathways and designate new sites for nature protection. Look at our report on nature conservation to find out more
• prevent inappropriate development in the Green Belt – and make minor alterations to the boundary to create a strong, defensible boundary. Look at our report on the Green Belt boundary to find out more
• limit the re-use of buildings within Crews Hill to garden centre uses or other appropriate green belt uses and use design policies to improve the area
• designate new Areas of Special Character to protect important landscape features. Look at our report on Areas of Special Character to find out more.

Tell us what you think

How can we protect and provide areas for open space and play? – find out more by reading DMD policies 70-74

The Council will:
• require new housing to incorporate open space and children’s play areas
• protect existing open spaces

Look at our Open Space Studies to find out more.

Local Green Space: local communities can identify green areas for special protection if they meet the criteria set out by the Government – contact us to find out more.

Tell us what you think

How to comment
You can comment in a number of ways:
1. Make comments online at: http://consult.enfield.gov.uk/portal
2. Fill in this consultation leaflet and/or write to us and send us your comments to: ldf@enfield.gov.uk or the Planning Policy Team, FREEPOST NW5036, Civic Centre, Enfield, EN1 3XE

The deadline for comments is 3 August 2012

Would you like to be added to our database to be notified about planning policy consultations in the future?
☐ YES  ☐ NO

Name: _________________________________________
Address: _______________________________________
______________________________ Postcode: ________
Email: _________________________________________

The Council will comply with the Data Protection Act 1998 for the purpose of processing personal data in the performance of its legitimate business. Any information held by the Council will be processed in compliance with the principles set out in the Act and will be stored securely.

What happens next?
Enfield Council will consider all comments made on the Draft DMD and then prepare a final version of the document. This will be published for consultation later this year and submitted to the Government for examination. It is expected that the DMD will be adopted in 2013.